

MISSISSIPPI RIVER INDUSTRIAL SITE FOR SALE

5981 LA Hwy 75, Carville, LA



ASKING PRICE

\$25,000,000

LAND AREA

244 +/- Acres

PROPERTY HIGHLIGHTS

- Located in Iberville Parish in between Baton Rouge and New Orleans
- **Road Access:** Property fronts on LA Hwy 75 to the South. There is a paved road that leads to the Northern property line. There is a paved road over the levee.
- **Rail Access:** Existing CN rail spur ends near the northern boundary of the property, but can be extended (see map attached).
- Additional due diligence items are available to qualified prospects.



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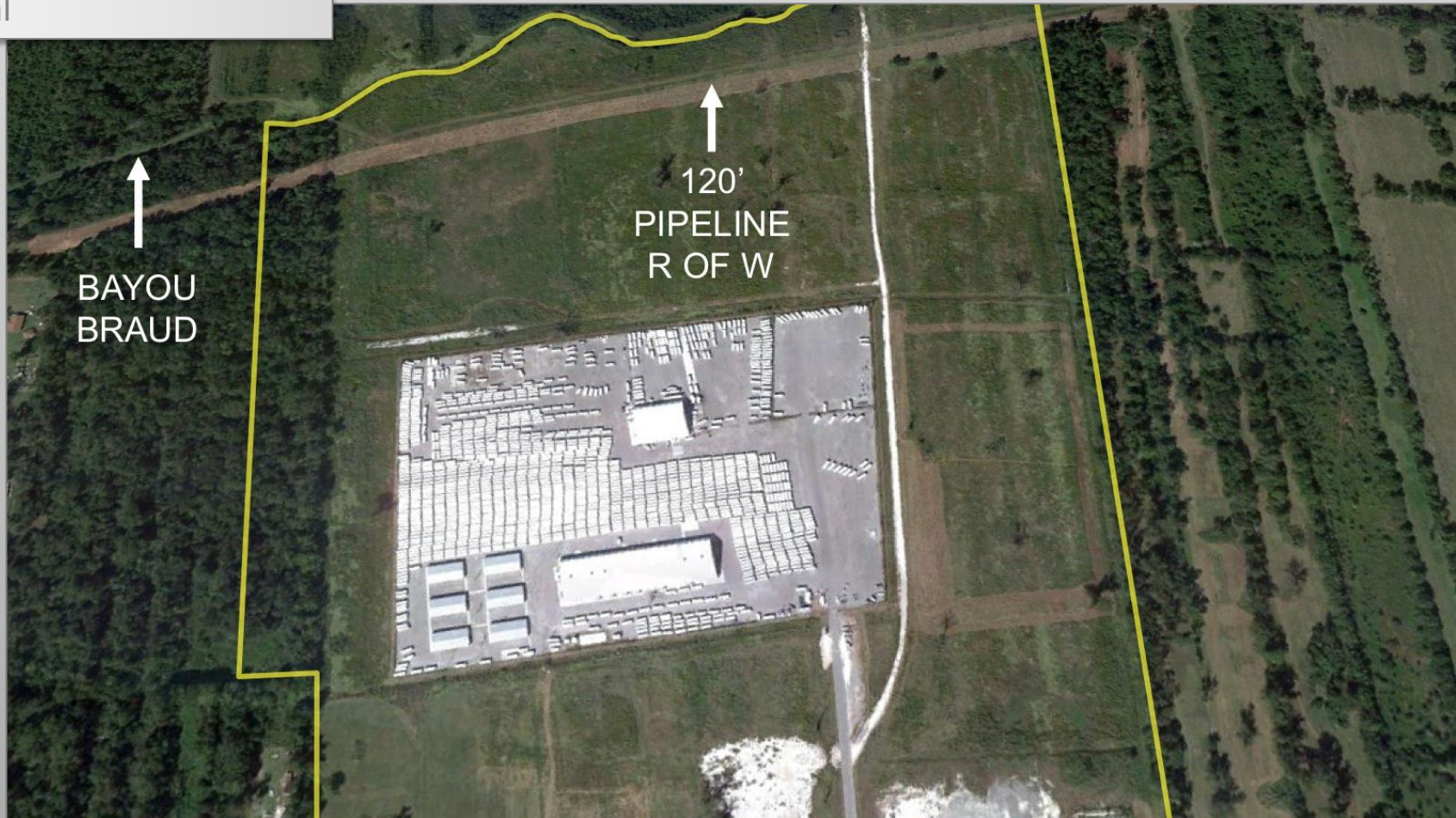
CONTACT

