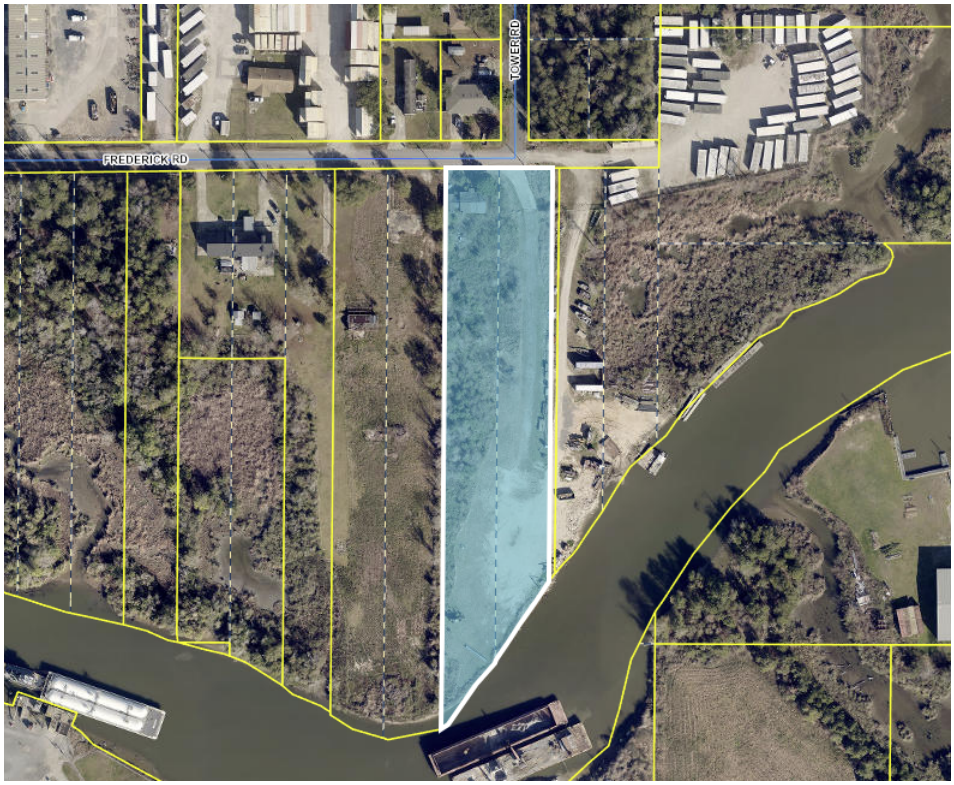
FOR LEASE | BTS for an IOS Property

WATERFRONT INDUSTRIAL LAND

2651 Frederick Road

Westlake, Louisiana



PROPERTY AERIAL



BAYOU D'INDE

BASE RENT

$50,000

PER YEAR

LAND LEASE

±2.47 ACRES

VACANT LAND

BARGE ACCESS

BAYOU D'INDE

I-2 ZONING

INDUSTRIAL USE

Located south of Interstate 10 in Westlake, this ±2.47-acre vacant tract on Bayou D'Inde offers barge access and I-2 zoning for industrial use. Available for land lease at $50,000 per year or as a build-to-suit opportunity.

REDD
PROPERTIES, LLC

Matt Redd, CCIM, SIOR, CRE
337-489-9666
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Aerial boundaries are approximate. Information is believed reliable but is not guaranteed; interested parties should independently verify property details.

