

NEAR DOW & SHINTECH

25035 LA-1, PLAQUEMINE, LA 70764

30,000 - 150,000 SF AVAILABLE



OFFERING SUMMARY

Lease Rate:	\$10 - 13 SF/yr
Available SF:	30,000 - 150,000 SF
Lot Size:	11.5 Acres
Building Size:	30,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	922	5,455	28,989
Total Population	2,344	15,012	78,566
Average HH Income	\$48,738	\$52,744	\$64,942

PROPERTY HIGHLIGHTS

11.5 Acre Tract available for Industrial Build-to-Suit. Property sits on Hwy 1 South in Iberville Parish, in between DOW Chemical and Shintech. Located 1 mile from Plaquemine Ferry.

Potential Uses Include:

- Stand Alone Industrial Facility [up to 150,000 SqFt]
- Industrial Facility with Large Laydown Yard (11.5 Acre Site)
- Storage Yard
- Cleared 11.5 Acre Tract 100% ready for development

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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



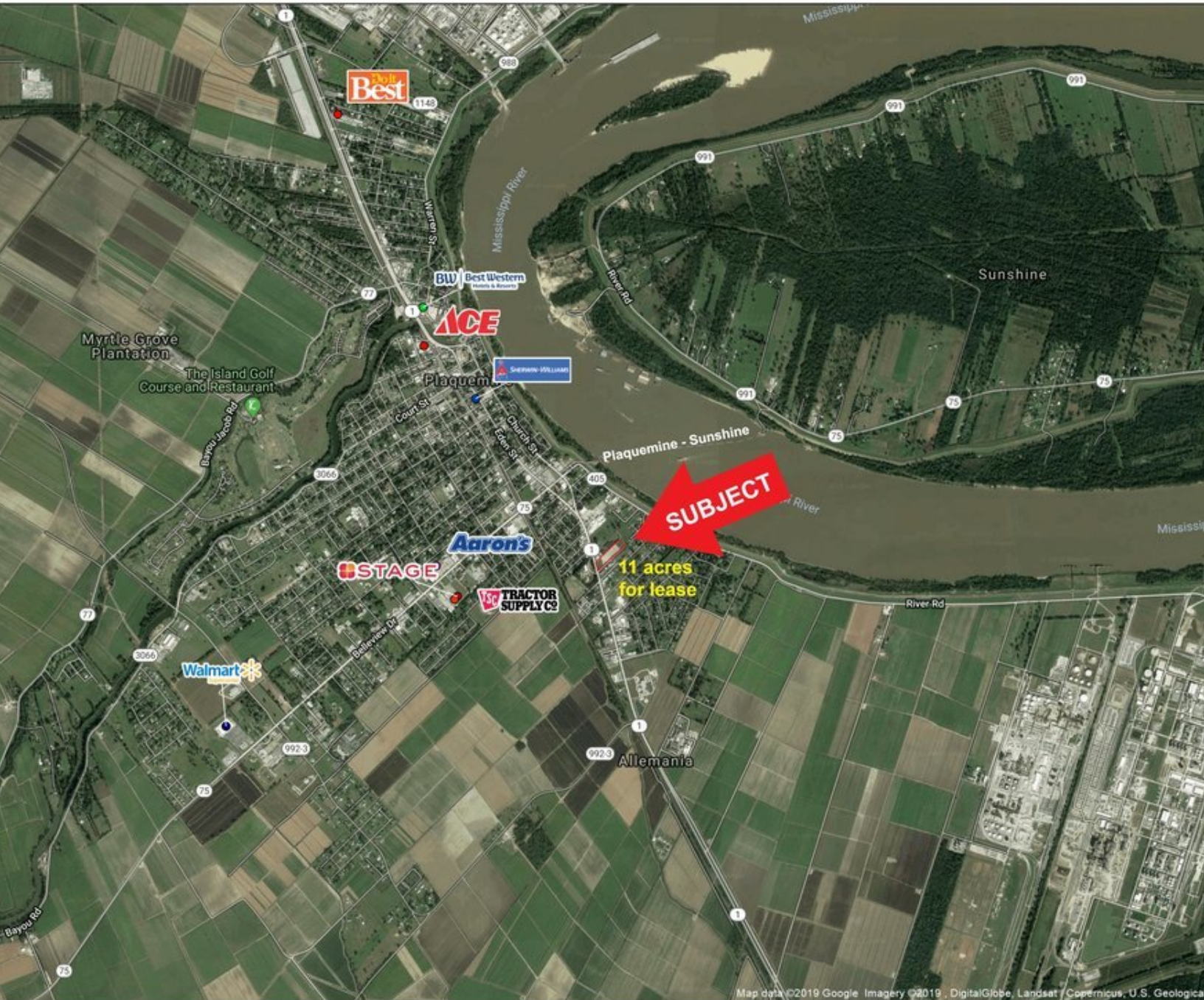
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PROPOSED BUILDING 157,950 Sq. Ft.



