



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

\$10,000 BUYER AGENT BONUS! 33 ACRES ZONED INDUSTRIAL

S. FRONTAGE RD. I-10, LACASSINE, LA 70647

FOR SALE

33 ACRES

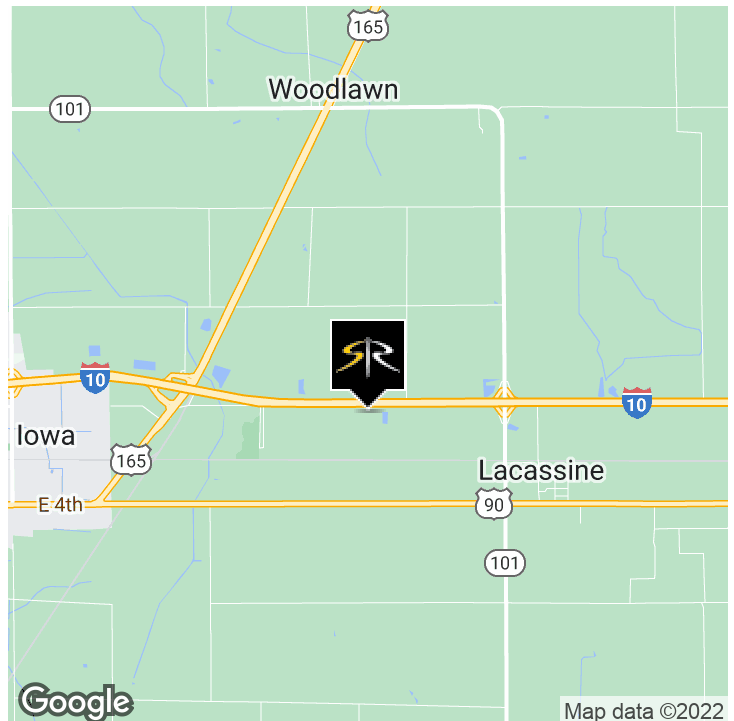


OFFERING SUMMARY

Sale Price:	\$1,150,000
Lot Size:	33 Acres
Zoning:	INDUSTRIAL

PROPERTY HIGHLIGHTS

- **\$10,000 Buyer Agent Bonus:** Buyer Agent gets \$10,000 Bonus and the Buyer a \$20,000 Price Reduction Upon Closing
- Owner Financing Available
- 33 Acres Zoned Industrial on South side of I-10 Service Rd. (Exit 45)
- 1,659' Frontage
- Close proximity to the new \$21 Million Rice Mill
12 Miles to Lake Charles, LA
- Great Site for Industrial, Commercial, Retail, Hospitality, Manufacturing, Laydown Yards, & Convenience Stores



JIM ALLEN
Commercial Sales & Leasing
(D)225.287.2999
jim@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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4 - 33 Acres Available



View from I-10



Across the Street

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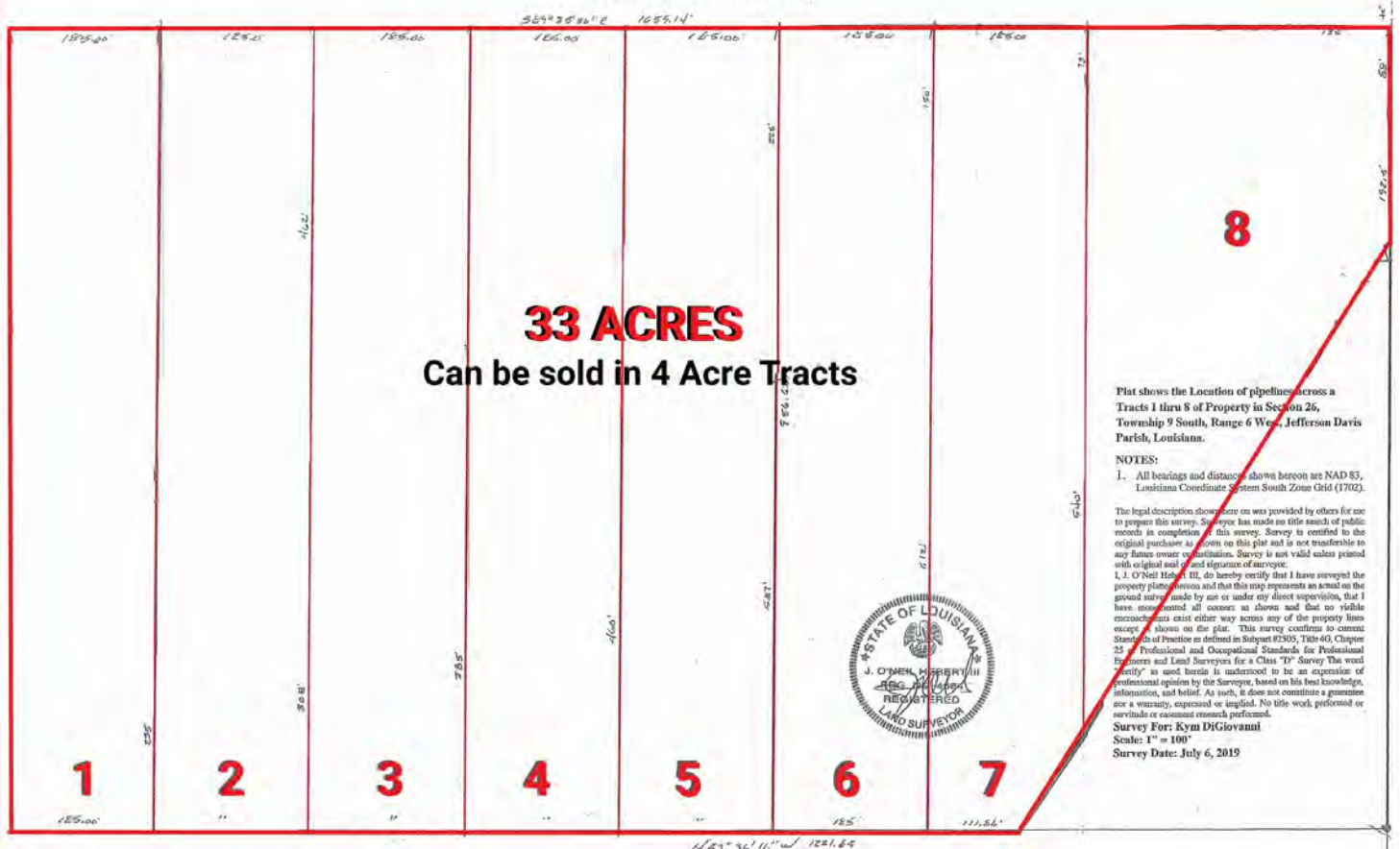
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SURVEY

33 ACRES

I-10 S. Frontage Rd.



Survey (Can Subdivide in 4 Acre Tracts)

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