



Accelerating success.

FOR LEASE

Fairfield Business Park

Bridge City, LA 70094

Industrial/Commercial Land

± 85 acres heavy industrial (I-H) zoned

± 115 acres light industrial (I-L) zoned

± 40 acres commercial (C-2) zoned



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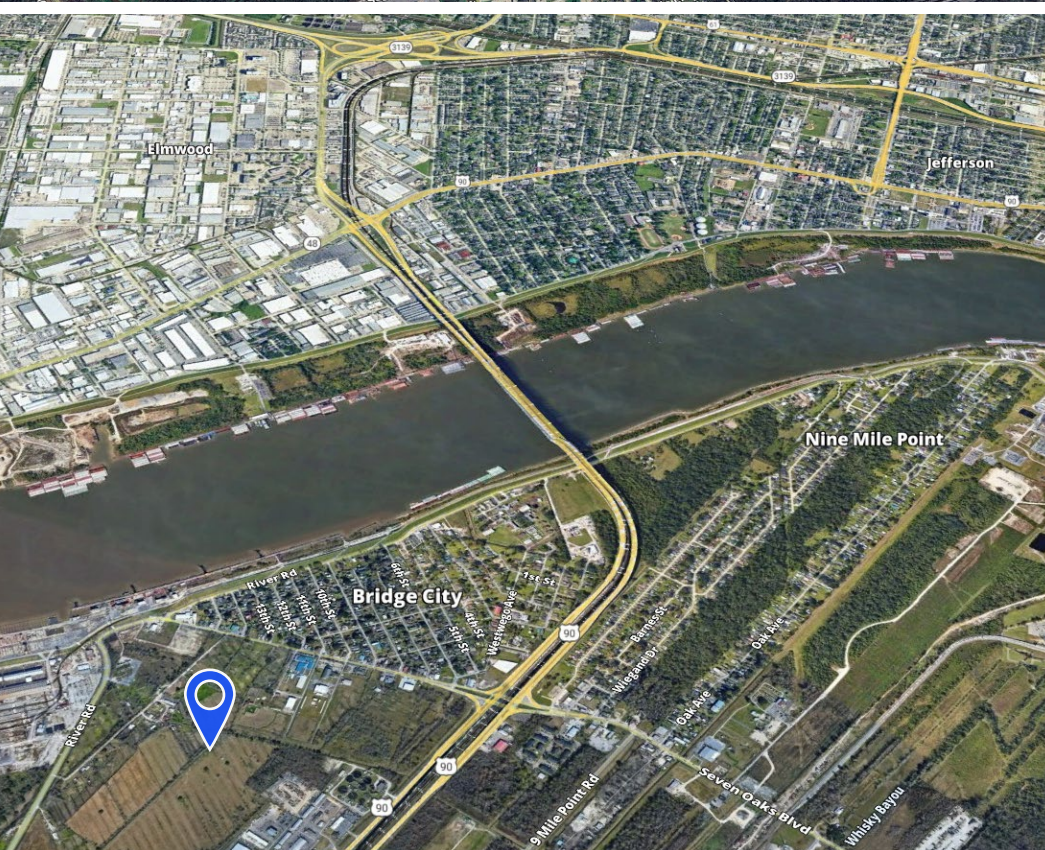
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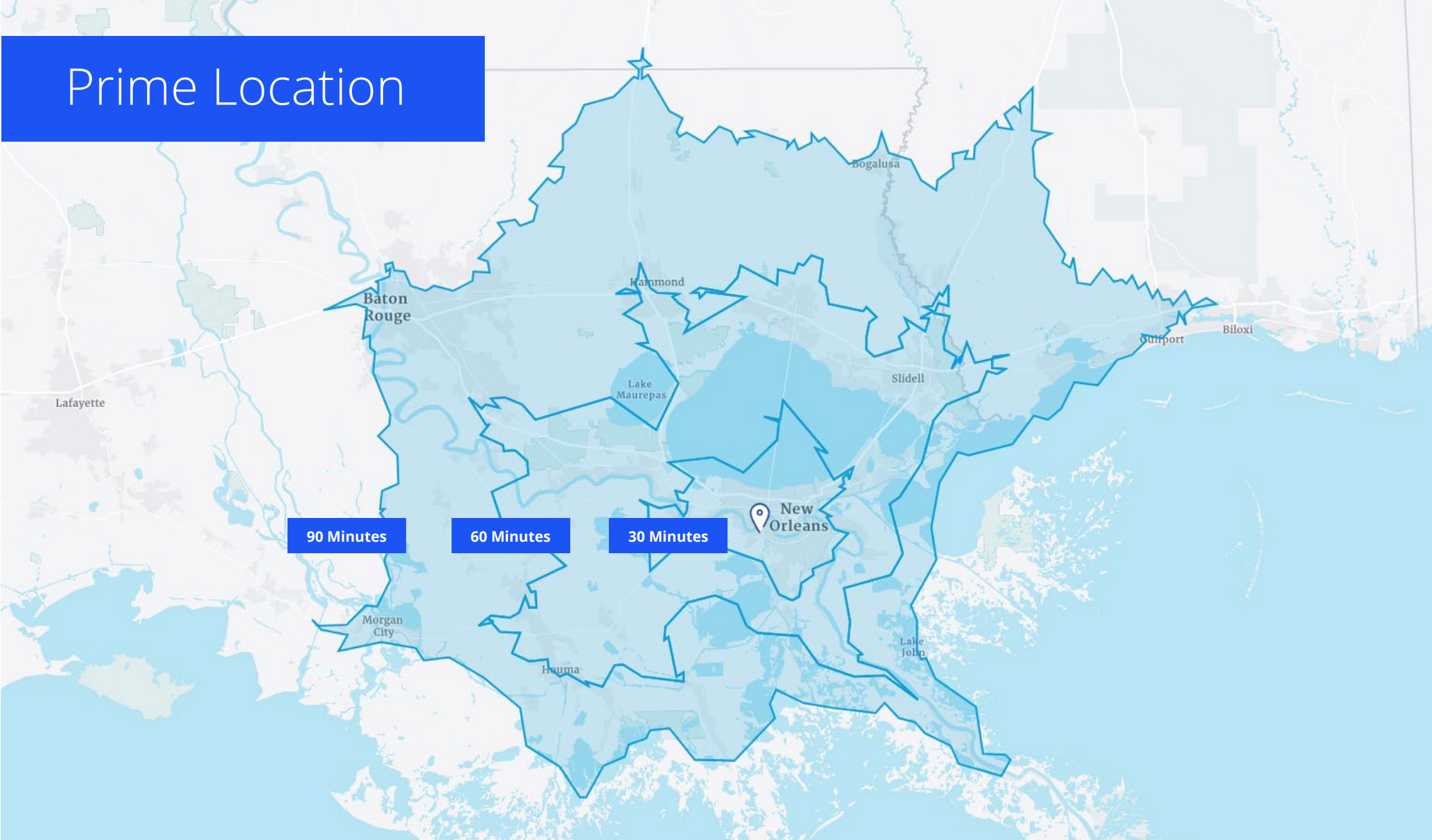
Opportunity

