

Total Flex Space 9,200 SF | Lot Size 38,060 SF | 20 Parking Spaces | 12,750 SF
Concrete Pavement

Commerce Pointe Dr

6037 Commerce Pointe Dr
Geismar, LA 70734 ·
9,200 SF ·

Industrial - Flex
Net-Sale



TC Global Commercial
Real Estate | Brokerage · Investment Advisory
Development · Property Management



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Sugar Land, TX 77478

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PROPERTY INFORMATION :

- ▶ Price : Call for Price
- ▶ NOI : \$102,000.00
- ▶ Cap Rate : 6%
- ▶ Building Size : 9,200 SF
- ▶ Lot Size : 42,000 SF
- ▶ Year Built : 2015
- ▶ Office Area : 3500 SF
- ▶ Ceiling Height : 22 Feet

FEATURES :

- ▶ Amidst supporting industries of oil and gas
 - ▶ Dominated primarily by Shell and BASF
 - ▶ 5 miles within LA hwy 1, and right off E hwy 30
 - ▶ 2,250 SF of Grass
- TRAFFIC COUNT :**
- ▶ 10530 vehicles

DEMOGRAPHICS(2015) :

- ▶ Average HH Income :
 - NA (1 miles)
 - \$93,893 (3 miles)
 - \$86,988 (5 miles)
- ▶ Population :
 - NA (1 miles)
 - 6,785 (3 miles)
 - 28,891 (5 miles)