



8296 Cotton Gin Rd., Livonia, LA 70755

Industrial Property Available

Sale Price: \$945,000

12.1 Acres

30,000 Total Sqft



Industrial property available on US Hwy 190 in Livonia, LA. This site features approximately 12.1 acres of land with excellent visibility and accessibility, offering a unique opportunity for a variety of industrial or commercial uses.

The property includes four buildings: a modern, well-appointed 2,400 SF office building (built in 2007), a 4,000 SF warehouse/workshop, and two large storage facilities measuring 7,200 SF and 16,800 SF.

In addition, the property is equipped with three grain storage bins (not included in the total square footage) and is served by a railroad spur, providing valuable logistical advantages.

With ample acreage remaining, there is significant room for future expansion or new development, making this an adaptable and versatile site for growth.



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