

# INDUSTRIAL BUILDING

21095 South Frontage Road  
Lacassine, Louisiana 70650

## FOR SALE OR LEASE

127,800 SF | 30 Acres

\$9,000,000 | Heavy Industrial | I-10 Frontage | Lacassine Industrial Park



For More Information Please Contact:  
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## FEATURES

- 30 Acres
- Zoning - 12', Heavy Industrial
- 127,800 SF Building Size
- \$9,000,000 list price
- Property can be leased
- 18' Clear Height
- 8 Dock Doors
- 1,500-ton capacity AC system throughout 75% of building
- I-10 Frontage
- 37,358 vehicles per day
- Rail spur is available for property but would need to be built into property

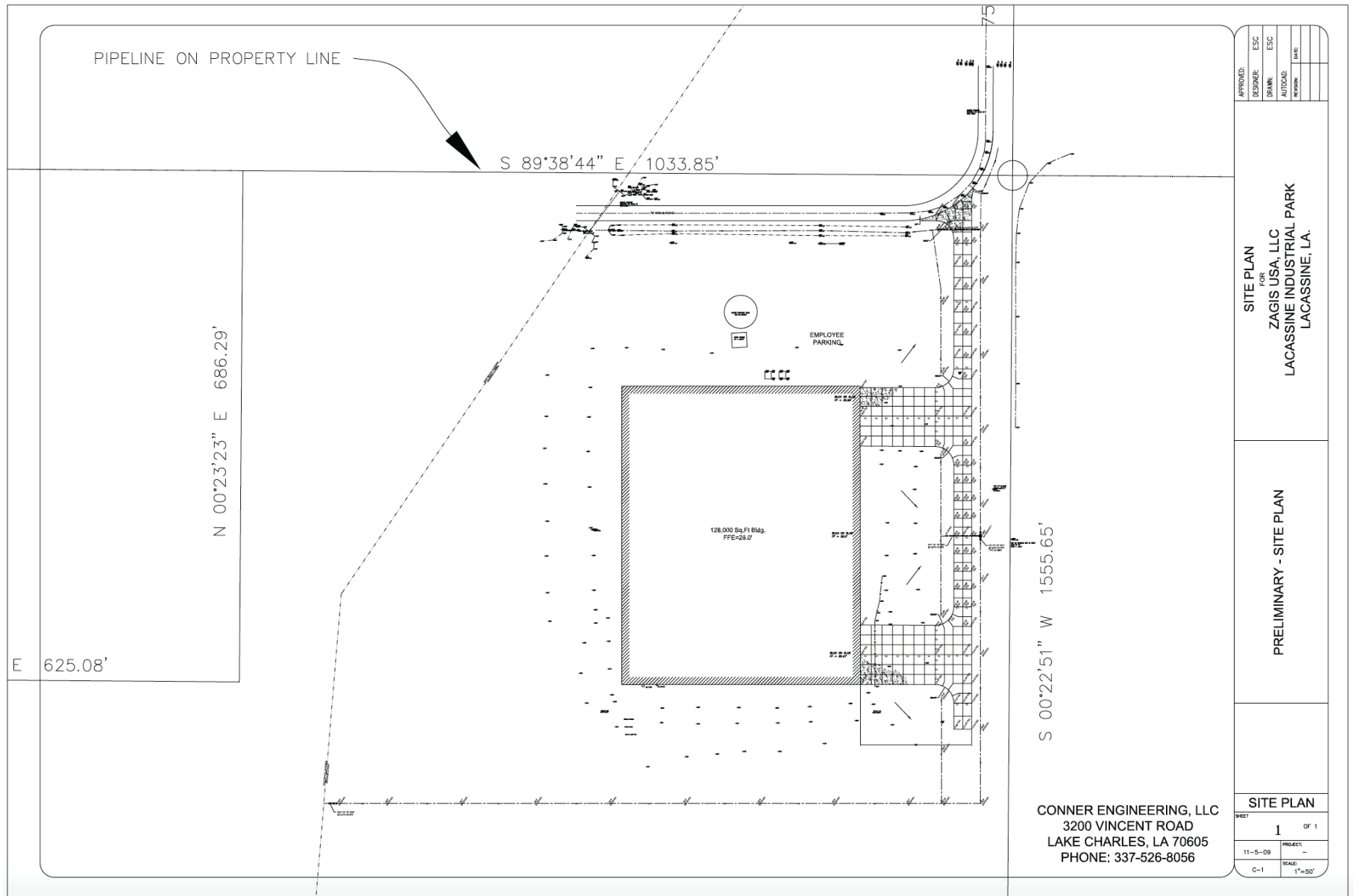


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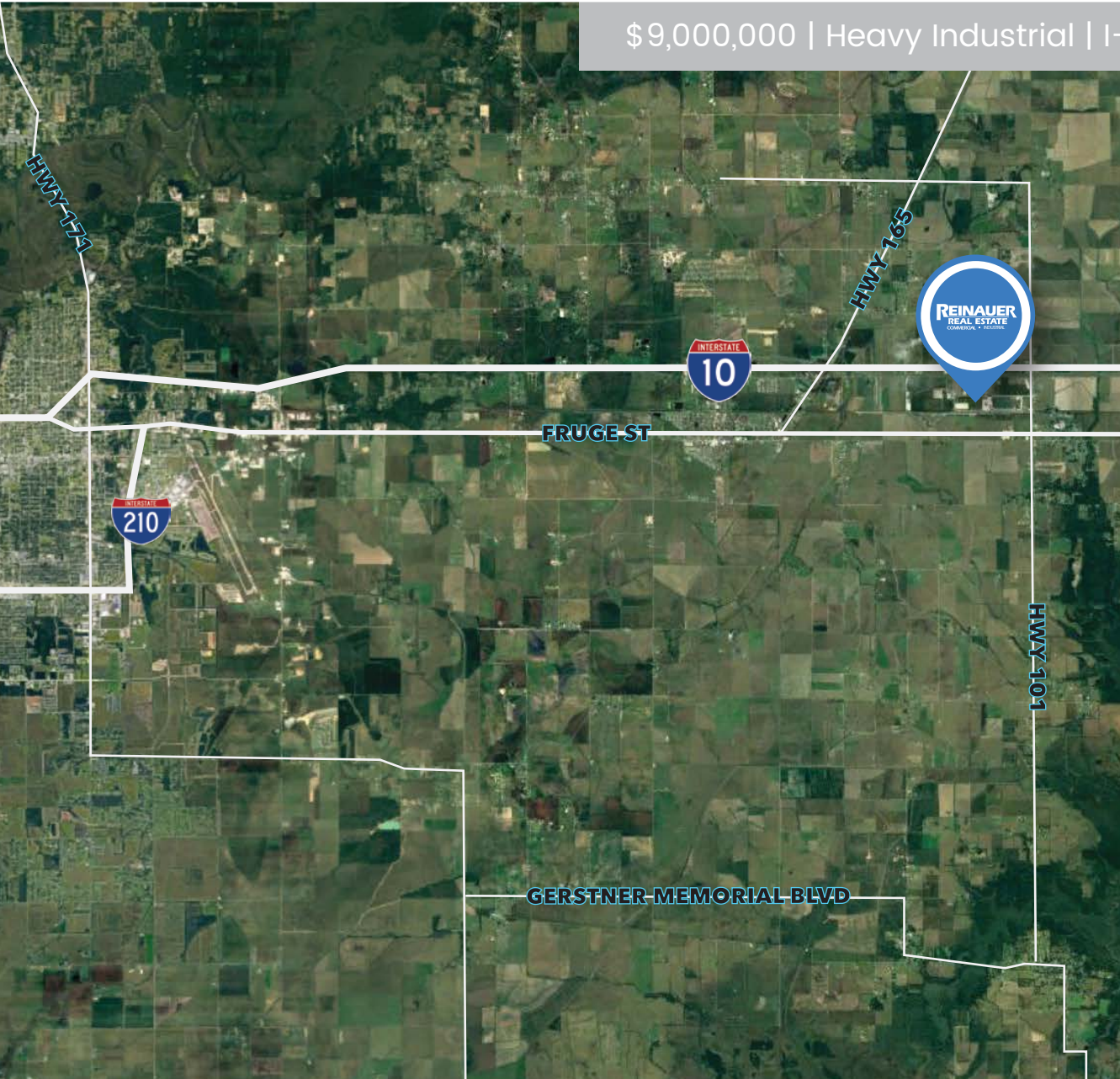
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The site is equidistant to two substantial exits highway exits surrounding the site providing easy access from both the east and west.

The property is located within the Lacassine Industrial Park, an approximately 400-acre development with rail availability and a variety of industrial development.

### MAJOR OCCUPIERS



### HIGHWAYS

The main transportation arteries through Jefferson Davis Parish are Interstate 10, U.S. Highways 90, 165, and 190, and numerous Louisiana state highways. The state highways are eight in all: 14, 26, 99, 101, 102, 380, 382, and 395. These highways make the parish's communities easily accessible to each other and provide an extensive network for all ground transportation needs.

### FREIGHT RAIL

Three railroad companies serve the two main-line communities of Jefferson Davis Parish: Union Pacific Railway, BNSF, and Southern Pacific Railway. There are numerous sites across the parish and in separate townships with railroad access. The Lacassine Industrial Park has two-mile-long rail spurs.

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