

An aerial photograph of a wide river at sunset. A large container ship with many red and blue containers is moving towards the viewer. On the left bank, a large area of land is outlined in green, indicating it is for sale. The sky is a mix of orange, pink, and blue.

# PORT 39 SULPHUR 39

106.99 TOTAL ACRES FOR SALE

PRICE: \$14,700,000

WEST BANK RIVER MILE MARKER 39 | PLAQUEMINES PARISH

28310 HWY 23 | PORT SULPHUR, LA 70083

CBRE



# Prime Riverfront Property with Improvements

This site in Port Sulphur, LA is ideal for a large industrial facility due to its strategic location, close proximity to the Gulf of America and logistics capabilities. The 106.99-acre property has ±10,693 linear feet of Mississippi River frontage and features a 24' x 433' concrete dock that can hold 10,000 tons. This deep draft dock can accommodate a vessel at a depth of 52' at low river stage and is able to facilitate the largest ocean going vessels that traverse the Mississippi River. The site can support at least two additional ship berths and the upland previously housed a bulk liquids storage facility with many tanks. The property also has warehouse space, a lay down yard, and a remediated environmental status, making it highly desirable to potential buyers.



**±106.99**  
Total Acres



**±10,693 LF**  
Frontage on  
Mississippi River



**Industrial**  
District 3



**Draft at Dock**  
52' at Low River



**Environmental**  
Remediation  
completed from  
prior use by  
Freeport McMoRan



**5,000 SF**  
Warehouse



**24' x 433'**  
Concrete Dock



**Year-Round**  
River Navigation



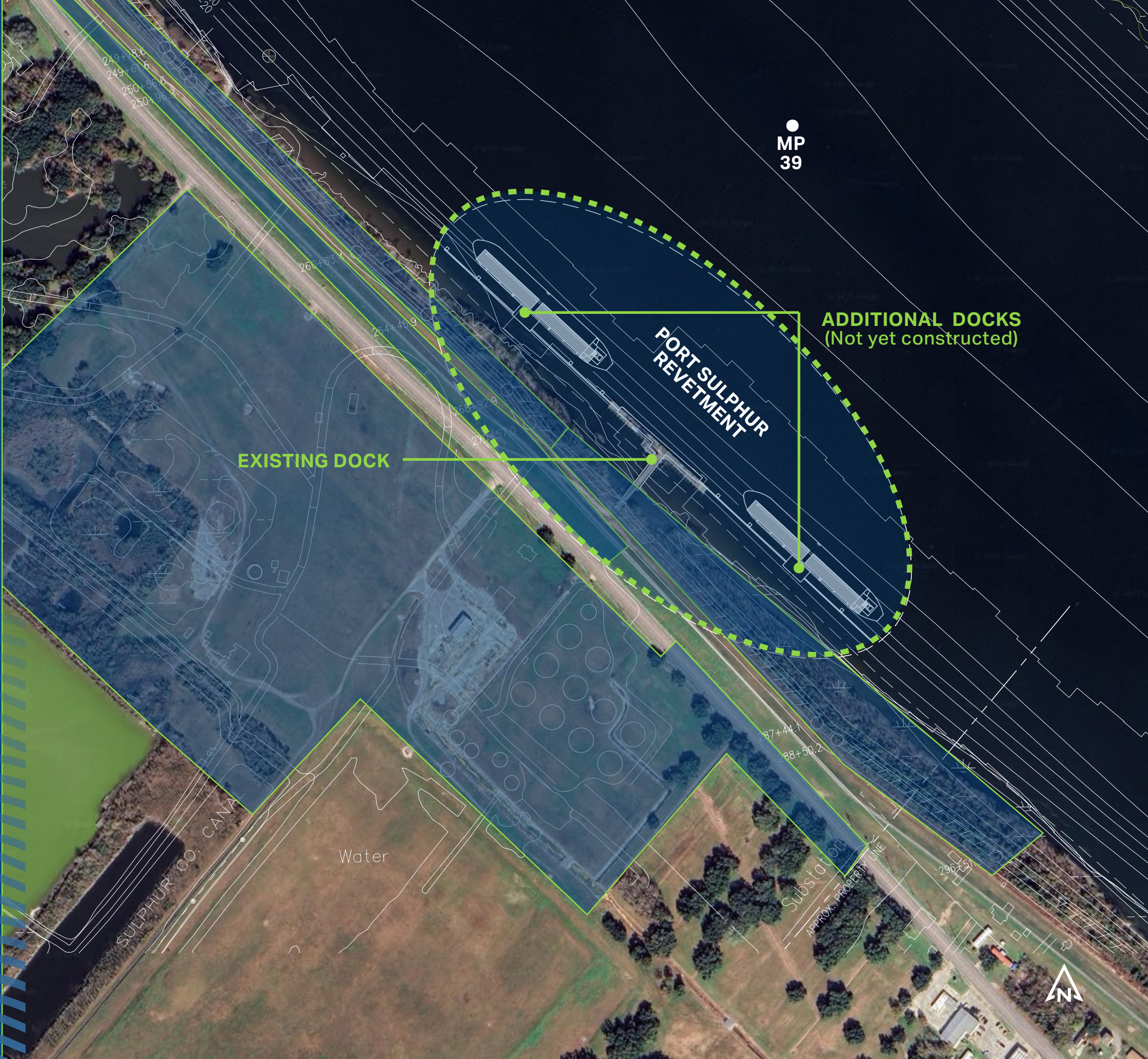
**2,500 LF**  
Frontage on Highway 23





# Dock Expansion

Two miles of Mississippi River frontage with one existing dock. Previous engineering efforts demonstrating additional docks can be achieved both up river and down river of existing dock.





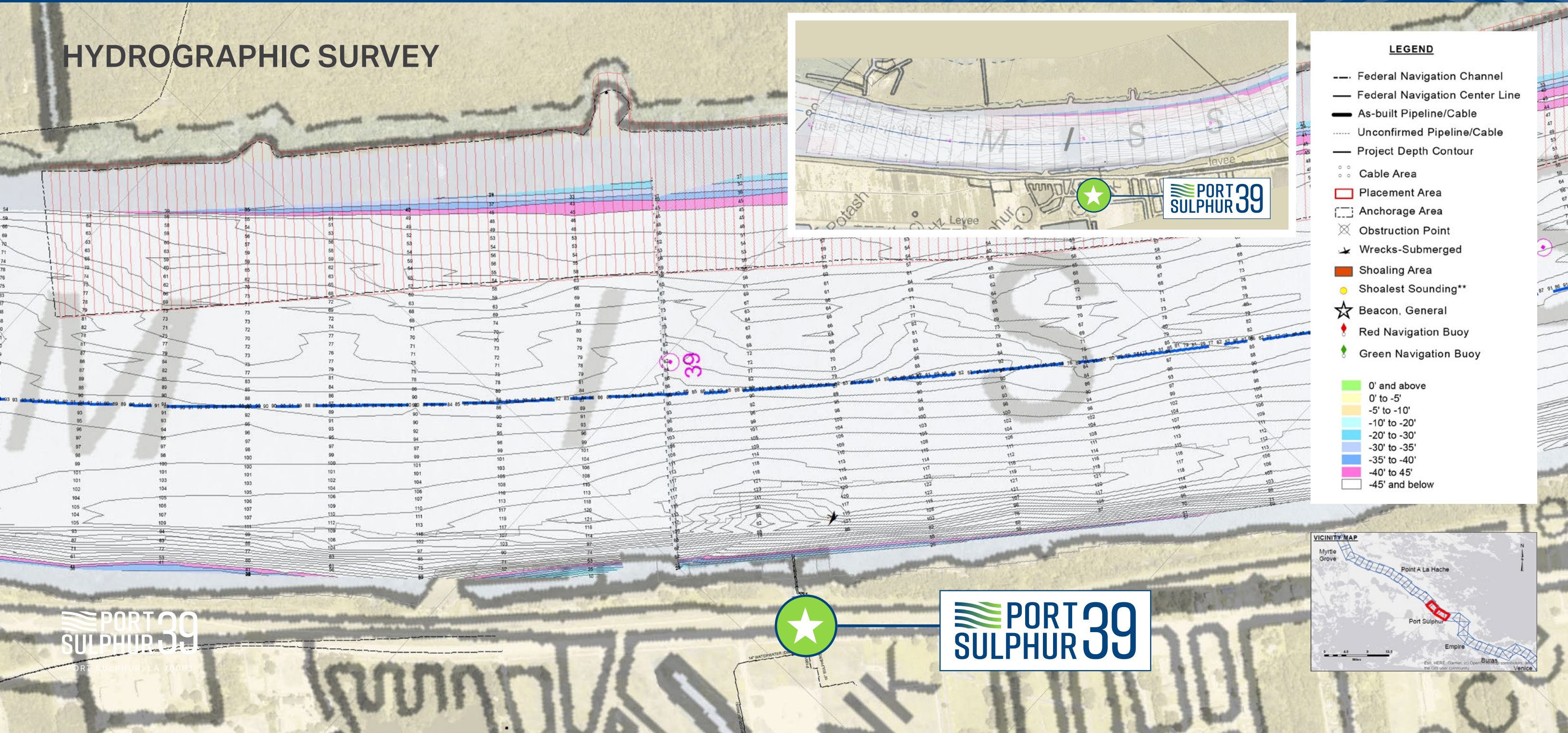
# Accessible to Global Trade via Close Proximity to Gulf of America





