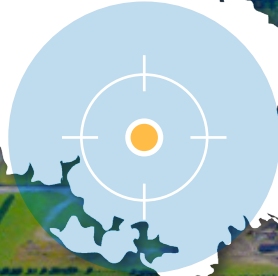


INTRACOASTAL WATERFRONT SERVICE FACILITY

±25 MILES TO GULF OF MEXICO

9828 HWY 182 E, AMELIA, LA - ST. MARY PARISH



INTRACOASTAL
WATERWAY

182

±42.6 Gross Acres

ANDREW VANCHIERE
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9828 Hwy 182 E, Amelia, LA - St. Mary Parish



GULF OF MEXICO

±42.6 Gross Acres



PROPERTY FEATURES

9828 HIGHWAY 182 E LAND TRACT

- **±42.6 Gross Acres** on four tracts
- **±25 miles from Gulf of Mexico**
- **No overhead restrictions**
- 82,300 SF of metal warehouse buildings

	Size	Eave Height
- Fab Shop (2008):	±20 KSF	80'
- Parts Metal Bldg:	±11 KSF	45'
- Fabrication Shop:	±10 KSF	40'
- Metal Bldg:	±10 KSF	30'
- Metal Bldg:	±5 KSF	25'
- 9,100 SF of office space
- **Barge slip**
- **Heavy stabilization**
- Existing bulkhead
- Access to rail
- Industrial zone
- **Additional ±230 acres is also available**

UTILITIES



ELECTRICITY:
SOUTH LOUISIANA
ELECTRIC COOPERATIVE
ASSOCIATIVE



WATER:
ST. MARY PARISH

RECENT NEWS

EXPANSION OF ATCHAFALAYA RIVER/BAYOU BOEUF

The Corp of Engineer Fiscal Year 2019 budget includes funding to enhance Atchafalaya River and Bayou Boeuf to provide a 20' deep by 400' wide channel. Completion is anticipated within the next 2-3 years.

NATURAL GAS PRODUCTION INCREASING

www.eia.gov/todayinenergy

New area projects are expected to reverse GOM natural gas production declines (article dated 11/26/18).

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www.IntraCoastalServiceSite.com



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