



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

INDUSTRIAL LAND NEAR CHEMICAL PLANTS

FOR LEASE - BUILD TO SUIT
HWY 190, PORT ALLEN, LA 70767

33 ACRES

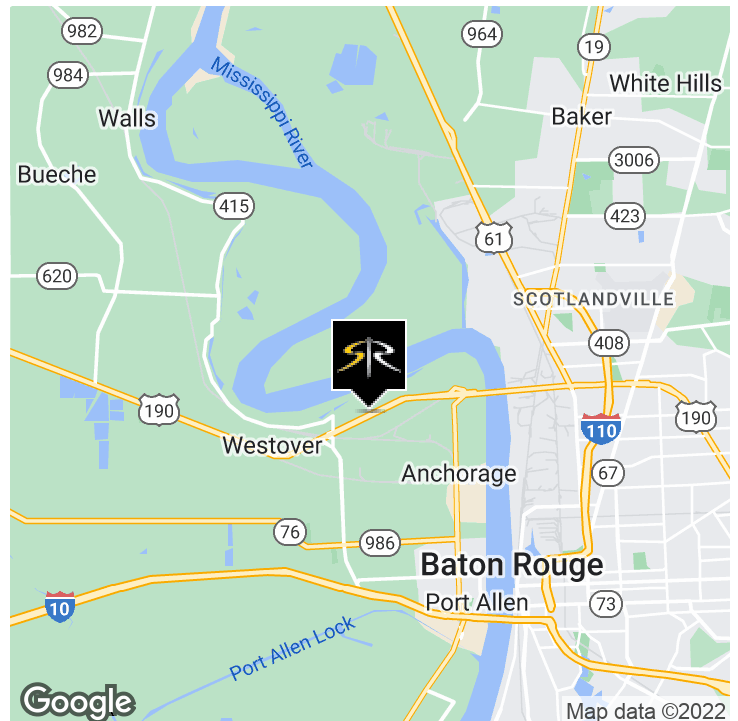


OFFERING SUMMARY

Lease Rate	\$1.00 PSF/yr (NNN)
Lot Size:	33 Acres
Zoning:	I-1 (Industrial)

PROPERTY OVERVIEW

- Industrial Build To Suit.
- Property is conveniently located on Hwy 190 within a mile from Huey P. Long Bridge and major chemical refineries. West Baton Rouge Parish is home to several chemical refineries, bulk warehousing, and industrial service companies.
- Site has 840 ft of frontage on Hwy 190 and 875 ft of frontage on River Road.
- ****Property is located in the Opportunity Zone, allowing for possible tax incentives.**