Fairfield Business Park offers an ideal leasing opportunity for industrial tenants looking to establish operations in a strategic location on the West Bank of Jefferson Parish, LA. Situated just across the Mississippi River from the well-established Elmwood Industrial Park, Fairfield Business Park is a strong location to establish new office and warehouse buildings with yard space. The site is conveniently connected to the east and west banks of the New Orleans metropolitan area via highways and the nearby Huey P. Long Bridge. Zoned for commercial, light and heavy industrial use, Fairfield Business Park is perfect for all industrial users.

Location

The New Orleans/Jefferson West Bank area is a prime location for companies seeking a strategic, well-connected hub for logistics and manufacturing businesses. Positioned on the west side of the Mississippi River, the area offers a competitive workforce, strong power supply, access to major interstates, and highway access to public and private cargo terminals and the Port of New Orleans' container terminal, the only such terminal on the entire Mississippi River. This connectivity provides robust logistical advantages for businesses reliant on both domestic and international shipping routes. Additionally, the West Bank boasts a competitive real estate market with ample space for large-scale industrial developments, along with Louisiana's pro-business tax incentives and workforce training programs. The area's proximity to downtown New Orleans and major Gulf Coast markets further enhances its appeal, making the West Bank a dynamic environment for industrial growth and operational efficiency.