POTENTIAL DEVELOPMENT

METAL WAREHOUSE & BARGE DOCK CONCEPT

2651 Frederick Road | Westlake, Louisiana | +/-2.47 Acres

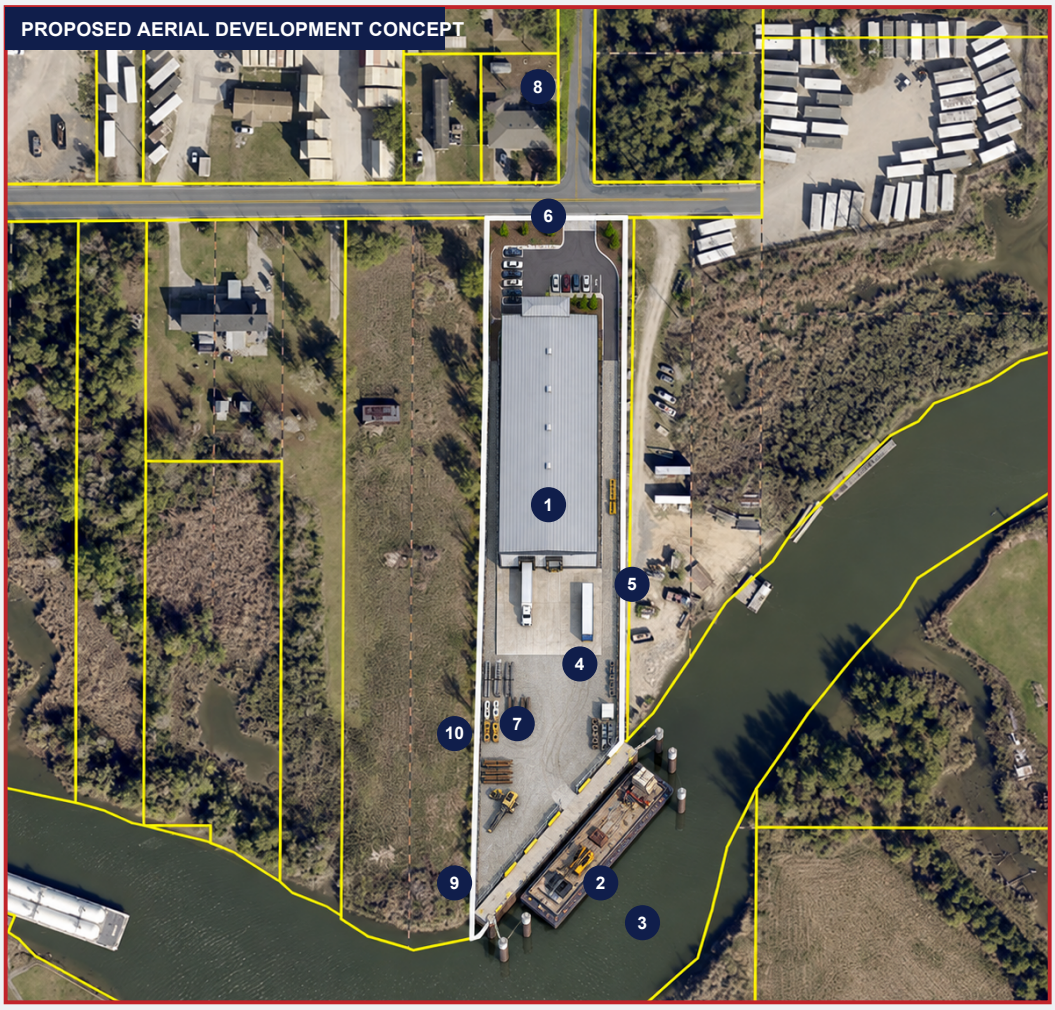
CURRENTLY VACANT LAND

Illustrated improvements do not exist. Concept shows potential development only.

PROPOSED SITE FEATURES

1. **METAL WAREHOUSE**
   Conceptual ±20,000 SF footprint
   Office entry and loading doors
2. **BARGE DOCK**
   Proposed straight industrial dock
   Along ±245.8 FT waterfront
3. **BARGE MOORING**
   Pilings / dolphins and working berth
4. **CONCRETE TRUCK APRON**
   Heavy-duty loading and staging area
5. **TRUCK CIRCULATION**
   Drive access and turnaround area
6. **EMPLOYEE / VISITOR PARKING**
   Approximately 12-15 spaces
7. **LAYDOWN / STORAGE YARD**
   Stabilized industrial surface
8. **ENTRY DRIVE & GATE**
   Controlled Frederick Road access
9. **STORMWATER AREA**
   As required by final engineering
10. **FUTURE FLEX AREA**
    Expansion, storage, or utilities

