

38 ACRES IN LOUISIANA'S PREMIER INDUSTRIAL CORRIDOR

St. John the Baptist Parish

LOUISIANA

Toby Trowbridge III CCIM LA LIC 995702012

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About the Property

Peoples Company is pleased to present an exceptional 38 m/l acre heavy industrial site located along Airline Highway (US-61) in Garyville, St. John the Baptist Parish, Louisiana.

Positioned within one of Southeast Louisiana's most concentrated industrial corridors, the property offers outstanding access to highway, rail, and river-based infrastructure between the Baton Rouge and New Orleans markets.

The site is surrounded by major petrochemical, manufacturing, and bulk industrial operators and benefits from freight rail access in the immediate area with potential for rail spur development, ideal for rail-dependent operations such as bulk materials handling, fabrication, processing, transloading, outdoor storage, and energy-related uses. Airline Highway (US-61) is a four-lane highway with easy access to US Interstate 10. Canadian Pacific Railroad traverses the southern property line of the subject property.

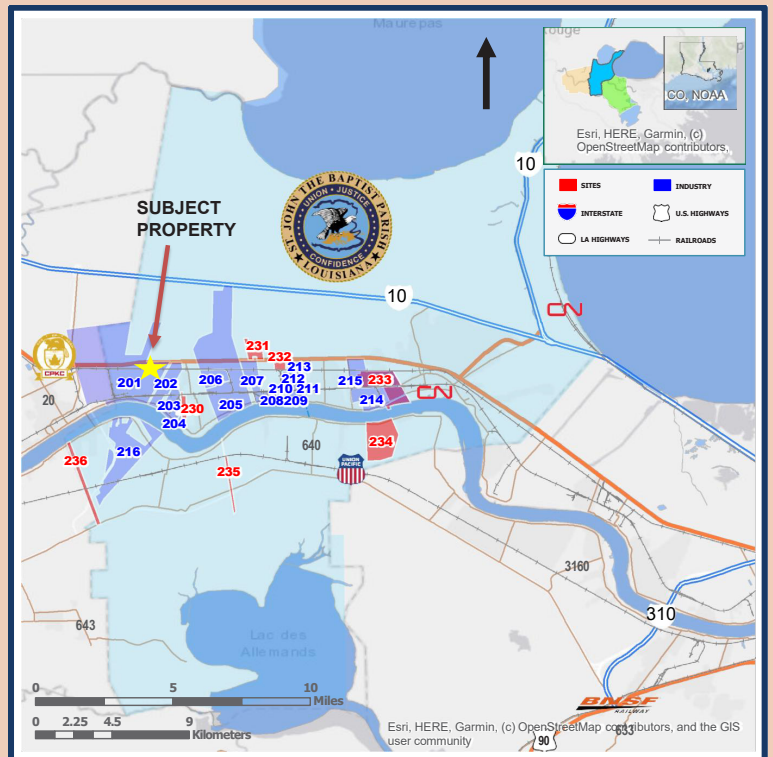
With an established heavy industrial setting, the property is well suited for single-user occupancy or phased development. A rare opportunity for rail-served users seeking scalable land in a supply-constrained industrial market. The subject property is located a short 3.75 miles from the Port of South Louisiana Executive Regional Airport. Current zoning can be changed with application. Future land use changes include zoning as Manufacturing and Wholesale Trade.

LISTING PRICE \$760,000

NET TAXES \$290.00

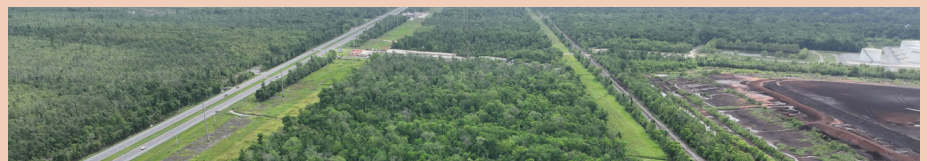


INDUSTRIAL SITE MAP



38

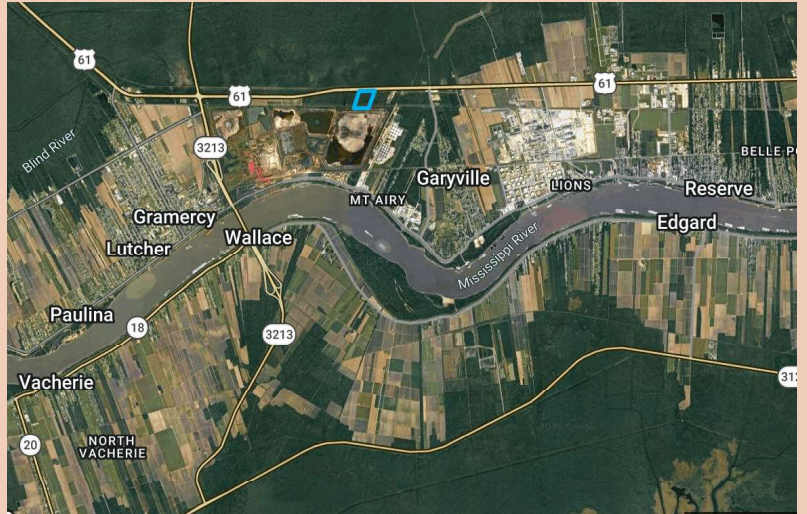
ACRES M/L



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LISTING #19306
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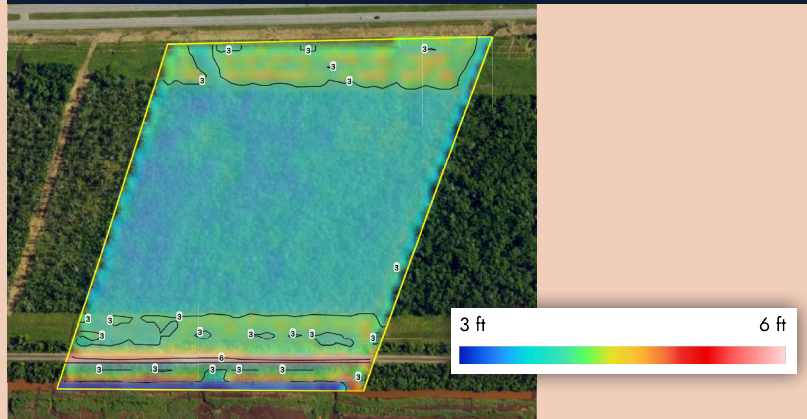


Highway 61 Garyville, Louisiana 70051

FROM NEW ORLEANS, LA: Travel west on Interstate 10 to the LaPlace exit 209 (Hwy. 51). Turn left/south on Hwy. 51 and travel south to the intersection of Hwy. 61 (Airline Hwy.). Turn right/west on Hwy. 61 and travel approximately 9.5 miles west on Hwy. 61 to arrive at the subject property on your left-hand side. A Peoples Company sign is located on the property.

FROM BATON ROUGE, LA: Travel east on Interstate 10 to the Gramercy exit 187 (Hwy. 61/Airline Hwy.). Turn right/south on Hwy. 61 and travel approximately 12 miles south on Hwy. 61 to arrive at the subject property on your right-hand side. A Peoples Company sign is located on the property.

TOPOGRAPHY MAP



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