



## Industrial Land

6526 4th Street, Marrero, LA

### Property Highlights

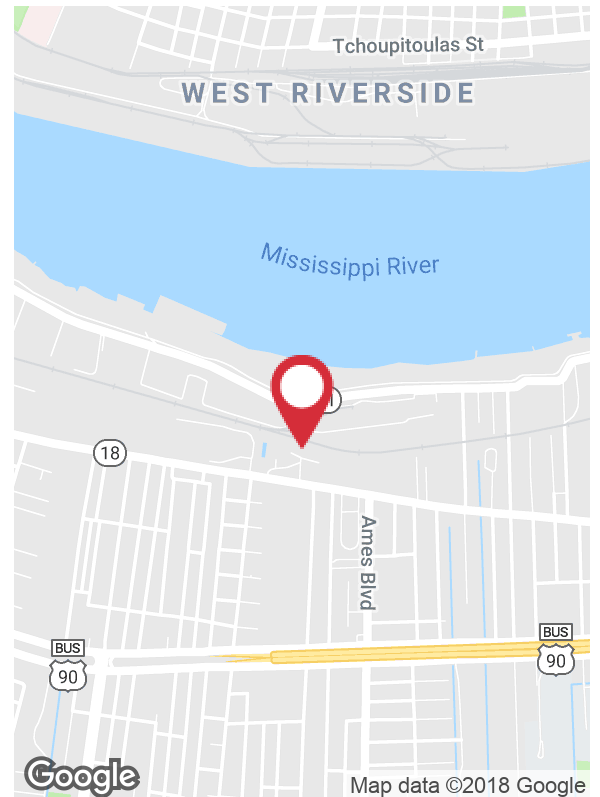
- This is a former chemical manufacturing site of 9 acres.
- All of the buildings have been removed.
- There are several concrete slabs still on the property.
- The property is minutes from the Westbank Expressway giving easy access to New Orleans and Interstate 10 East and West and Highway 90 West for Houma, Morgan City and all of the South Louisiana coastline.
- The site is also within five minutes of the newly widened Huey P. Long Bridge.
- The New Orleans Gulf Coast Railroad services the property giving access to most of the Class A rail carriers.

### Location Description

Approximately 9 acres of land with several concrete slabs and one containment area previously utilized for above ground tanks.

### Sale Price

\$785,000



For more information

**Lars Pedersen**

O: 504 569 9355 | C: 504 343 5499

lpedersen@latterblum.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

430 Notre Dame Street  
New Orleans, LA 70130  
504 525 1311 tel  
[latterblum.com](http://latterblum.com)