



Industrial Facility

Marrero, Louisiana 70072

Property Highlights

- Industrial Site Available For Sale
- Site Consists of ±354,150 SF (multiple buildings) on ±66.713 Acres
- Adjacent to NOGC/RGPC Railroad
- Dock High Warehouses
- Eave Heights from 15.5' to 30'
- Truck Wells and Drive-In Ramps
- Skylights
- Zoned M-2 (Heavy Industrial)
- Estimated Price of Spur Track (including materials/construction) is approximately \$250/foot
- Estimated Price of the (manual) Switch (including materials/construction) is approximately \$175,000
- Property Located in an Opportunity Zone

Sale Price

\$4,900,000



For more information

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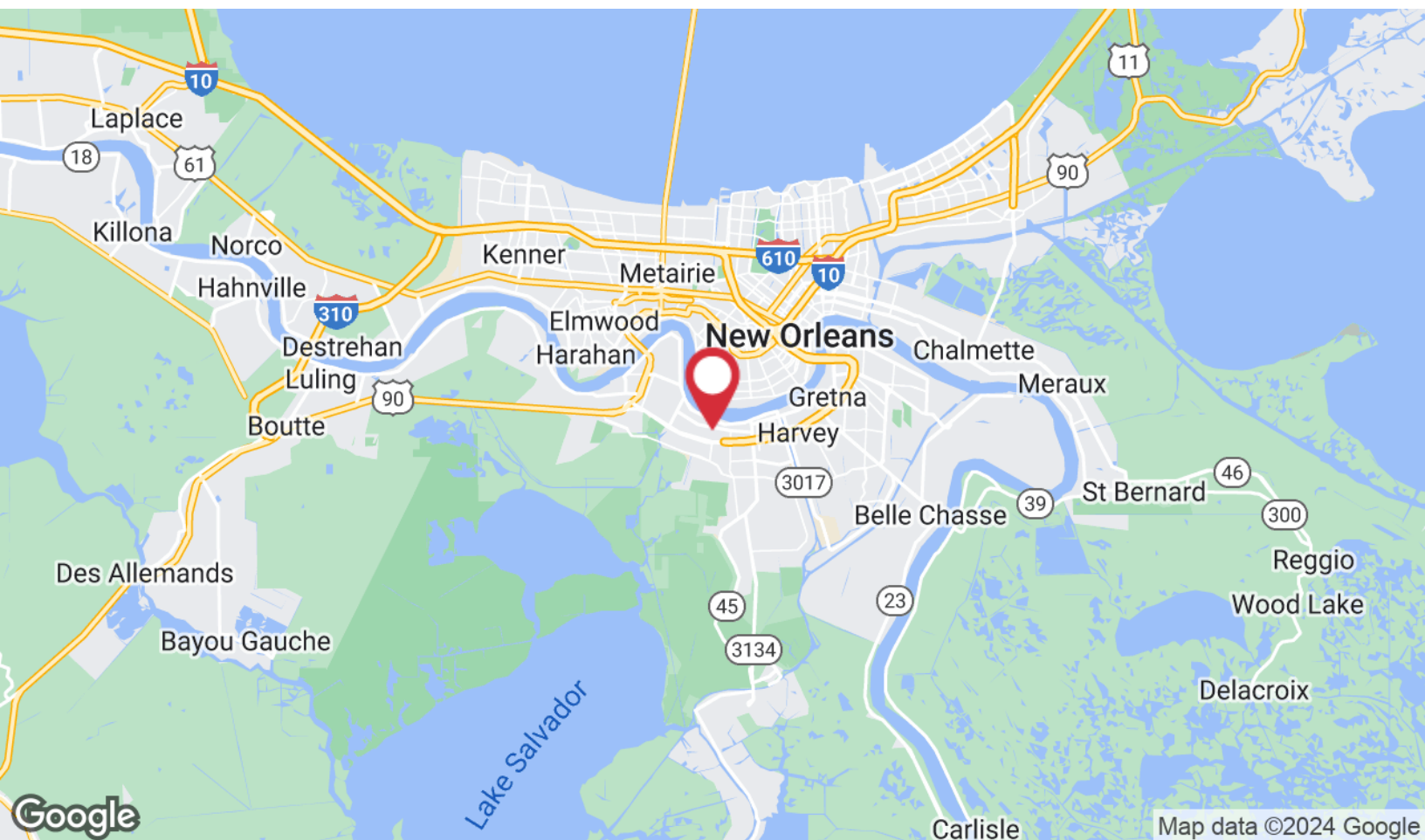
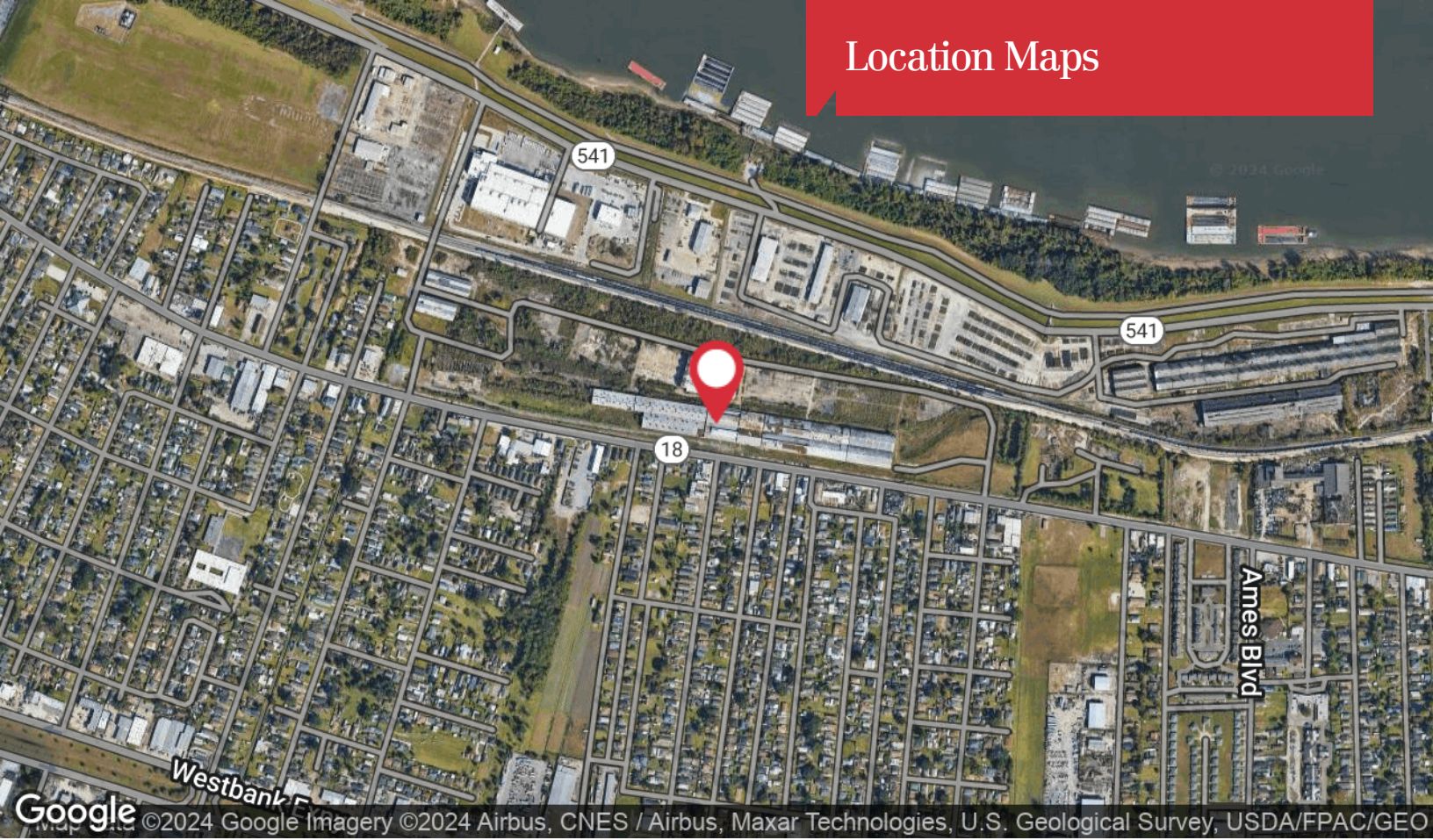
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CALL OR EMAIL FOR MORE INFORMATION

Location Maps



Land Lot Summary



Building	Size	Description
Building A	±24,750 SF	±5,000 SF office space, remainder is shop/warehouse space
Building B	±24,000 SF	Open shop with raised dock high slab and drive-up ramp
Building C	±64,500 SF	Not included in total SF, building is in poor condition
Building D	±80,220 SF	(2) 90' x 380' dock high bays with 15' eave height, plus (1) 90' x 300' bay with 15' eave height
Building E	±68,600 SF	(2) 90' x 350' dock high bays with 15' - 30' peak heights
Building F	±54,880 SF	(2) 90' x 280' dock high bays with 30' peak height
Building G	±48,200 SF	(2) 90' x 200' dock high bays with 30' peak height
Building H	±53,500 SF	(2) 90' x 320' dock high bays with 30' peak height

Aerial Photos

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Railroad Track / Switch



*There are currently no rail spurs, the image above illustrates a potential spur on the subject property



Potential Rail on Subject Property

Additional Photos

