

6797-6803

BAYOU BLACK DR.

GIBSON, LOUISIANA 70356

FOR SALE OR LEASE

±56.7 ACRES

WATERFRONT INDUSTRIAL LAND
WITH BARGE ACCESS



WATCH VIDEO

CBRE

HIGHLIGHTS



HIGHLIGHTS



Barge Access

±1,570 LF of waterfront with 900 FT of bulkhead with barge access. Water depth maintained by United States Army Corps of Engineers at ±22 FT



Development

Approximately ±47.1 acres of developable land with ±34 acres of compacted limestone yard and ±28,500 square feet of concrete work slabs



Site Improvements

Included with a 5,000 SF pavilion building, portable offices, a guard entrance building and a truck scale structure with truck scale.



Crane Served

550-ton waterfront boom hoist crane with concrete foundations

SITE SPECIFICATIONS

Property Highlights

- + ±56.7 acres of land
 - ±47.1 acres of developable land
 - ±34 acres of compacted limestone yard
- + 1,570 (+/-) feet of waterfront with 900 (+/-) feet of bulkhead
- + 550-ton waterfront boom hoist crane with concrete foundations
- + Water depth maintained by the United States Army Corps of Engineers at 22 (+/-) feet
- + ±28,500 SF concrete work slabs
- + 5,000 Square foot pavilion building
- + Heavy industrial zoning (HI)
- + Portable offices, a guard entrance building and a truck scale structure with truck scale
- + Access to Intracoastal Waterway and Gulf of Mexico

OFFERING

Sales Price	\$6,500,000
Lease Rate	\$35,000 per month



AERIAL



LAKE PALOURDE

N

MORGAN CITY

90

AMELIA

90

SITE

90

182

- #1- DHD Offshore Services
- #2- MARS
- #3- Diamond Services Shipyard
- #4- Apache Industrial Services
- #5- EMR Southern Recycling
- #6- Tidewater
- #7- Bollinger Shipyards



#5



#6

#4



#7



#3



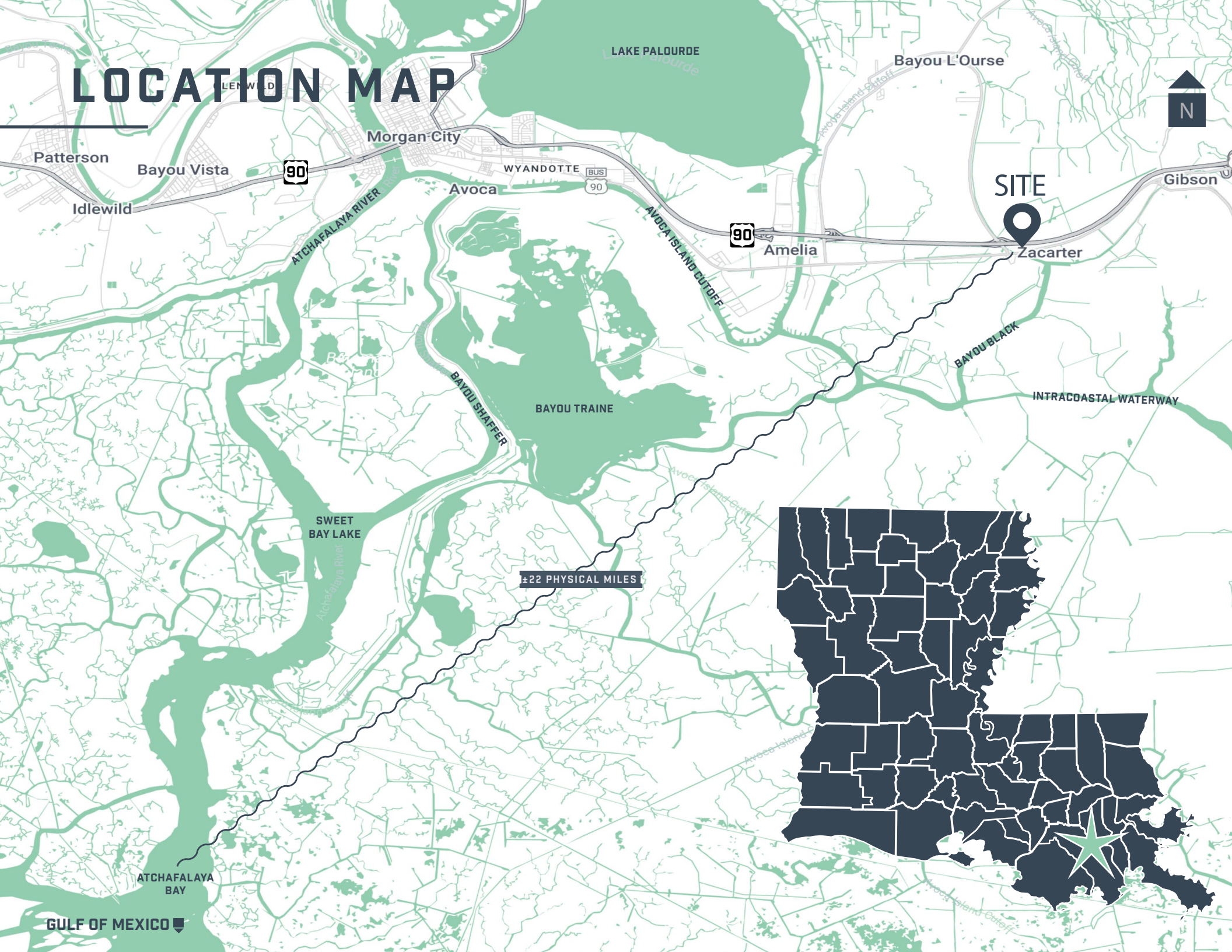
#2

#1



This area supports tremendous activity in industrial scrap and recycle as well as offshore plug, abandon and decommission work.

LOCATION MAP



GALLERY





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