Prime Location



Drive Times

Avondale Global Gateway Cargo Terminal

🚚 .5 mi ⌚ 2 min

Port of New Orleans Container Terminal

🚚 10 mi ⌚ 25 min

Elmwood Industrial Market

🚚 4 mi ⌚ 10 min

New Orleans CBD

🚚 11 mi ⌚ 20 min

Harvey Canal

🚚 8 mi ⌚ 15 min

New Orleans French Quarter

🚚 13 mi ⌚ 25 min

Metairie @ Causeway & Veterans

🚚 8 mi ⌚ 20 min

Inner Harbor Navigation Canal

🚚 16 mi ⌚ 25 min

The Property



Light Industrial Sites



Zoning

- I-L Light Industrial Zoning
- Examples of potential uses:
 - Light Manufacturing & Fabrication
 - Distribution & Processing
 - Warehousing

PARCEL FN1

- ± 74 acres
- Highway frontage
- Ideal layout and dimensions for development
- Subdividable

SQUARE 21A LOT 2 / 17A LOT 3

- ± 12 acres in Sq 21A Lot 2
- ± 15 acres in Sq 17A Lot 3
- Accessible via Bridge City Avenue
- Subdividable

Heavy Industrial Sites



Zoning

- I-H Heavy Industrial Zoning
- Examples of potential uses:
 - General Manufacturing & Fabrication
 - Distribution & Processing
 - Warehousing
 - Laydown Yard and Industrial Outdoor Storage

PARCEL FN2

- ± 25 acres
- Highway frontage
- Ideal layout and dimensions for development
- Subdividable

SQUARE 22 | LOTS 1 & 3

- ± 57 acres
- Highway frontage
- Ideal layout and dimensions for development
- Subdividable
- Max contiguous acreage of ± 54 acres

Commercial Zones Sites



Zoning

- C-2 Commercial Zoning
- Examples of potential uses:
 - Broad, with most commercial uses allowed

SQUARE 1A

- ± 30 acres
- 41,777 avg. daily traffic count on Hwy 90
- Subdividable
- >800,000 population within 30 minute drive

