



1706 Cannes Dr., LaPlace, LA 70068
985.653.7368 | **corp-realty.com**

Fully Fenced Yard in Growing Business Park

ST. CHARLES PARISH, LULING, LOUISIANA

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COMMERCIAL LAND ALONG JUDGE DUFRESNE BLVD

Esperanza Business Park, St. Charles Parish, Luling, Louisiana

DESCRIPTION

A laydown/storage/parking yard is available for lease in Esperanza Business Park in Luling. It is aggregate filled and compacted and fully fenced.

Esperanza Business Park consists of a large tract of land divided into various lots, and this parcel is located at the end of Judge Edward Dufresne Parkway. Union Pacific Railroad is adjacent to the park and parallel to Hwy 18 (River Road) and the Mississippi River. This site is one mile from I-310 and

the Hale Boggs Memorial Bridge, providing ease of connection throughout St. Charles Parish and the region. There is also a planned extension of Judge Edward Dufresne Blvd to La. Highway 3127.

Development and usage subject to some restrictions as per Esperanza Business Park.

ZONING	Light Industrial
SIZE	96,946 sf 2.2256 acres
RENT	\$4,000/month, gross



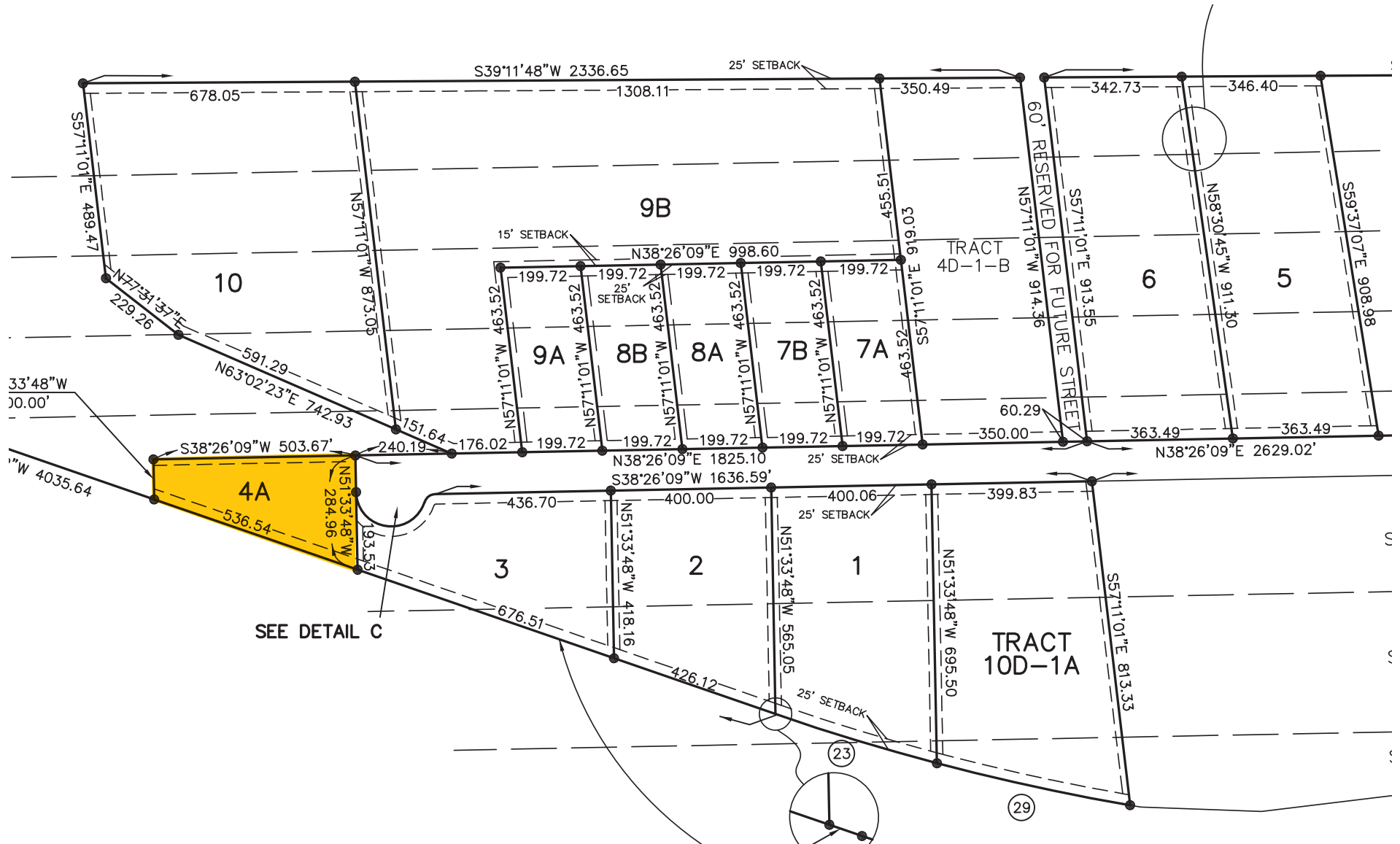
CORPORATE REALTY

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ESPERANZA BUSINESS PARK

ABOUT THE SITE



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MULTI-PURPOSE COMPACTED YARD | FOR LEASE

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