

I-310 Logistics & Industrial Land Opportunity

DESTREHAN / NEW SARPY | ST. CHARLES PARISH, LOUISIANA

Commonly Owned
Available Separately

DESTREHAN RAILYARD

I-310 Logistics & Industrial
Land Opportunity

±205 Acre Industrial Development
Site Positioned within Louisiana's
Mississippi River Industrial Corridor.

M-1 Industrial Zoning

PRICING:

\$50K / AC | \$1.15 / SF | \$10.25M

*Will consider demising smaller acreage Tracts

*Buildings rendered for illustrative purposes.
This is a land only offering.*

CBRE

The Opportunity

The I-310 Logistics & Industrial Land Opportunity offers investors, developers, and industrial occupiers an opportunity to acquire strategically located industrial land within one of Louisiana's most established manufacturing and logistics corridors. Positioned adjacent to Interstate 310 and East Airline Highway (US 61), the property provides direct connectivity to regional transportation networks and industrial markets.

Located within St. Charles Parish, the site benefits from proximity to major utility infrastructure, Class I rail systems, energy assets, industrial gas networks, and pipeline infrastructure supporting long-term industrial growth throughout the Mississippi River Industrial Corridor.

KEY ADVANTAGES

- Interstate Accessibility
- Established Industrial Location
- Utility Infrastructure Available in Area
- Class 1 Rail, Canadian National
- Manufacturing and Logistics Market Access
- Continued Industrial Investment Throughout The Corridor
- M-1 Industrial Zoning



Investment Highlights

Rendered for illustrative purposes. This is a land only offering. This rendering shows 1,180,000 SF of building improvements massed on site as an example of what a developer may elect to construct on site. Building uses include a data center, distribution center, or manufacturing.



STRATEGIC TRANSPORTATION ACCESS

Immediate access to Interstate 310 and East Airline Highway (US 61).



MISSISSIPPI RIVER INDUSTRIAL CORRIDOR LOCATION

Positioned within one of the nation's premier manufacturing, logistics, and industrial markets.



INFRASTRUCTURE-RICH ENVIRONMENT

Located within an established utility service area supporting industrial operations and future development.



LONG-TERM GROWTH POTENTIAL

Supported by continued infrastructure and industrial investment throughout St. Charles Parish and the River Parishes.



INDUSTRIAL DEVELOPMENT FLEXIBILITY

M-1 Zoning. Suitable for logistics, manufacturing, warehousing, industrial business parks, and industrial outdoor storage.



REGIONAL RAIL CONNECTIVITY

Located within a freight market abutted by major Canadian National switchyard



Property Summary

Attribute	Description
Property Type	Industrial Development Land
Location	Destrehan / New Sarpy
Parish	St. Charles Parish
Acreage	±205 Acres
Pricing	\$50K / AC \$1.15 / SF \$10.25M *Will consider demising smaller acreage tracts
Interstate Access	I-310
Highway Access	East Airline Highway (US 61)
Rail Connectivity	Regional Class I Rail Network
Utility & Energy Infrastructure	230 KV lines active on site and nearby substation
Zoning	M-1

Potential Uses



Data Center



Logistics & Distribution



Warehouse Development



Industrial Business Park



Industrial Outdoor Storage (IOS)