SQUARE 21A LOT 1 | SQUARE 17A LOTS 1 & 2

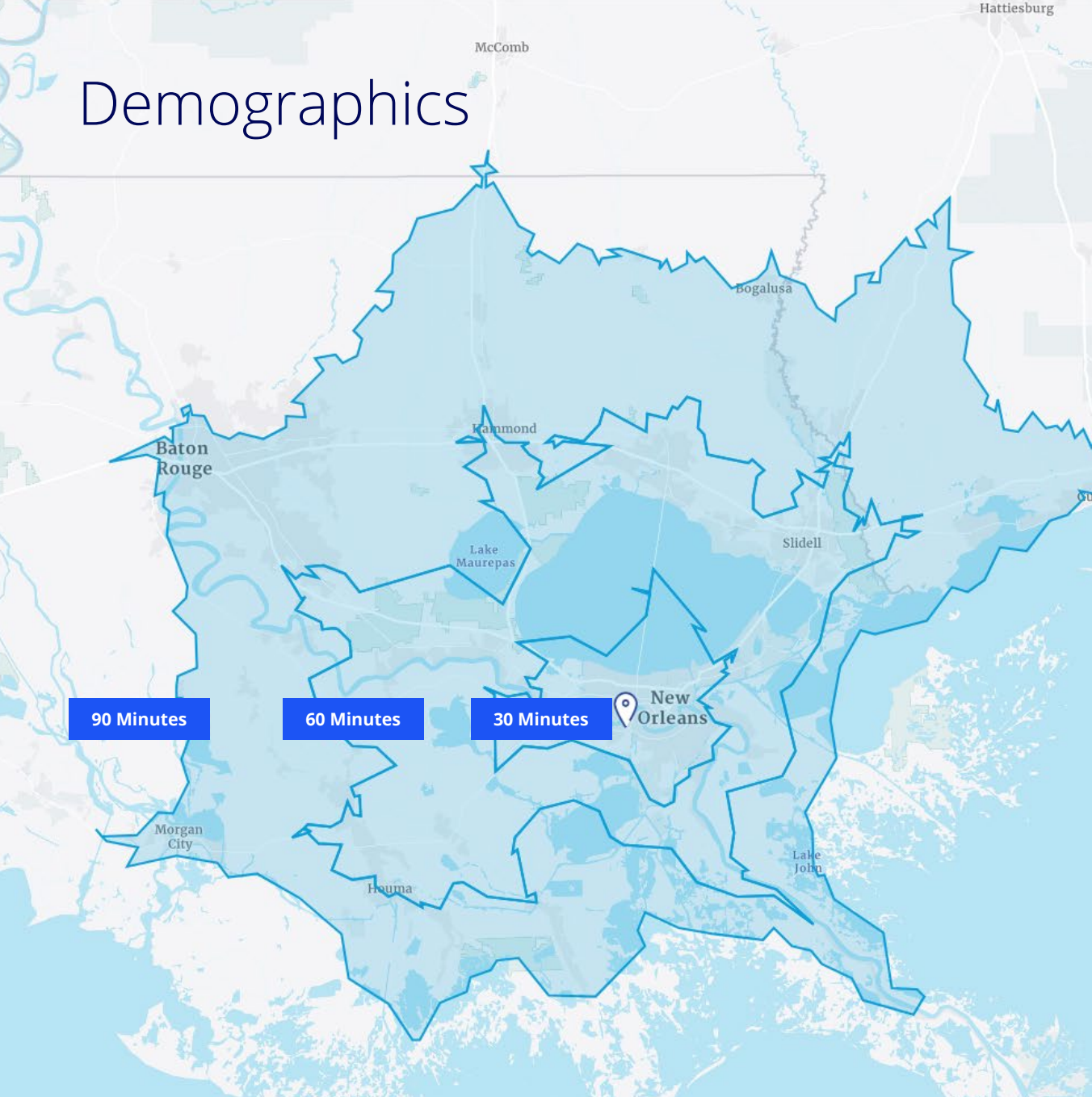
- ± 8 acres
- Subdividable

Nearby Intermodal and Cargo Terminals

that can provide competitive service to Fairfield Business Park



Demographics



Demographics show that Fairfield Business Park is ideally positioned within a dense population profile and accessible to multiple population clusters with desirable purchasing power and a stable commercial services demand.

DEMOGRAPHICS

0-30 MIN

30-60 MIN

60-90 MIN

POPULATION SUMMARY

2010 Total Population	798,138	1,277,992	2,347,504
2024 Total Population	828,397	1,362,332	2,502,215

HOUSEHOLD SUMMARY

2010 Households	320,162	495,497	899,200
2024 Households	349,011	554,570	1,001,668

MEDIAN HOUSEHOLD INCOME

2024	\$60,815	\$69,201	\$63,012
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MEDIAN HOME VALUE

2024	\$296,390	\$279,011	\$259,516
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2024 CONSUMER SPENDING

Apparel & Services	\$747,638,075	\$1,182,458,902	\$2,023,825,334
Education	\$510,704,603	\$806,331,736	\$1,366,130,058
Entertainment/Recreation	\$1,197,901,010	\$1,952,119,192	\$3,379,529,954
Food at Home	\$2,239,170,712	\$3,594,367,372	\$6,212,434,349
Food Away from Home	\$1,196,216,002	\$1,920,218,158	\$3,309,852,522
Health Care	\$2,286,686,453	\$3,781,845,446	\$6,613,691,579
HH Furnishings & Equipment	\$942,061,231	\$1,535,480,438	\$2,664,687,397
Personal Care Products & Services	\$301,301,069	\$479,746,403	\$821,959,105
Shelter	\$7,958,133,083	\$12,658,655,542	\$21,611,235,903
Support Payments/Cash Contributions/Gifts in Kind	\$995,774,616	\$1,681,031,206	\$2,959,472,293
Travel	\$871,173,497	\$1,412,073,130	\$2,425,696,193
Vehicle Maintenance & Repairs	\$450,336,032	\$730,323,004	\$1,268,992,530

Labor Analytics

Labor Analytics show that Fairfield Business Park is ideally positioned within a dense population profile and accessible to multiple skilled labor and professional services clusters, with desirable labor depth and a stable supply pipeline.