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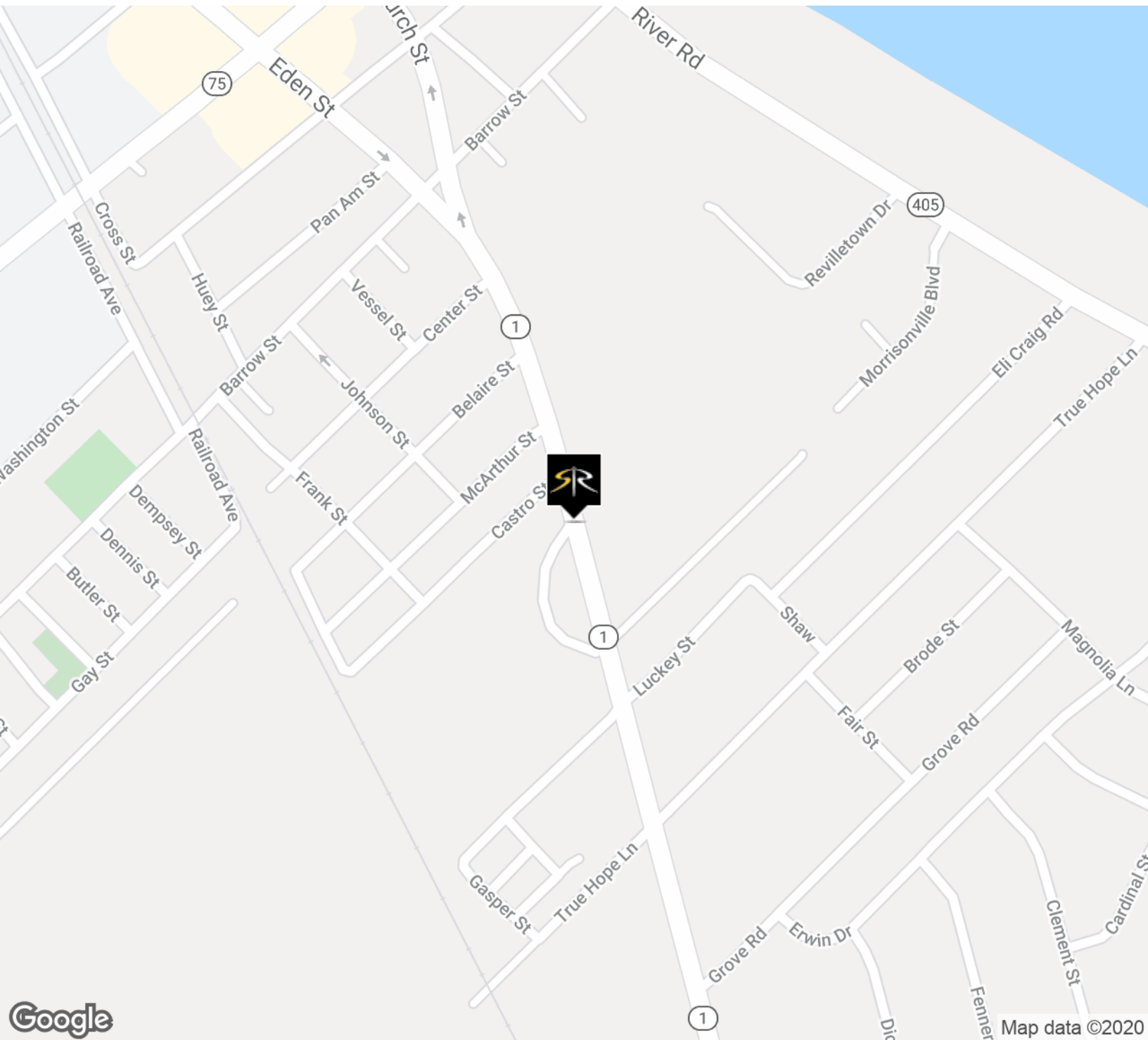
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11.5 ACRES - INDUSTRIAL BUILD-TO-SUIT

