



Lot 11-B

2843 N River Rd, Port Allen, Louisiana 70767

Property Highlights

- Industrial Build-To-Suit Capabilities
- 10,000-25,000 SF
- Flood Zone X
- I-1 Zoning
- 4 minutes from US-190
- 8 minutes from I-10

Sale Price

See Agent for Pricing



For more information

Ty Gose, SIOR, CCIM

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CALL OR EMAIL FOR MORE INFORMATION

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.

1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com

Industrial Map



Mississippi River

Mississippi River

Anchorage



1

1

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987-2

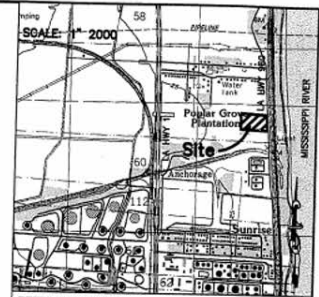
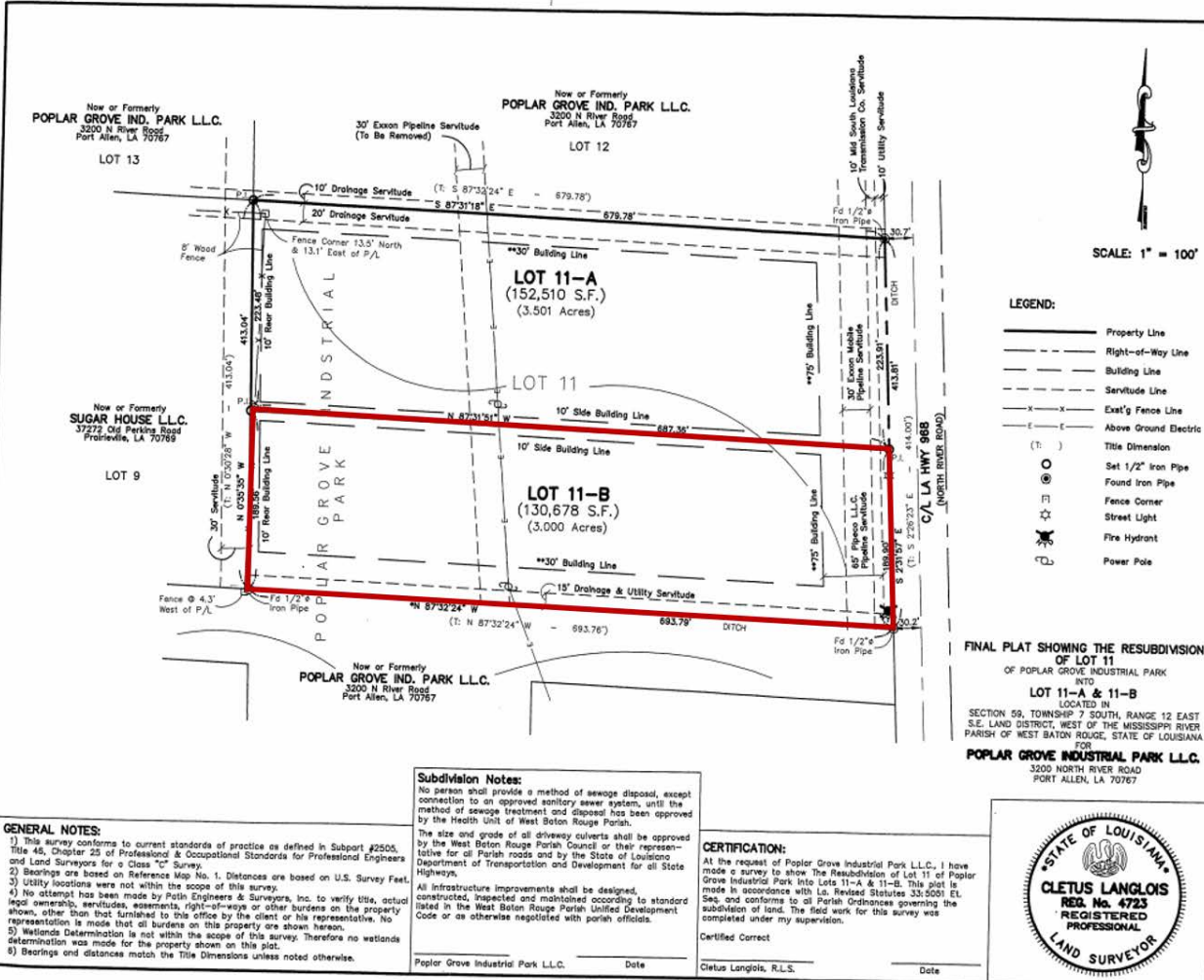
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Google

