

5 – 100 ACRES

INDUSTRIAL DEVELOPMENT LAND FOR SALE

BLACK MUD ROAD / LIVINGSTON / LOUISIANA

HENDERSON INDUSTRIAL PARK




CBRE

Executive Summary

Site Overview

Strategically located on Interstate 12 between Baton Rouge and the Northshore of Lake Pontchartrain, Henderson Industrial Park is ideally positioned as a key transportation and logistics hub to serve South Louisiana and the Gulf South Region. Offering convenient same-day access to major regional markets and located just 20 minutes from Hammond, LA – a growing hub for regional distribution via I-12, I-55, I-59 and I-10 – Henderson Industrial Park is poised to accommodate a wide range of developers and users. All acreage is zoned for distribution, with land splits available.



TOTAL AVAIL:	± 100 Acres
MIN DIVISIBLE:	5 Acres
ZONING:	Commercial / Light Industrial
PRICING:	UPON REQUEST <i>May Vary with Land Splits</i>

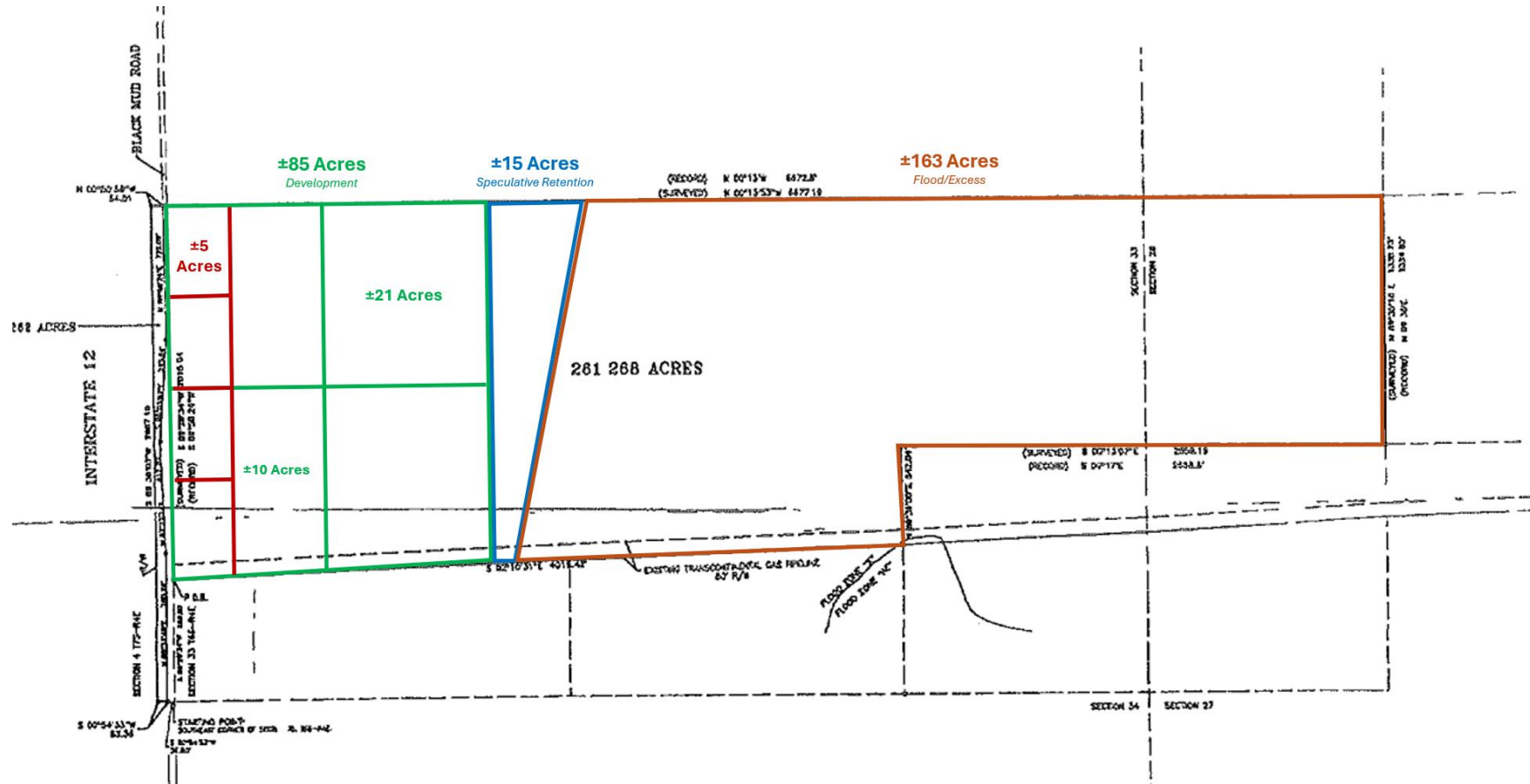
Site Highlights

Total Acreage	±262 Acres
Outside Base Flood	±100 Acres
Access	I-12 Service Rd ± 2,000 LF Black Mud Road
Zoning	Commercial / Light Industrial
Nearest MSA	Hammond / Baton Rouge
Utilities	To Site
Lot Sizes	5 – 100 Acres
Pricing	Upon Request



