

51 Foundry Road

WESTWEGO
LA 70094

FOR SALE
±45.45 ACRES

UNIQUE INFILL OPPORTUNITY

ASKING PRICE - \$590,000 (\$12,981/AC)

.5 MILES WEST OF MISSISSIPPI RIVER AT LATIGUE RD & FOUNDRY RD

MISSISSIPPI RIVER

NOPB/UP RAILWAY

LATIGUE RD

FOUNDRY RD

CBRE

MISSISSIPPI RIVER

LATIGUE RD

±45.45 ACRES

FOUNDRY RD

NOPB/UP RAILWAY



THE PROPERTY



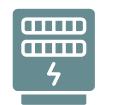
±45.45
Acres



Adjacent Rail Served
(NOPB/UP Railway)



Zoning
M-2 Industrial



Adjacent to Waggaman
Entergy Power Station



.5 Miles
to Mississippi River



Strategic Location
in Westwego Industrial Corridor



Proximity to Major
Transportation routes



Proximity to Natural
Gas Pipelines
(Trans-Louisiana Gas Pipeline)

KEY FEATURES

Existing Infrastructure

Infill opportunity with exceptional access to existing, robust infrastructure.

Transportation Networks

Immediate proximity to the Westbank Expressway (Highway 90), major bus lines (W1, W10, W3), and active rail lines (New Orleans & Gulf Coast Railway, BNSF Railway).

Logistics

Located approximately 0.5 miles from the lower Mississippi River, the site boasts unparalleled logistical advantages due to existing deepwater port facilities, multimodal transportation hubs, and established industrial corridors.

Utilities and Services

Essential utilities (water, sewer, electricity, gas) in place and accessible to site.

Strategic Location within Industrial Corridor

Infill development, within the Mississippi River Industrial Corridor, offers an existing network of suppliers, skilled labor, and related industries to maximize economic activity without contributing to urban sprawl.



SITE SURVEY



STRATEGIC LOCATION



±45.45 ACRES

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AT LATIGUE RD & FOUNDRY RD

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CONTACTS

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CBRE

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