Map data ©2020 Imagery ©2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



REFERENCE MAP:
 1. Final Plat of Poplar Grove Industrial Park, Third Filing - Lots 9 thru 14 being the Resubdivision of Tract "793-1-A-1", Poplar Grove Plantation, Located in Section 59, Township 7 South, Range 12 East, Southeastern Land District, West of the Mississippi River, West Baton Rouge Parish, LA for Poplar Grove Industrial Park" by Totum Engineering Consultants (R. James Totum, P.E./P.L.S.) dated January 24, 2001.

REFERENCE BEARING (*):
 Reference Bearing based on Reference Map No. 1: (N 87°32'24\"/>

ZONING:
 This property is Zoned I-1 (Light Industrial).
 Rear & Side Setbacks: 10' ft.
 ** Setback set by Reference Plat No. 1.

WATER SUPPLY:
 West Baton Rouge Parish, 8\"/>

FLOOD ZONE:
 By site only, this Property is located in Flood Zone "X" as shown on Federal Emergency Management Agency Flood Insurance Rate Map (F.I.R.M.) Community Panel No. 220239 221210043C A for West Baton Rouge Parish, La. having an effective date of September 7, 2000. No field verification has been made of this Flood Zone determination.

APPROVED:
 John Tilton II, Chairman, West Baton Rouge Parish Planning & Zoning Commission Date

APPROVED:
 Riley L. Berthelet, Jr., Parish President Date
 West Baton Rouge Parish

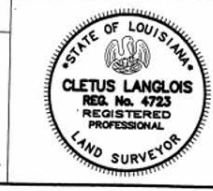
(The Subdivision of Land depicted on this plat is not official until such time as all "Governing Agencies" listed above note their approval by the signatures of their representatives on this plat. PESI and the undersigned Surveyor are not responsible for any distribution or transfer of property or the recording of this plat without the proper official signatures.)

This Plat may not be used in any other way or form without the express written permission of Patin Engineers & Surveyors, Inc. Use for any other purpose shall be at user's sole risk without any liability to Patin Engineers & Surveyors, Inc. Any Use or Revisions made to this drawing without the written authorization of Patin Engineers & Surveyors, Inc. WILL VOID THIS PLAT.

PESI
Patin Engineers and Surveyors, Inc.
 P.O. BOX 46, PORT ALLEN, LA 70767
 1-225-387-2187
 Drawn By EPA Date: 7/20/05 Job No: 06-139

- LEGEND:**
- Property Line
 - - - Right-of-Way Line
 - Building Line
 - - - Servitude Line
 - x - x - x - Exe't'g Fence Line
 - E - E - Above Ground Electric
 - (T) - Title Dimension
 - - Set 1/2" Iron Pipe
 - ⊙ - Found Iron Pipe
 - ⊛ - Fence Corner
 - ⊙ - Street Light
 - ⊙ - Fire Hydrant
 - ⊙ - Power Pole

FINAL PLAT SHOWING THE RESUBDIVISION OF LOT 11 OF POPLAR GROVE INDUSTRIAL PARK INTO LOT 11-A & 11-B
 LOCATED IN SECTION 59, TOWNSHIP 7 SOUTH, RANGE 12 EAST S.E. LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER PARISH OF WEST BATON ROUGE, STATE OF LOUISIANA 700
POPLAR GROVE INDUSTRIAL PARK L.L.C.
 3200 NORTH RIVER ROAD
 PORT ALLEN, LA 70767



Subdivision Notes:
 No person shall provide a method of sewage disposal, except connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit of West Baton Rouge Parish.
 The size and grade of all driveway culverts shall be approved by the West Baton Rouge Parish Council or their representative for all Parish roads and by the State of Louisiana Department of Transportation and Development for all State Highways.
 All infrastructure improvements shall be designed, constructed, inspected and maintained according to standard Code or as otherwise negotiated with parish officials.