**EXCELLENT REGIONAL
CONNECTIVITY**
VIA INTERSTATES 12, 10, 55 & 59

Survey



Conceptual Layouts

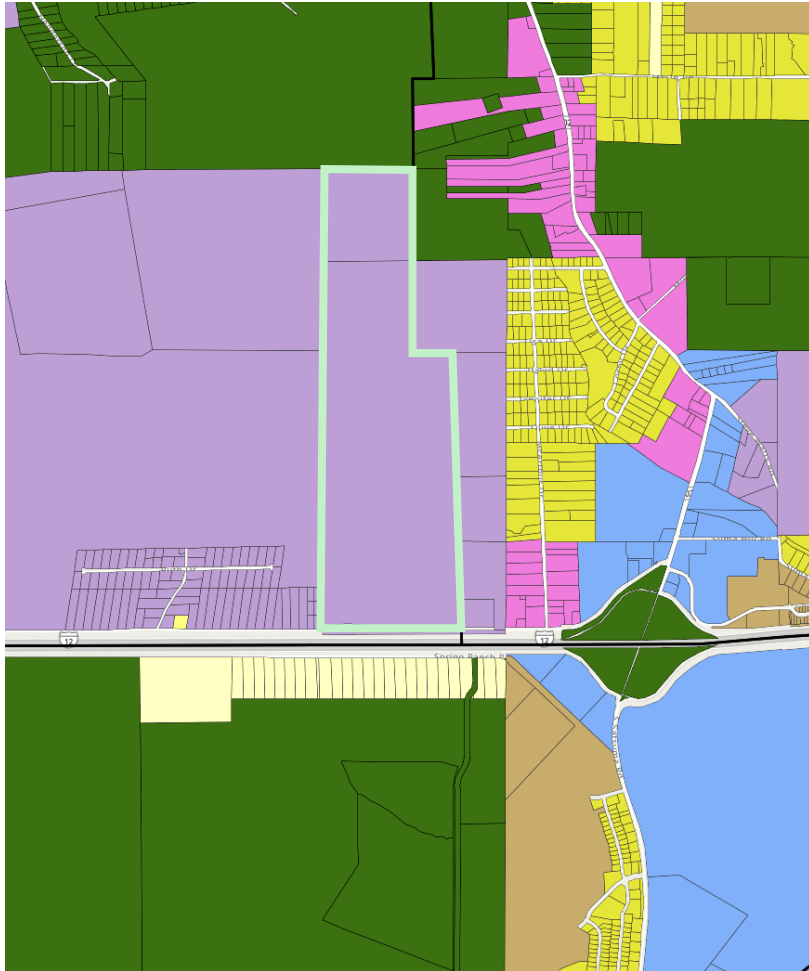
For Reference Only



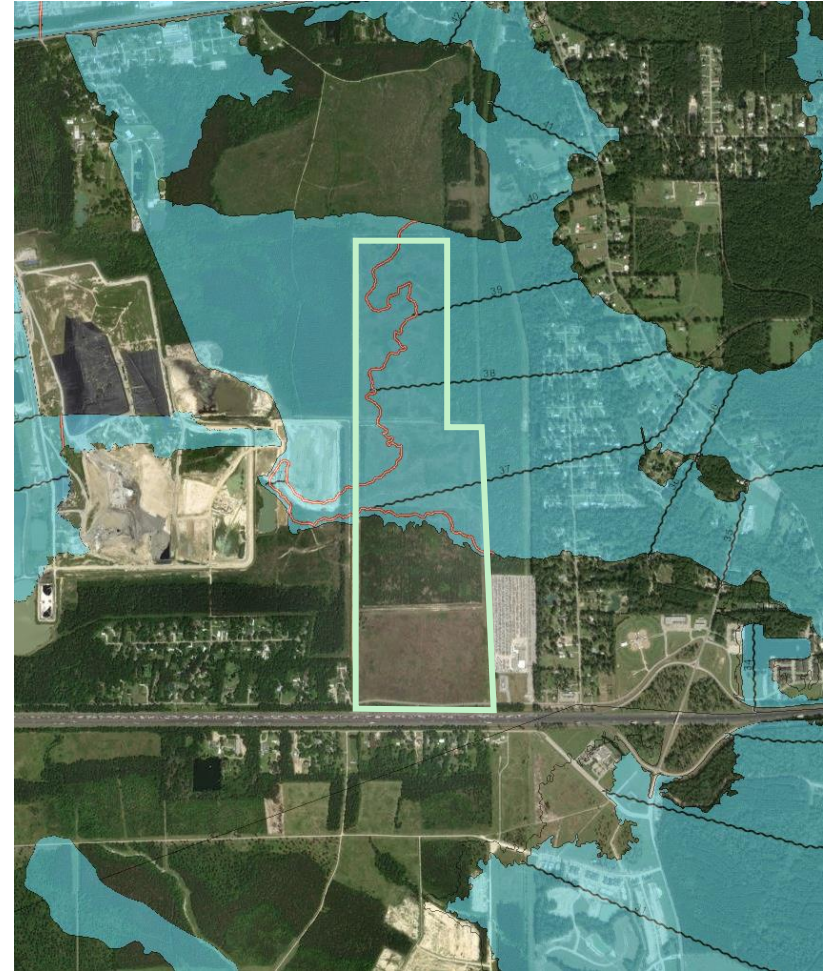
Additional Info