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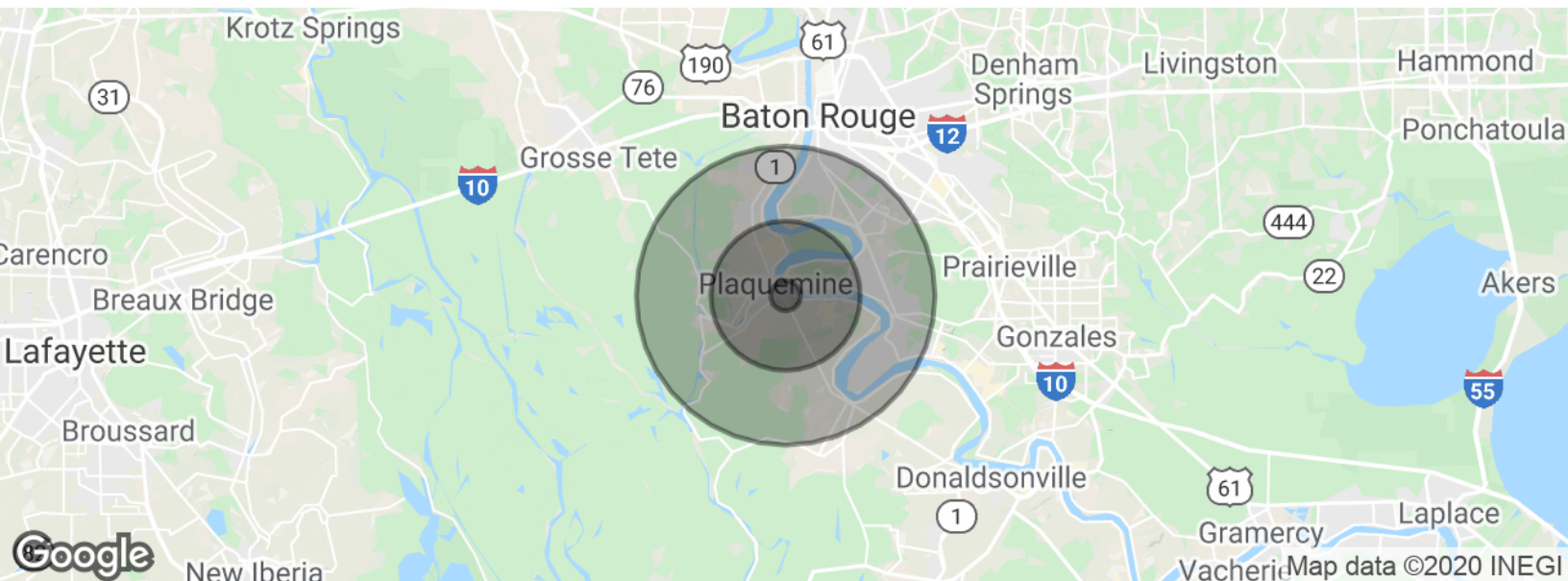
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,344	15,012	78,566
Median age	37.3	36.4	30.7
Median age (Male)	35.3	34.2	29.6
Median age (Female)	41.2	39.6	32.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	922	5,455	28,989
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$48,738	\$52,744	\$64,942
Average House Value	\$103,196	\$120,739	\$241,257

** Demographic data derived from 2010 US Census*

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