Build-to-Suit Industrial Facilities



Fleet Operations



Manufacturing

Strategic Gulf Coast Connectivity

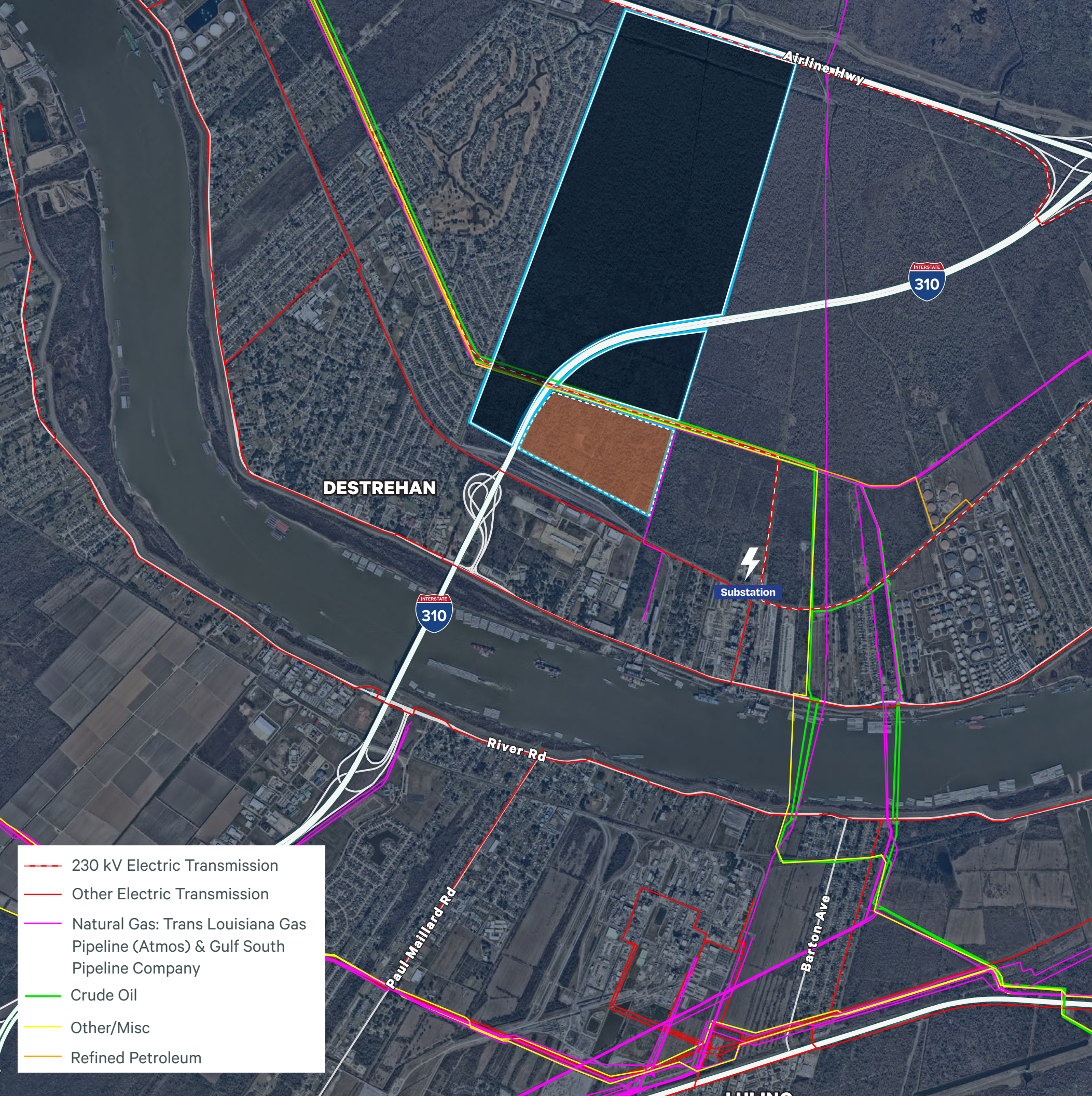
TRANSPORTATION CORRIDORS

- Interstate 310
- East Airline Highway (US 61)
- River Road
- Mississippi River Industrial Corridor

MARKET POSITION

The property provides access to one of the Gulf Coast's most important industrial regions supporting manufacturing, logistics, distribution, energy, and industrial operations.





Access to Regional Class I Rail Networks and Positioned Within Louisiana's Industrial & Energy Corridor

The Mississippi River Industrial Corridor contains one of North America's most concentrated collections of industrial utility, pipeline, manufacturing, and energy infrastructure.

REGIONAL RAIL OPERATORS

- Norfolk Southern Railway
- Canadian National Railway, Class I CN line and switchyard
- CPKC Railway

Hyperscale Data Center Developments



AMAZON AWS

\$18B

CADDO & BOSSIER PARISH

CAPEX	\$12 Billion
SIZE	2,060 Acres
DEVELOPER	STACK Infrastructure
ANNOUNCED	February 2026



META - HYPERION CAMPUS

\$55B

RICHLAND PARISH

CAPEX	\$10 Billion
SITE SIZE	~2,250 acres
ANNOUNCED	December 2024



APPLIED DIGITAL

RAPIDES PARISH

CAPEX	\$3.6 Billion
SIZE	~672 Acres
OPS TARGET	Mid 2027 I-20 Corridor



HUT 8 - RIVERBEND CAMPUS

WEST FELICIANA PARISH

CAPEX	\$10 Billion
SIZE	~592 Acres



I-310 Logistics & Industrial Land Opportunity

DESTREHAN / NEW SARPY | ST. CHARLES PARISH, LOUISIANA

205 Acres Strategically Along the I-310 Corridor Industrial Development Site
Positioned Within Louisiana's Mississippi River Industrial Corridor

Infrastructure. Connectivity. Opportunity.

Exclusive Advisors

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