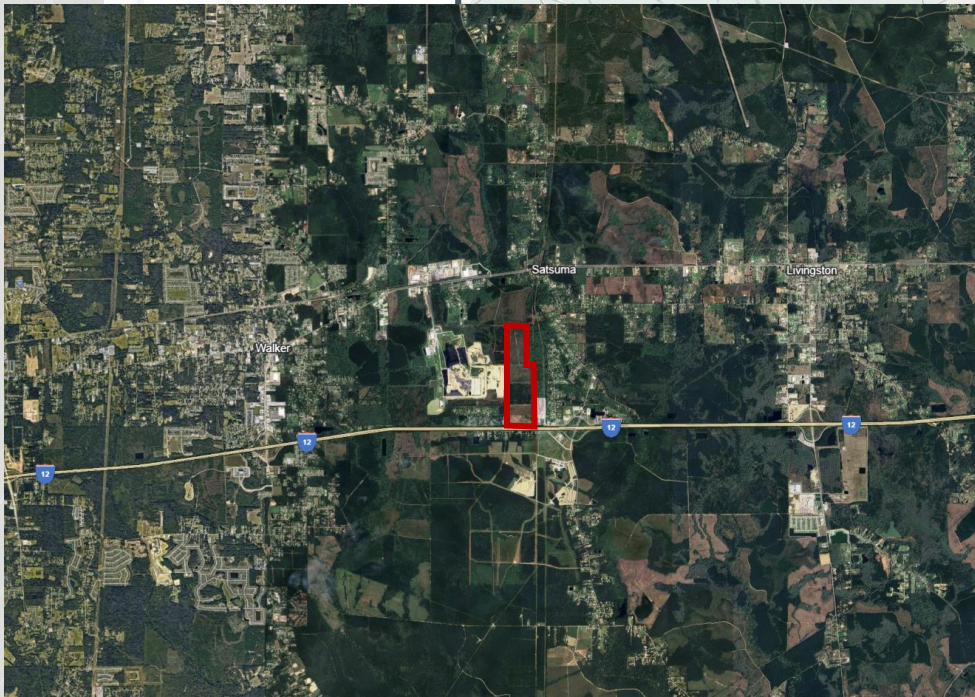
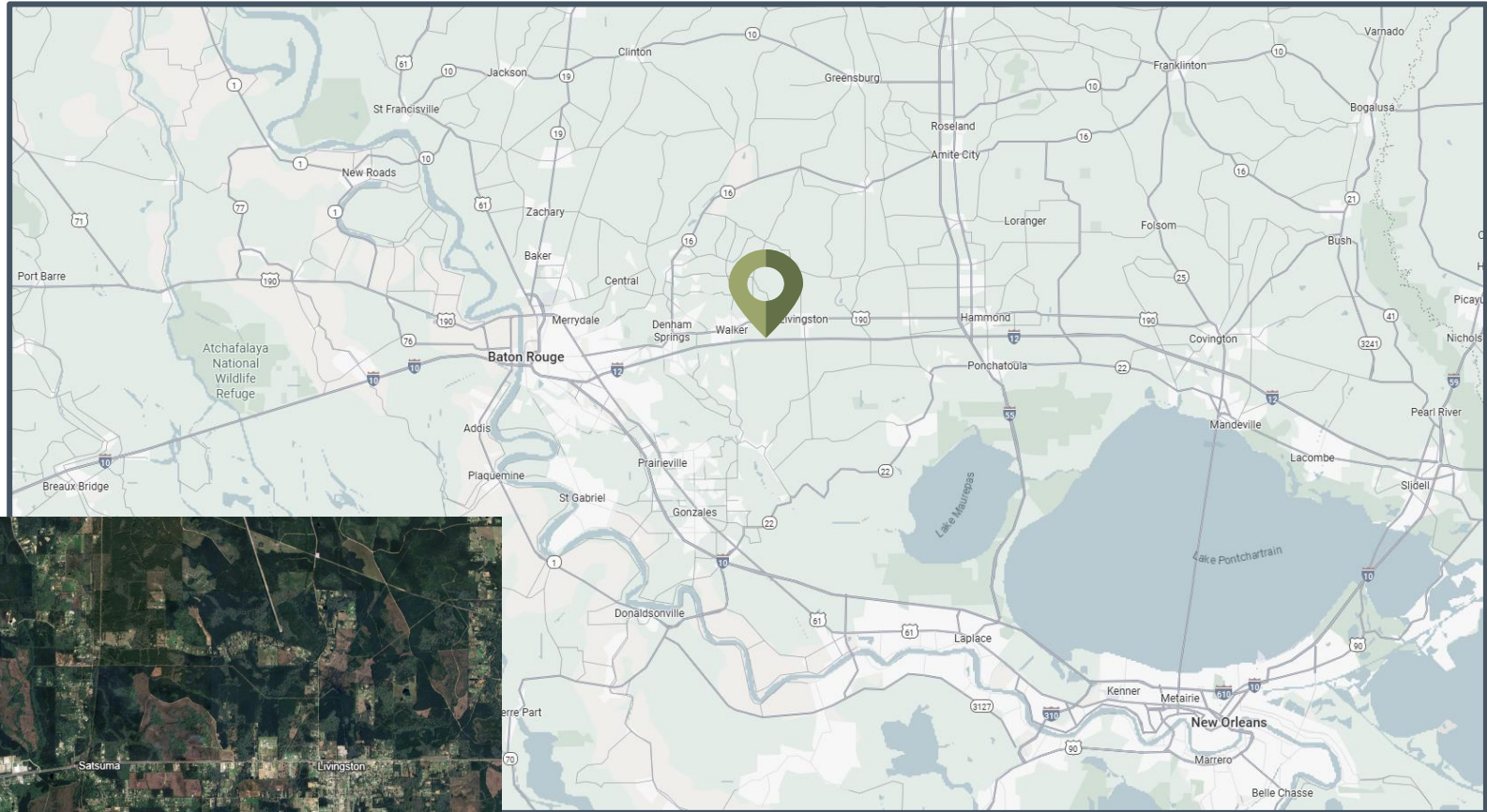
Zoned Commercial / Light Industrial