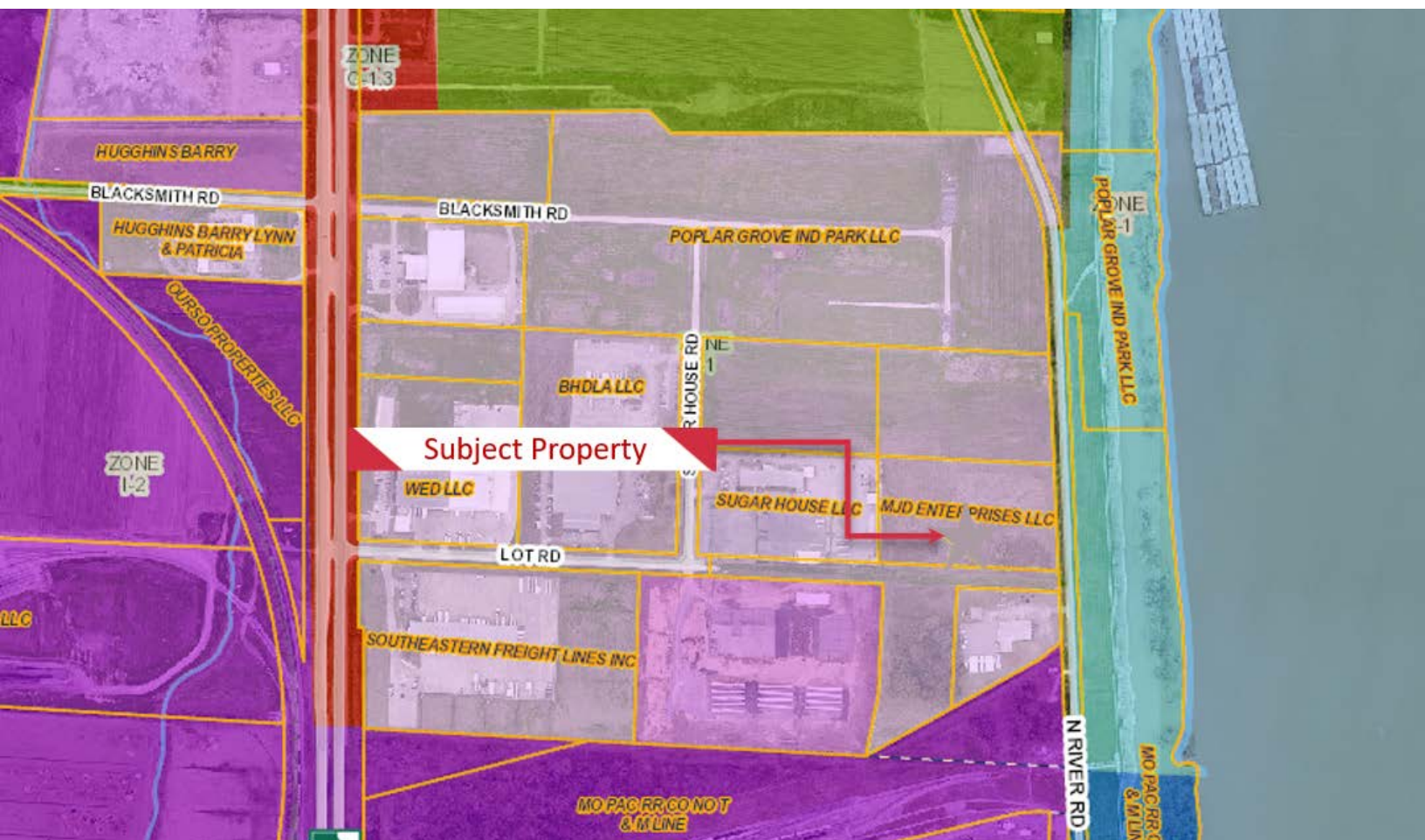
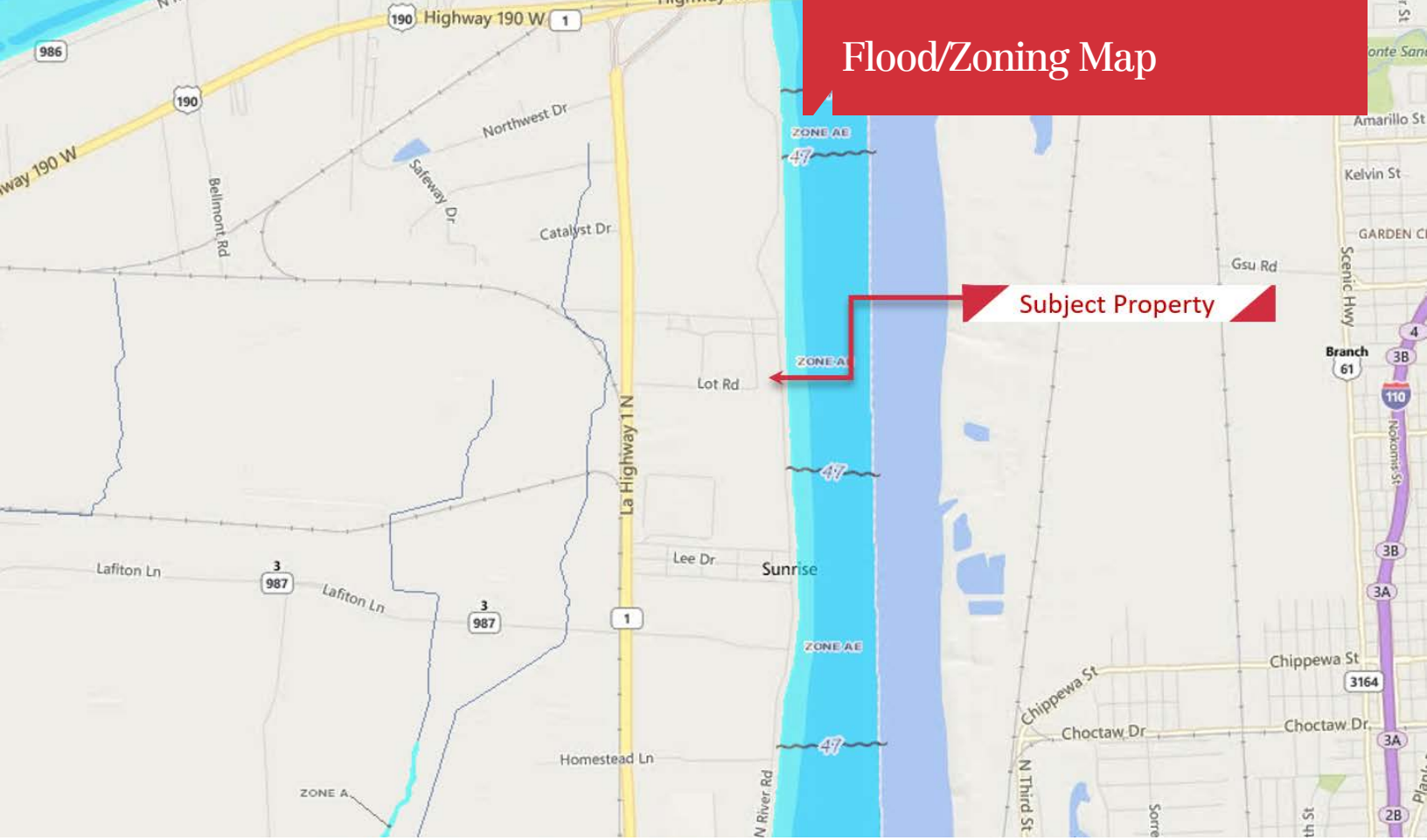
CERTIFICATION:
 At the request of Poplar Grove Industrial Park L.L.C., I have made a survey to show The Resubdivision of Lot 11 of Poplar Grove Industrial Park into Lots 11-A & 11-B. This plat is made in accordance with La. Revised Statutes 33:5001 ET. Seq. and conforms to all Parish Ordinances governing the subdivision of land. The field work for this survey was completed under my supervision.

