



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR INDUSTRIAL LAND LEASE
INDUSTRIAL SITE NEAR DOW & SHINTECH (IBERVILLE PARISH)
25035 LA-1, PLAQUEMINE, LA 70764

\$16,262 / MO. (NNN)



OFFERING SUMMARY

Industrial Land Lease Rate:	\$16,262.00 per month (NNN)
Lot Size:	11.75 Acres

PROPERTY HIGHLIGHTS

- 11.75 Acre Tract available for Industrial Land Lease.
- 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 11.75 Acre Tract 100% Ready for Development
- Not in the Flood Zone



MATTHEW SHIRLEY **BRIAN NICOLICH**
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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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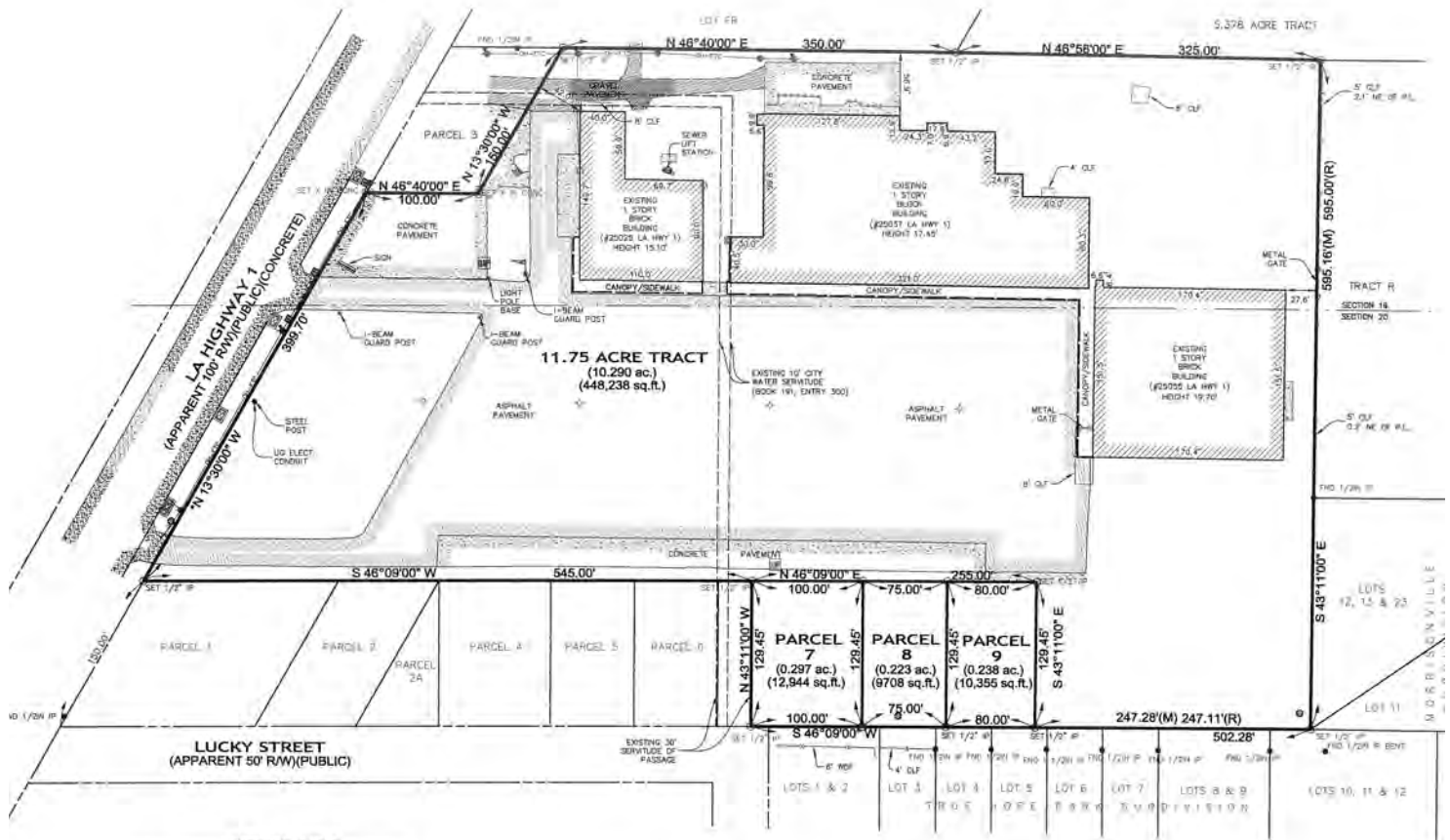
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MAP SHOWING ALTA / NSPS SURVEY
OF
11.75 ACRE TRACT & PARCELS 7, 8 & 9
LOCATED IN SECTIONS 19 & 20, T-9-S, R-12-E,
SOUTHEAST LAND DISTRICT,
WEST OF THE MISSISSIPPI RIVER
IBERVILLE PARISH, LOUISIANA

Survey

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