

Westlake, LA

INDUSTRIAL LAND FOR SALE

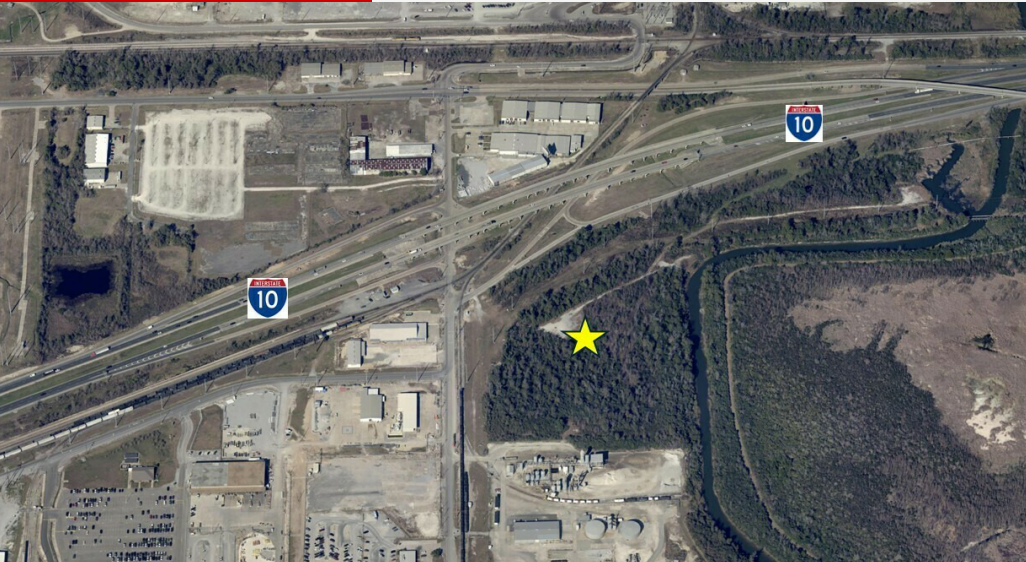


Westlake, LA

Brent Garrett | 225.978.2071 | bgarrett@beaibox.com



PROPERTY SUMMARY



Property Description

Located at the SE Interchange of I-10 & PPG Drive in Westlake, LA. This high visibility industrial tract totals approximately 27.46 acres +/- with frontage along PPG Drive & I-10 Service Road. Rail and utilities are available to the site. Area Manufacturing Plants include Olin, Phillips 66, Westlake, Lotte and Tetra. The Lake Charles, LA MSA currently boasts the fastest jobs growth rate in the State with experts projecting +8% through 2027.

Property Highlights:

- 27.46 Acres +/-
- I-2 Zoning
- Flood Zone X
- I-10 Access and Visibility

Brent Garrett
225.978.2071
bgarrett@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 28, 2026

Offering Summary

Sale Price:	\$1,200,000
Lot Size:	27.46 Acres
Zoning:	I-2
Rail:	Available



**1010 PPG Drive
Westlake, LA 70669**

AERIAL



Brent Garrett
225.978.2071
bgarrett@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 28, 2026



FLOOD ZONE AERIAL



Brent Garrett
225.978.2071
bgarrett@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 28, 2026