Certified Correct
 Cletus Langlois, R.L.S. Date

Poplar Grove Industrial Park L.L.C. Date

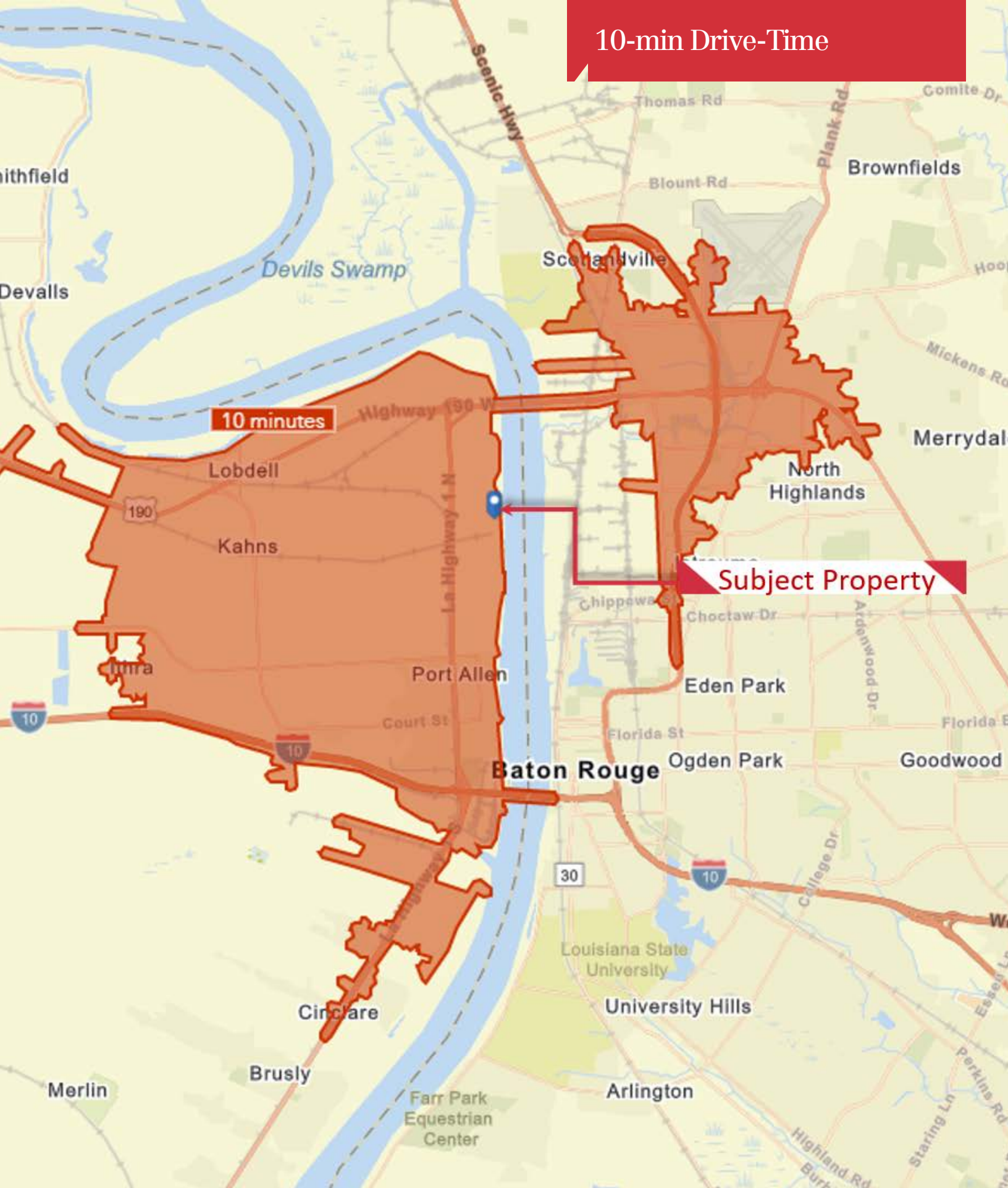
GENERAL NOTES:
 1) This survey conforms to current standards of practice as defined in Support #2505, Title 46, Chapter 25 of Professional and Occupational Standards for Professional Engineers and Land Surveyors for a Class "C" Survey.
 2) Bearings are based on Reference Map No. 1. Distances are based on U.S. Survey Feet.
 3) Utility locations were not within the scope of this survey.
 4) No attempt has been made by Patin Engineers & Surveyors, Inc. to verify title, actual legal ownership, servitudes, easements, right-of-ways or other burdens on the property shown, other than that furnished to this office by the client or his representative. No representation is made that all burdens on this property are shown hereon.
 5) Wetlands Determination is not within the scope of this survey. Therefore no wetlands determination was made for the property shown on this plat.
 6) Bearings and distances match the Title Dimensions unless noted otherwise.

Flood/Zoning Map



1700 City Farm Drive
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10-min Drive-Time



Subject Property

10 minutes

1700 City Farm Drive
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Subject Property In Relation To
Two Main Bridges



Old Bridge

Subject Property

New Bridge

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Location Maps