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Aerial



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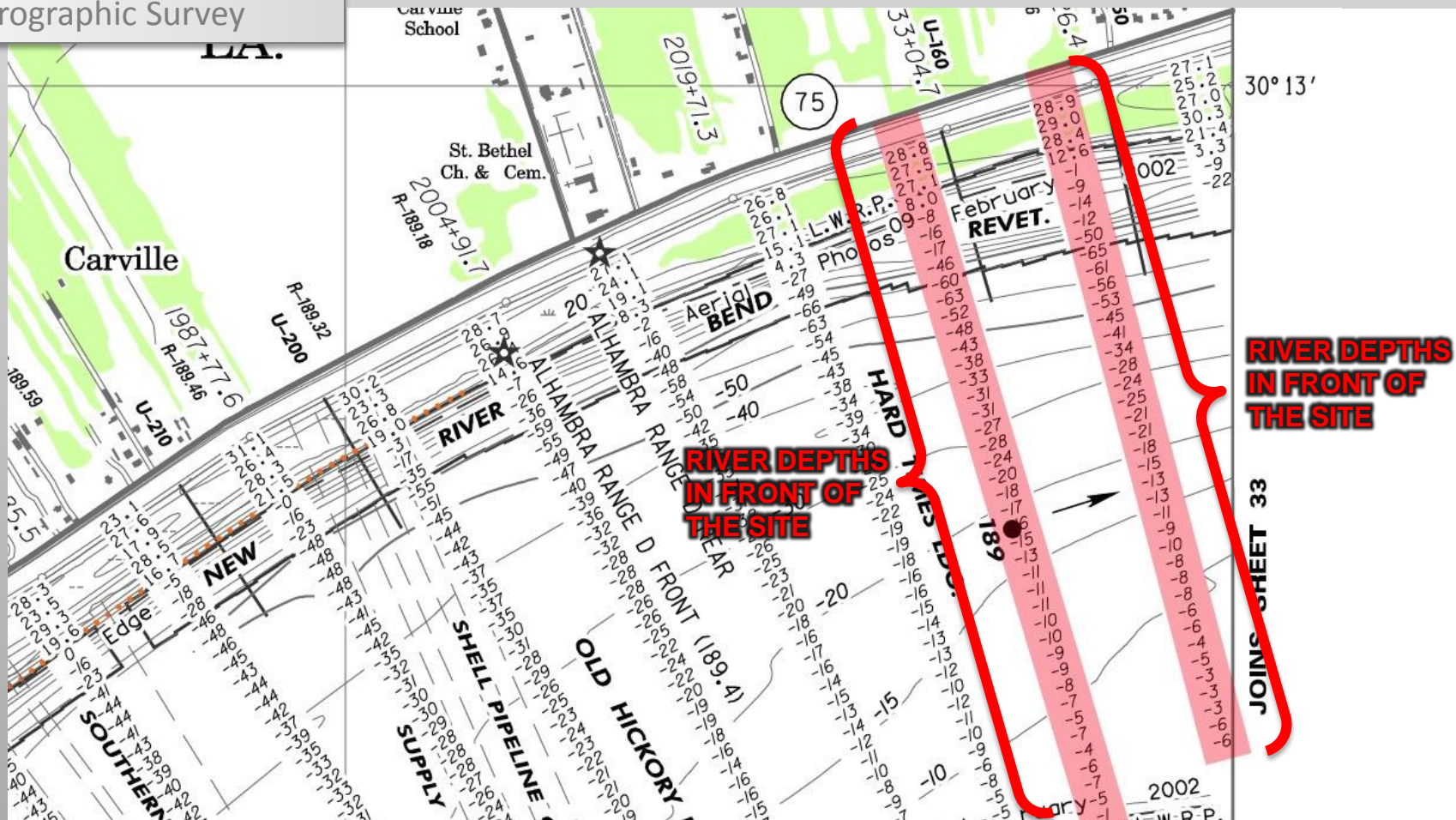
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Hydrographic Survey