PROPOSED AERIAL DEVELOPMENT CONCEPT



WAREHOUSE / LOADING PERSPECTIVE



BARGE DOCK / WATERFRONT PERSPECTIVE



SITE SUMMARY

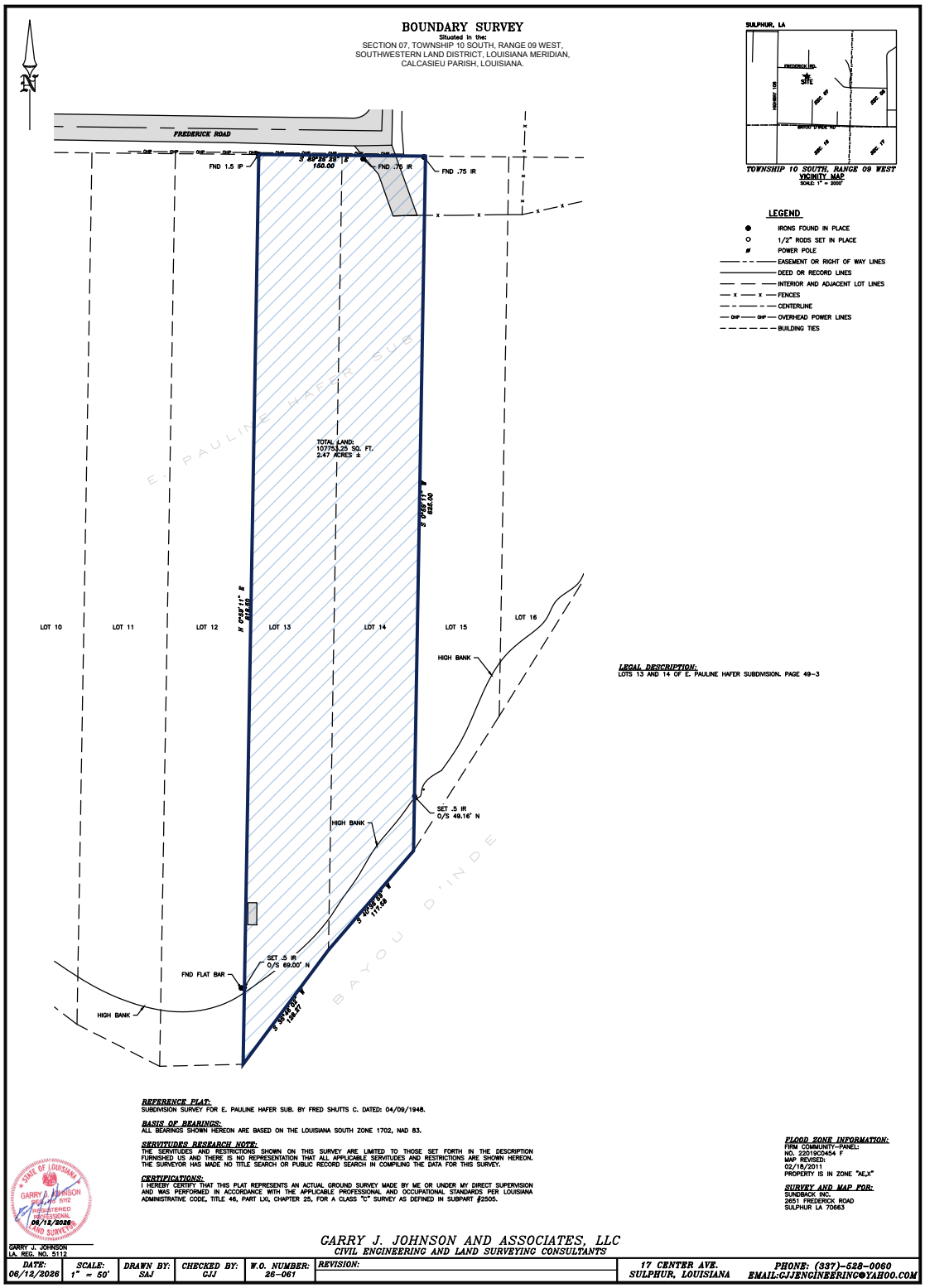
Total Site: ±2.47 Acres
Road / Back: ±150 FT
Side Depths: ±625 FT and ±878.5 FT
Waterfront: ±245.8 FT
Flood Zones: AE and X (verify)
Warehouse: Conceptual ±20,000 SF

HOW THE CONCEPT WORKS

- Frederick Road provides controlled vehicle and truck access.
- The warehouse, apron, parking, and stabilized yard are arranged lengthwise within the narrow parcel.
- The dock and mooring system use the waterfront for barge loading, unloading, and industrial operations.

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Conceptual / AI-generated marketing visualization only. Not an engineered or approved site plan. Dimensions, flood data, dock feasibility, permits and development capacity must be independently verified. Licensed in Louisiana.



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