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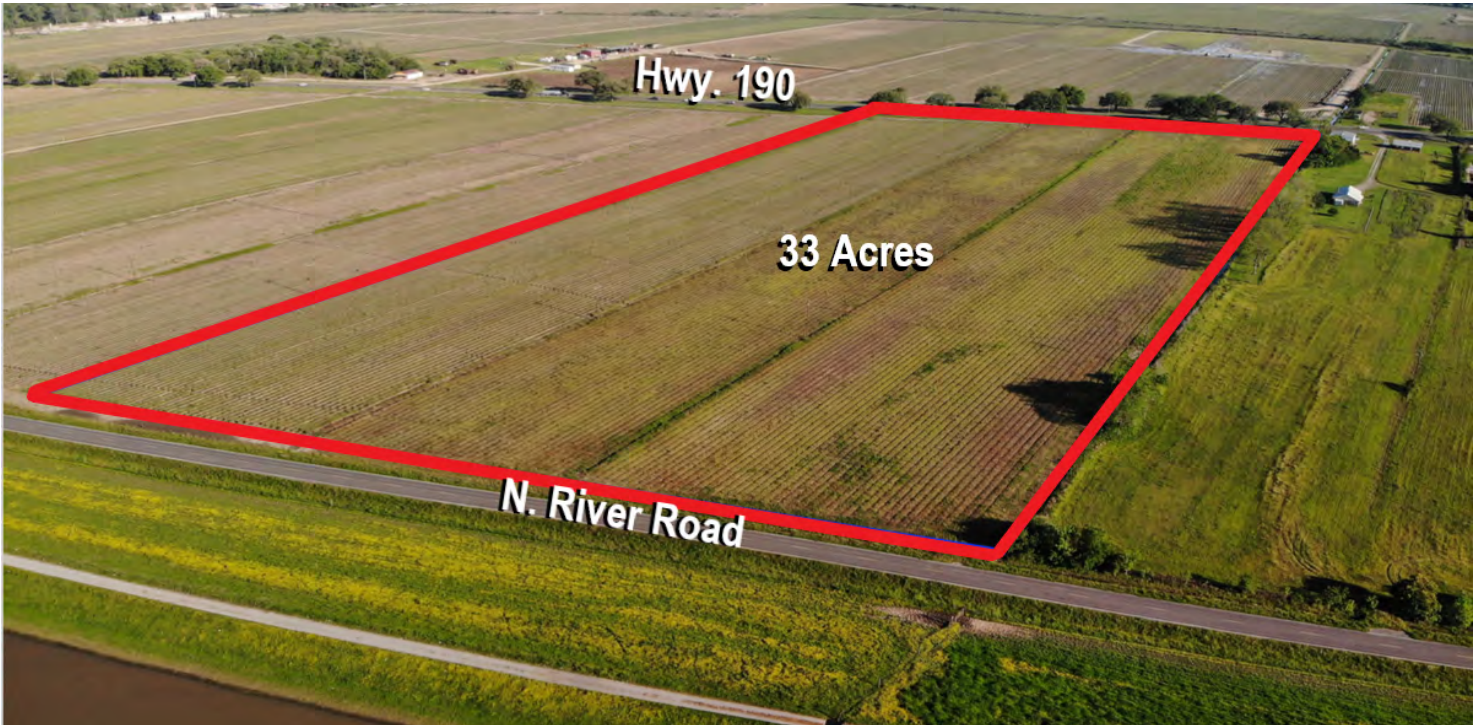
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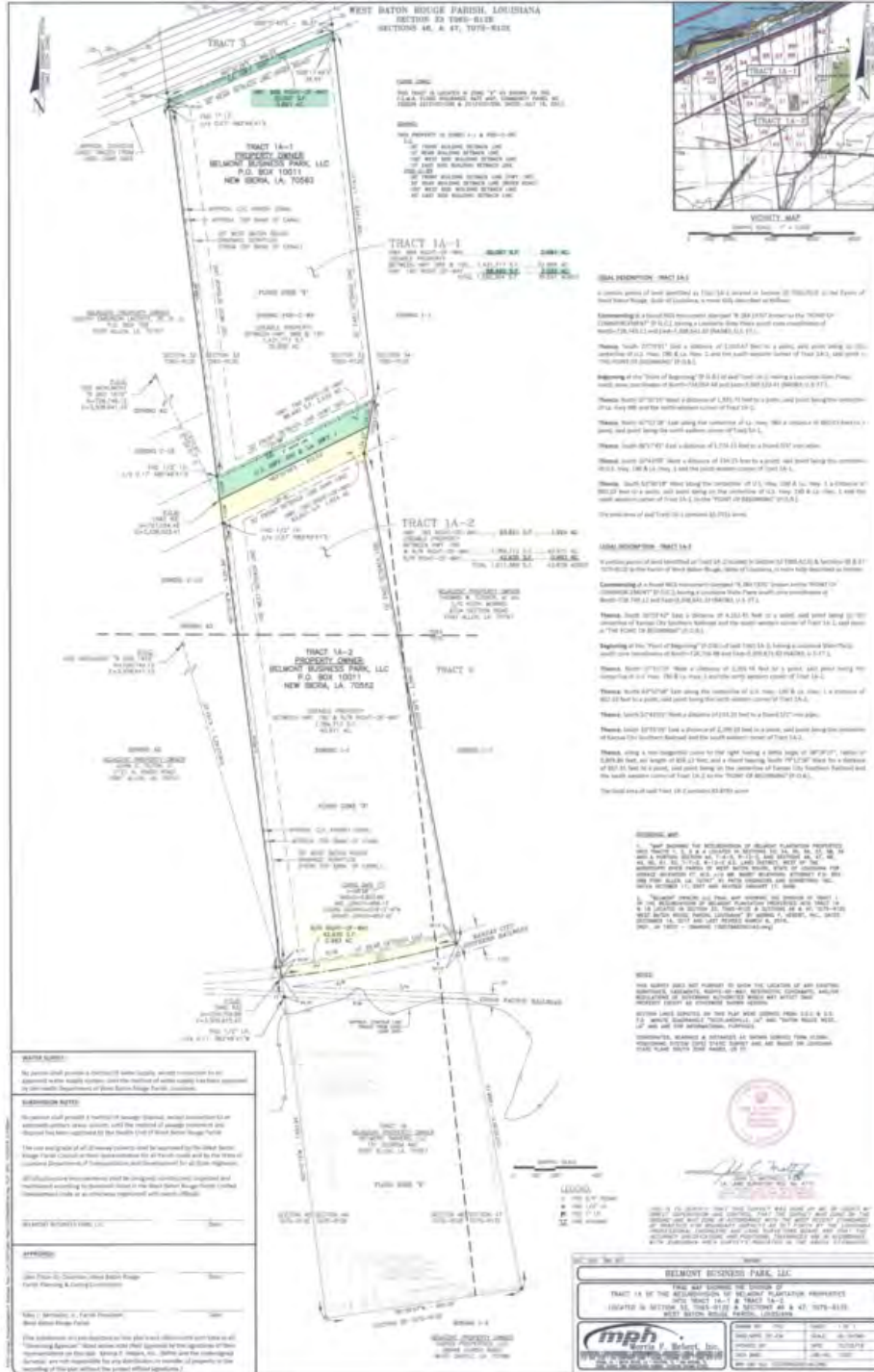
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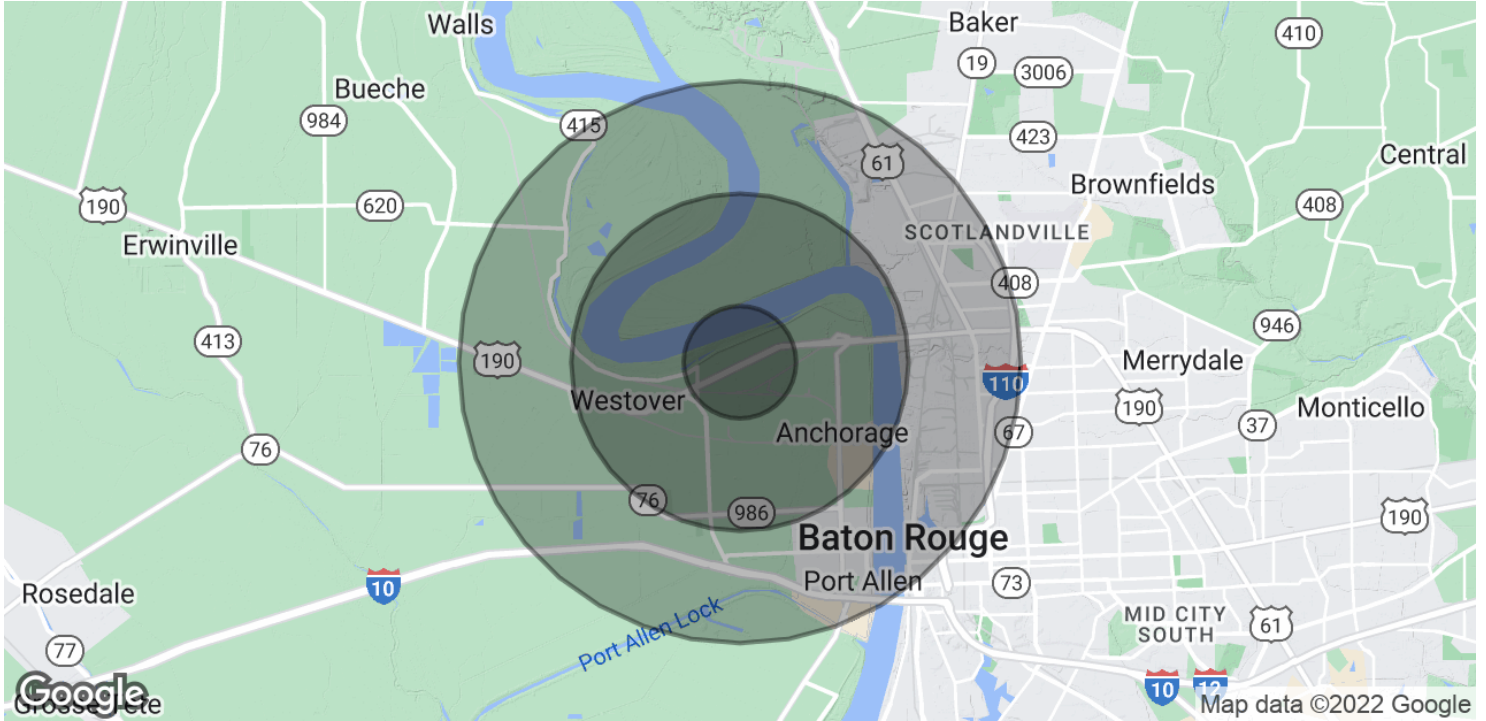
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DEMOGRAPHICS

HWY 190, PORT ALLEN, LA 70767

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	458	3,951	17,347
Average Age	37.2	32.9	36.6
Average Age (Male)	36.7	32.6	33.9
Average Age (Female)	53.1	42.3	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	156	1,440	7,730
# Of Persons Per HH	2.9	2.7	2.2
Average HH Income	\$56,067	\$48,760	\$47,556
Average House Value	\$1,688,128	\$370,877	\$377,269

* Demographic data derived from 2020 ACS - US Census

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