

LAND FOR LEASE

Industrial Opportunity

Bridgeview Park | 536 Seven Oaks Boulevard, Bridge City, LA 70094

Presented By:

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PROPERTY DESCRIPTION

Exceptional opportunity to lease ±114 acres of prime industrial land situated in Jefferson Parish. This property stands out as a shovel-ready site in the vicinity, holding LED certification and neighboring The Union Pacific Railroad. Designated as "M1" Industrial Zoning, it presents versatile usage possibilities, and its placement within an Opportunity Zone grants additional tax advantages. It is an ideal choice for enterprises in pursuit of streamlined development and outstanding transportation accessibility. Seize this unique opportunity to establish a thriving industrial presence in Jefferson Parish.

OFFERING SUMMARY

Zoning:	"M1" Industrial
County/Parish:	Jefferson Parish
Lease Price:	\$55,000 per month (NNN)

PROPERTY HIGHLIGHTS

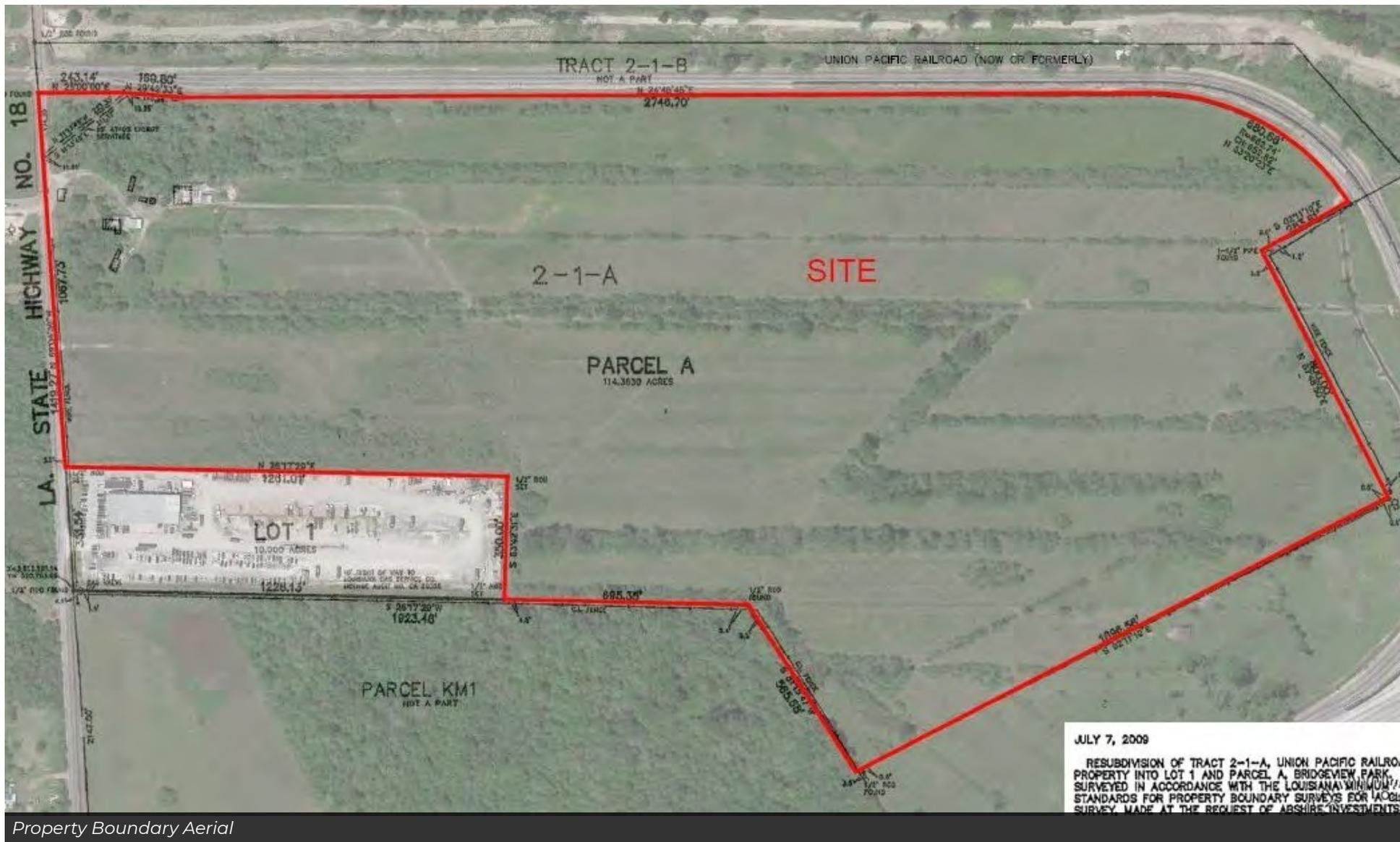
- ±114 Acres of Prime Industrial Land
- Site is LED Certified
- Shovel Ready
- Adjacent to Railroad (Union Pacific)
- Located in an Opportunity Zone
- "M1" Industrial Zoning

