



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

31.48 ACRES ON INDUSTRIAL DR.

6423, 6449 INDUSTRIAL DRIVE, GEISMAR, LA 70734

31.48 ACRES

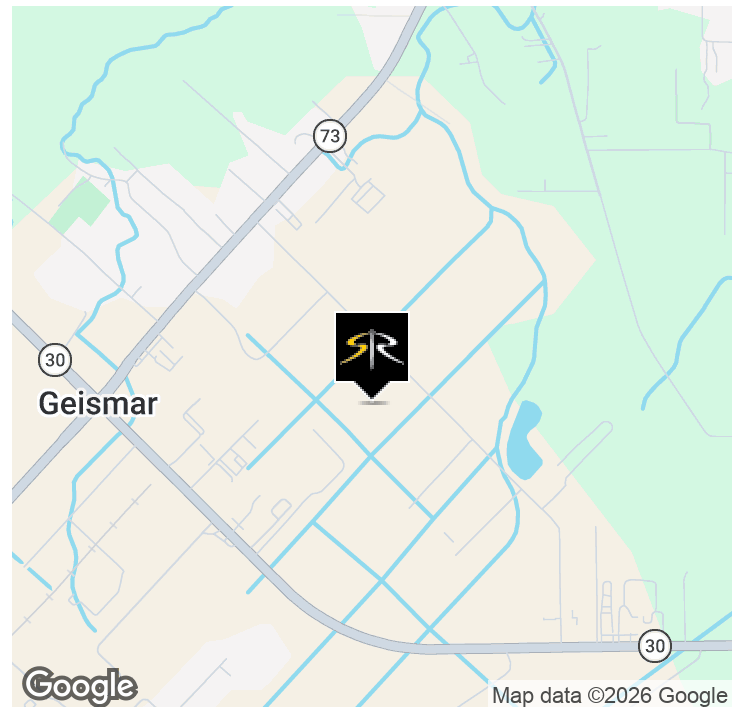


OFFERING SUMMARY

Sale Price:	\$7,541,978
Lot Size:	31.48 Acres

PROPERTY HIGHLIGHTS

- 31.48 acres for sale in Ascension Parish
- Prime location on Industrial Dr. a major artery connecting Hwy. 73 and Hwy. 30 in the heart of the Baton Rouge - New Orleans Petrochemical Corridor with quick access to I-10 and Ports of Greater Baton Rouge and New Orleans
- Zoned HI, Shovel Ready
- Ideal for Class A Industrial Warehouses, Distribution Centers and Manufacturing Facilities
- Home to RIVERMARK 185 Industrial and Logistics Park, designed for high-capacity warehouse distribution and Class A tilt-wall structures; such as Southern Glazers, RaceTrac, Marucci Sports, DeVal
- Near by plants: BASF, Shell, Methanex, Westlake, Air Liquide, Vega Americas



BRIAN NICOLICH

Commercial Sales & Leasing
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brian@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

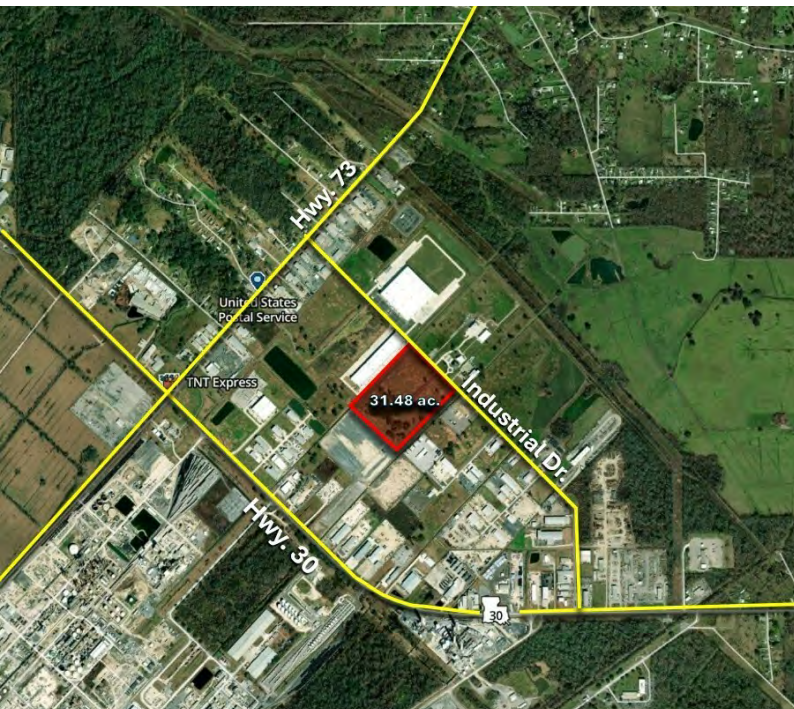
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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COMPLETE HIGHLIGHTS

31.48 acres for sale in Ascension Parish

- Prime location on Industrial Dr. a major artery connecting Hwy. 73 and Hwy. 30 in the heart of the Baton Rouge- New Orleans Petrochemical Corridor with quick access to I-10 and Ports of Greater Baton Rouge and New Orleans
- Zoned HI (Heavy Industrial)
- Shovel Ready
- Ideal for Class A Industrial Warehouses, Distribution Centers and Manufacturing Facilities
- Home to RIVERMARK 185 Industrial and Logistics Park, designed for high-capacity warehouse distribution and Class A tilt-wall structures such as:
 - Southern Glazers
 - RaceTrac
 - Marucci Sports
 - DelVal

Major Plants near by:

- BASF
- Shell
- Methanex
- Westlake

Air Liquide

- VEGA Americas

Utilities:

- Electricity: Entergy
- Water: Ascension Water Company
- Telecommunications: REV & Cox Communications
- Natural Gas: Atmos
- Sewer: none
- Fiber-Optic: Rev

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