±100 Ac. Outside Base Flood



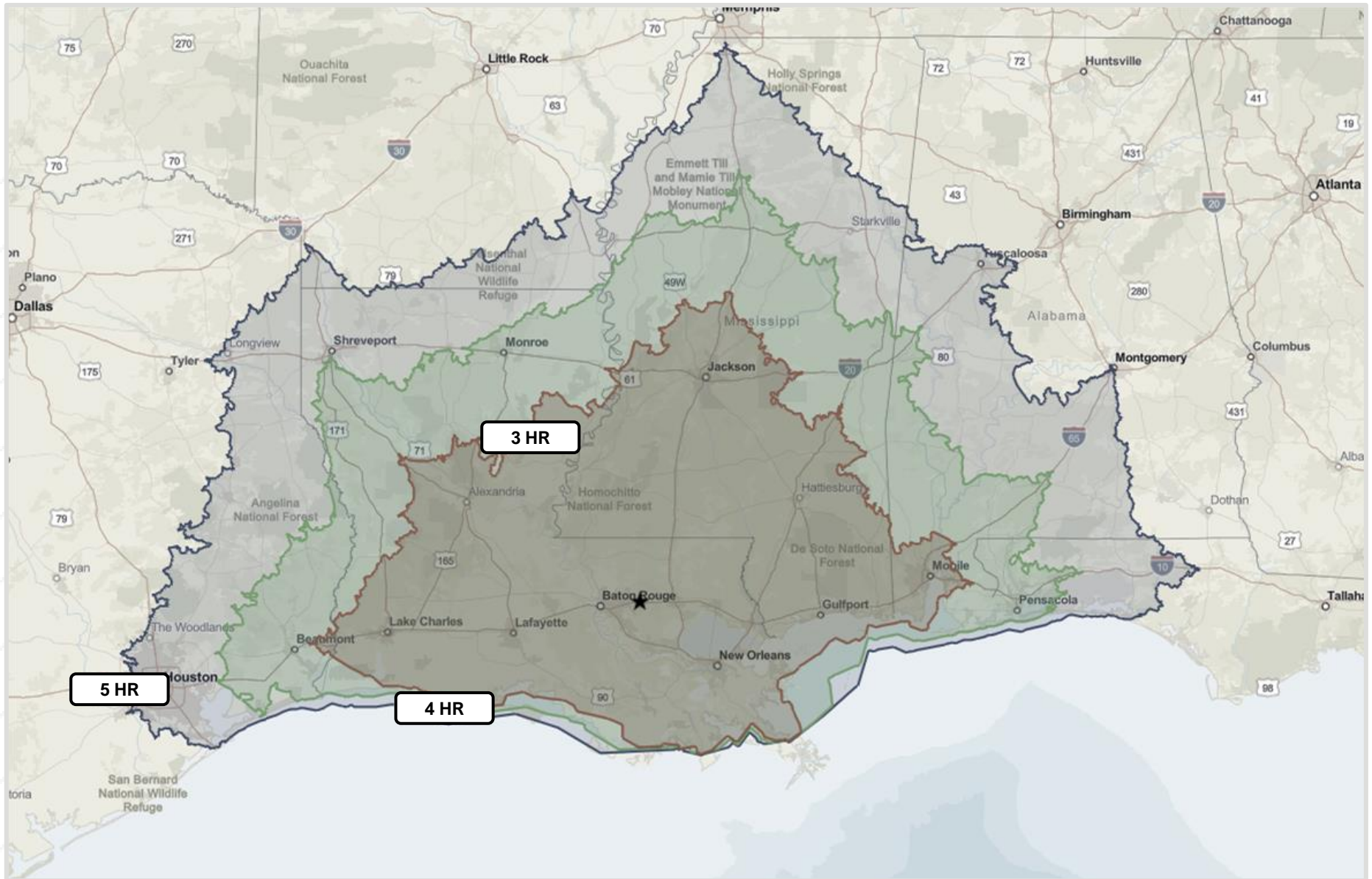
Location Maps



Excellent Interstate Visibility

**22 Miles to Hammond
25 Miles to Baton Rouge**

Drive-Time Map





HENDERSON INDUSTRIAL PARK

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