TRADE & LOGISTICS JOBS

	JOBS			SALARY		
	0-30 MIN	30-60 MIN	60-90 MIN	0-30 MIN	30-60 MIN	60-90 MIN
Maintenance and Repair Workers, General	4,830	6,120	11,760	\$40,585	\$40,236	\$39,837
Heavy and Tractor-Trailer Truck Drivers	3,917	5,997	13,061	\$48,372	\$48,353	\$48,526
Installation, Maintenance, and Repair Workers, All Other	2,014	2,700	4,536	\$50,154	\$50,161	\$49,575
First-Line Supervisors of Transportation and Material Moving Workers, Except Aircraft Cargo Handling Supervisors	1,576	2,145	3,810	\$60,876	\$60,883	\$60,500
Captains, Mates, and Pilots of Water Vessels	1,163	1,936	2,524	\$100,369	\$102,280	\$103,831
Inspectors, Testers, Sorters, Samplers, and Weighers	922	1,434	3,233	\$59,937	\$59,273	\$57,468
Industrial Truck and Tractor Operators	877	1,237	2,916	\$43,260	\$43,348	\$43,984
Driver/Sales Workers	738	958	2,127	\$45,576	\$44,488	\$42,325
Logisticians	543	719	1,329	\$67,839	\$68,246	\$71,051
Tank Car, Truck, and Ship Loaders	271	437	572	\$62,176	\$63,426	\$59,719
Ship Engineers	250	419	509	\$94,963	\$94,641	\$97,736
Commercial Pilots	235	300	398	\$149,807	\$147,510	\$143,480
Flight Attendants	234	234	243	\$50,818	\$50,823	\$51,187
Aircraft Service Attendants	31	38	72	\$40,102	\$39,348	\$40,402

Labor Analytics

ADVANCED MANUFACTURING

	JOBS			SALARY		
	0-30 MIN	30-60 MIN	60-90 MIN	0-30 MIN	30-60 MIN	60-90 MIN
Production Workers, All Other	972	1,586	3,195	\$39,616	\$39,585	\$38,696
Inspectors, Testers, Sorters, Samplers, and Weighers	922	1,434	3,233	\$59,937	\$59,273	\$57,468
Miscellaneous Assemblers and Fabricators	812	1,211	2,429	\$45,596	\$45,770	\$41,937
Chemical Equipment Operators and Tenders	159	655	2,276	\$80,481	\$82,774	\$87,467
Electrical, Electronic, and Electromechanical Assemblers, Except Coil Winders, Tapers, and Finishers	159	295	829	\$35,333	\$36,640	\$42,239
Separating, Filtering, Clarifying, Precipitating, and Still Machine Setters, Operators, and Tenders	157	237	393	\$61,591	\$59,754	\$49,427
Aircraft Structure, Surfaces, Rigging, and Systems Assemblers	124	228	453	\$63,027	\$63,069	\$59,220
Jewelers and Precious Stone and Metal Workers	102	121	200	\$45,998	\$45,566	\$44,309
Multiple Machine Tool Setters, Operators, and Tenders, Metal and Plastic	86	135	275	\$57,112	\$56,303	\$46,515
Plant and System Operators, All Other	51	128	244	\$88,389	\$88,102	\$81,332
Paper Goods Machine Setters, Operators, and Tenders	11	13	25	\$68,279	\$68,543	\$65,250

Labor Analytics

ENERGY

	JOBS			SALARY		
	0-30 MIN	30-60 MIN	60-90 MIN	0-30 MIN	30-60 MIN	60-90 MIN
Industrial Engineers	471	781	1,346	\$126,873	\$129,132	\$126,689
Surveyors	252	324	666	\$62,794	\$62,462	\$60,368
Chemical Technicians	154	318	795	\$87,490	\$86,249	\$82,550
Health and Safety Engineers, Except Mining Safety Engineers and Inspectors	69	125	186	\$128,303	\$130,194	\$125,232
Environmental Engineers	64	88	222	\$105,952	\$105,282	\$109,570
Earth Drillers, Except Oil and Gas	45	118	260	\$53,791	\$58,081	\$63,055
Extraction Workers, All Other	40	55	144	\$54,189	\$54,153	\$50,955
Excavating and Loading Machine and Dragline Operators, Surface Mining	30	56	132	\$51,206	\$51,010	\$47,313



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