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PROPOSED EXTENSION OF RAIL SPUR

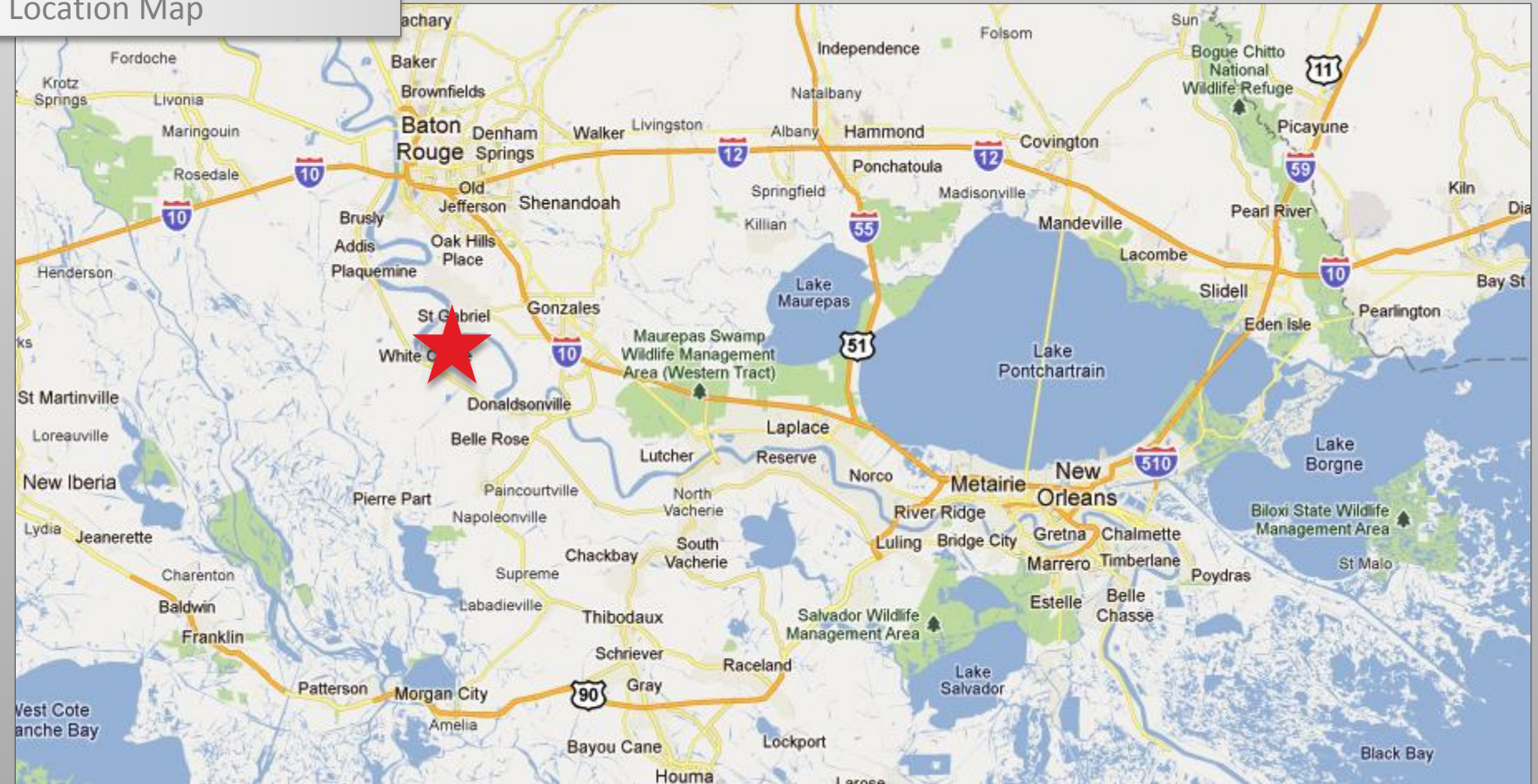
CROSS SECTION A-A
SCALE: N.T.S.

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Location Map



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