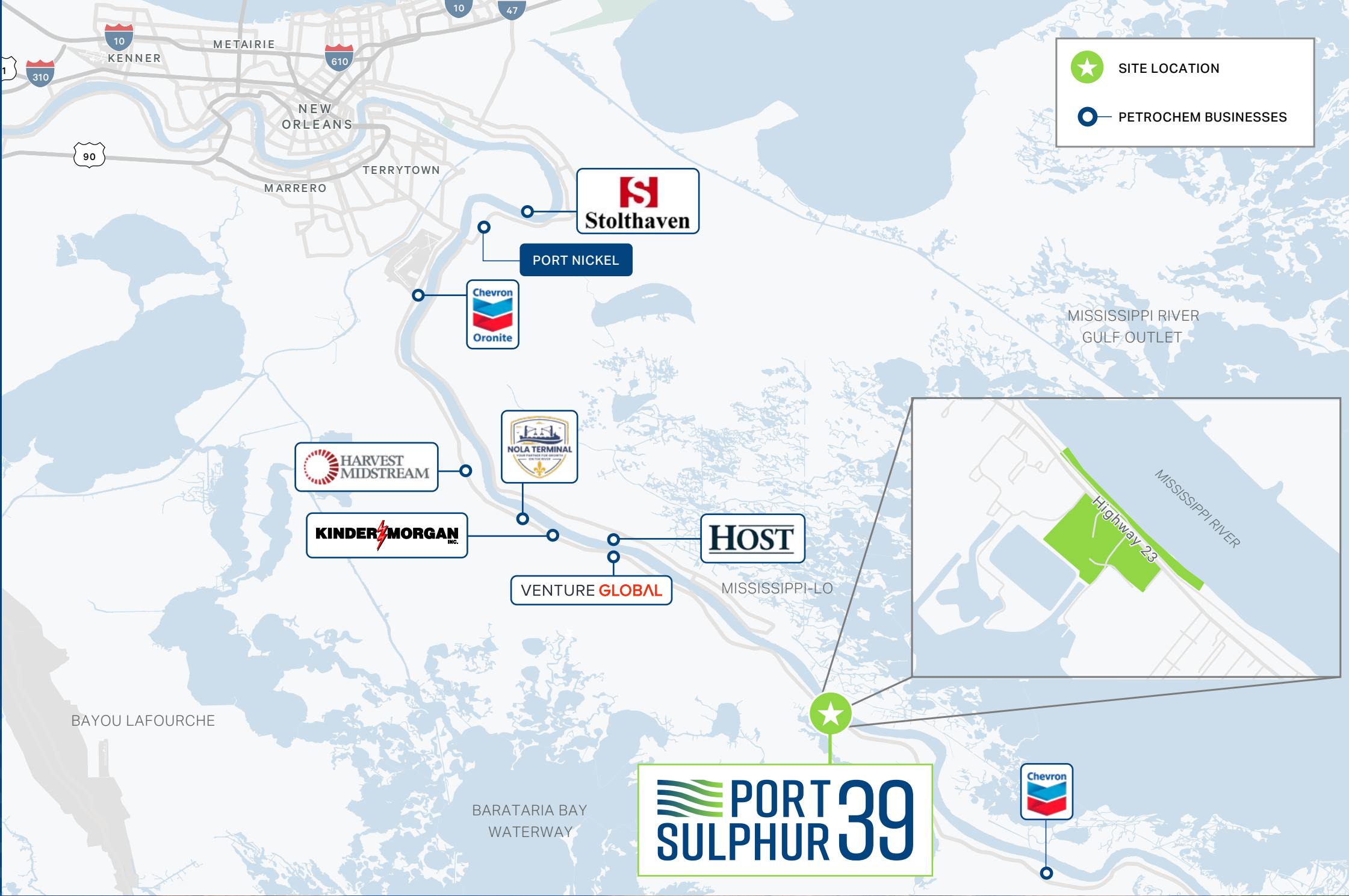
# Ample Deep Water Access

## HYDROGRAPHIC SURVEY





# Area Heavy Industrial Users & Sites





# PORT 39 SULPHUR

106.99 TOTAL ACRES FOR SALE

PRICE: \$14,700,000

## FOR MORE INFORMATION, PLEASE CONTACT:

**BRYCE FRENCH**  
Senior Vice President  
+1 504 427 2090  
bryce.french@cbre.com

**ANDREW JEWETT, SR.**  
Senior Vice President  
+1 713 577 1735  
andrew.jewett@cbre.com

**WILLIAM BOYER**  
Senior Vice President  
+1 713 881 0919  
bill.boyer@cbre.com

WEST BANK RIVER MILE MARKER 39 | PLAQUEMINES PARISH  
28310 HWY 23 | PORT SULPHUR, LA 70083



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.