LOUISIANA ECONOMIC DEVELOPMENT (LED)

The LED (Louisiana Economic Development) Certified Sites Program qualifies industrial sites based on zoning restrictions, title work, environmental studies, soil analysis and surveys. The sites are 180-day development ready and have substantial due diligence studies performed to received the certification.



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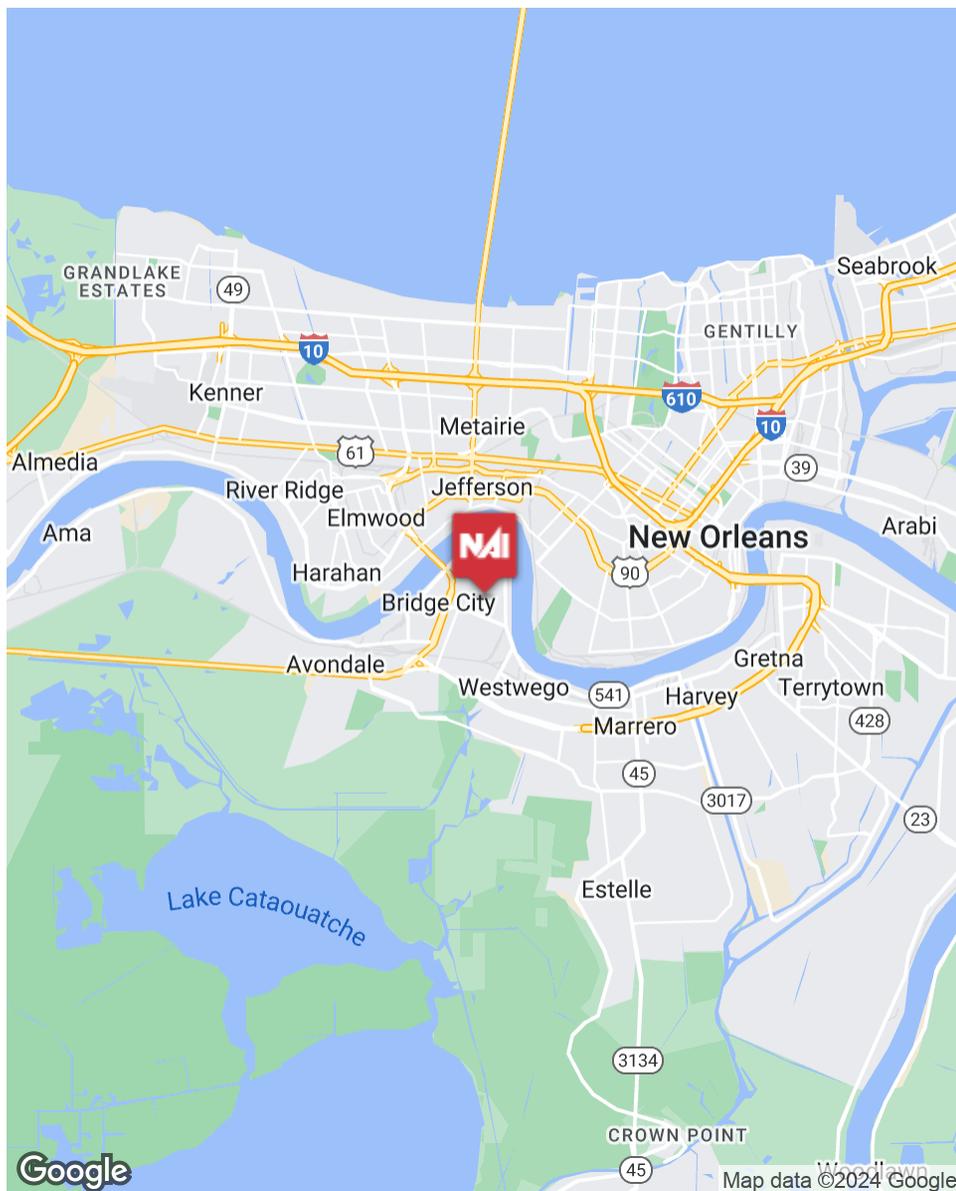


Zoning Map

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For More Information:

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