

# PECUE LAND FOR SALE

I-10 and Pecue Lane Intersection  
Baton Rouge, LA

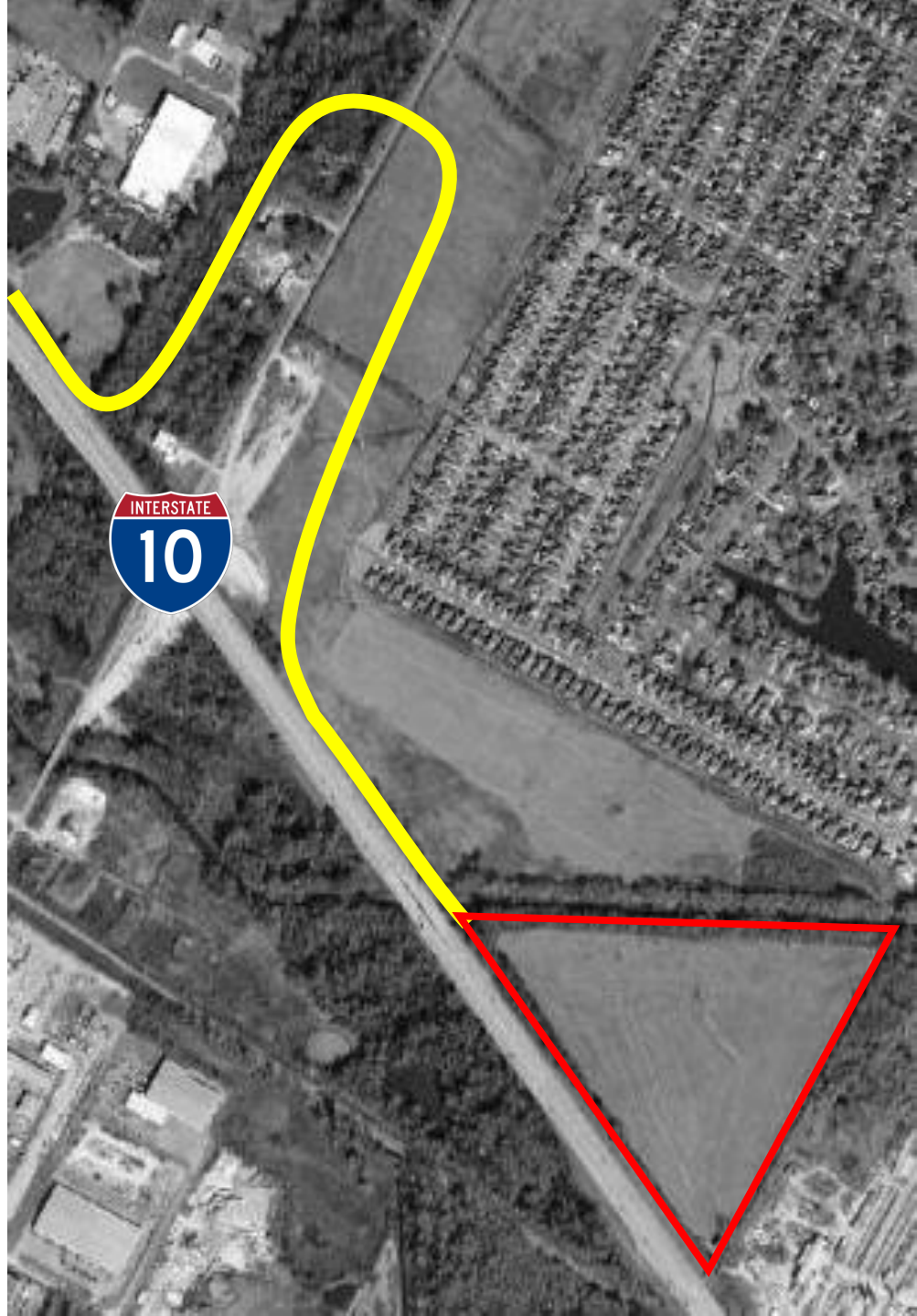


AVAILABLE  
36.78 ACRES  
CW3 ZONING

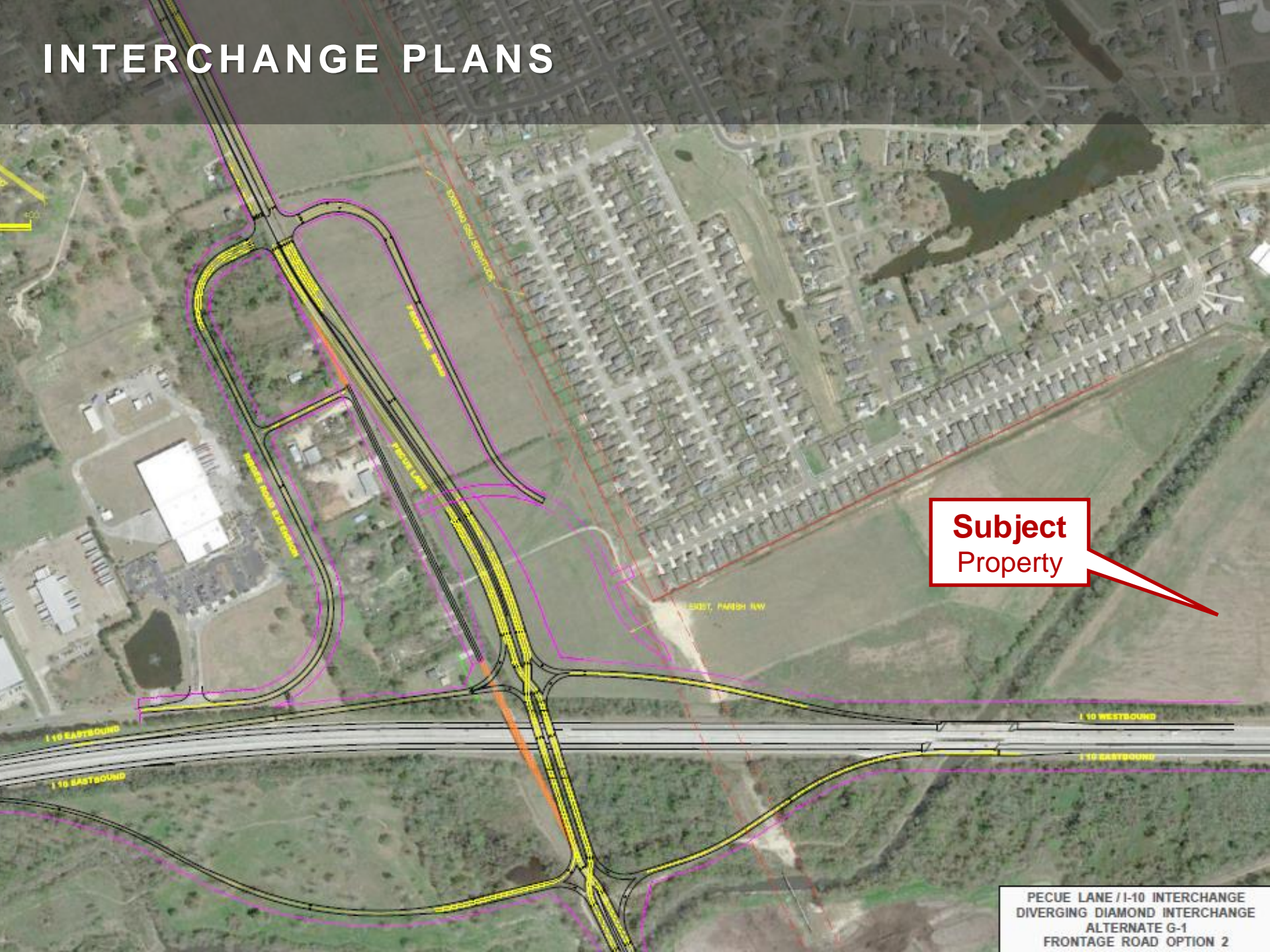
**MAESTRI·MURRELL** INC.  
REAL ESTATE

# PROPERTY HIGHLIGHTS

Location	Located in Baton Rouge, capital city of Louisiana
	Near the intersection of Interstate 10 and Pecue Lane
Property	Two newly constructed, class A industrial buildings
Total Area	36.78 Acres
Interstate Access	New interchange currently under construction
Interchange Completion Date	2026
Infrastructure	Port of Greater Baton Rouge ranks in the <b>Top 15</b> port in the US
	Louisiana is one of two states in the US where <b>all six class one railroads converge</b>
Business Operating Costs	Baton Rouge <b>ranked #1 in lowest business costs</b> among mid-sized cities
	Single Sales Factor Apportionment for corporate income taxes
Tax Credits & Incentive Programs	Industrial Tax Exemption Program
	Quality Jobs Program
	Enterprise Zone Program
	Payment-in-lieu-of-taxes Program



# INTERCHANGE PLANS



**Subject  
Property**

PECUE LANE / I-10 INTERCHANGE  
DIVERGING DIAMOND INTERCHANGE  
ALTERNATE G-1  
FRONTAGE ROAD OPTION 2

PROPERTY  
AERIAL

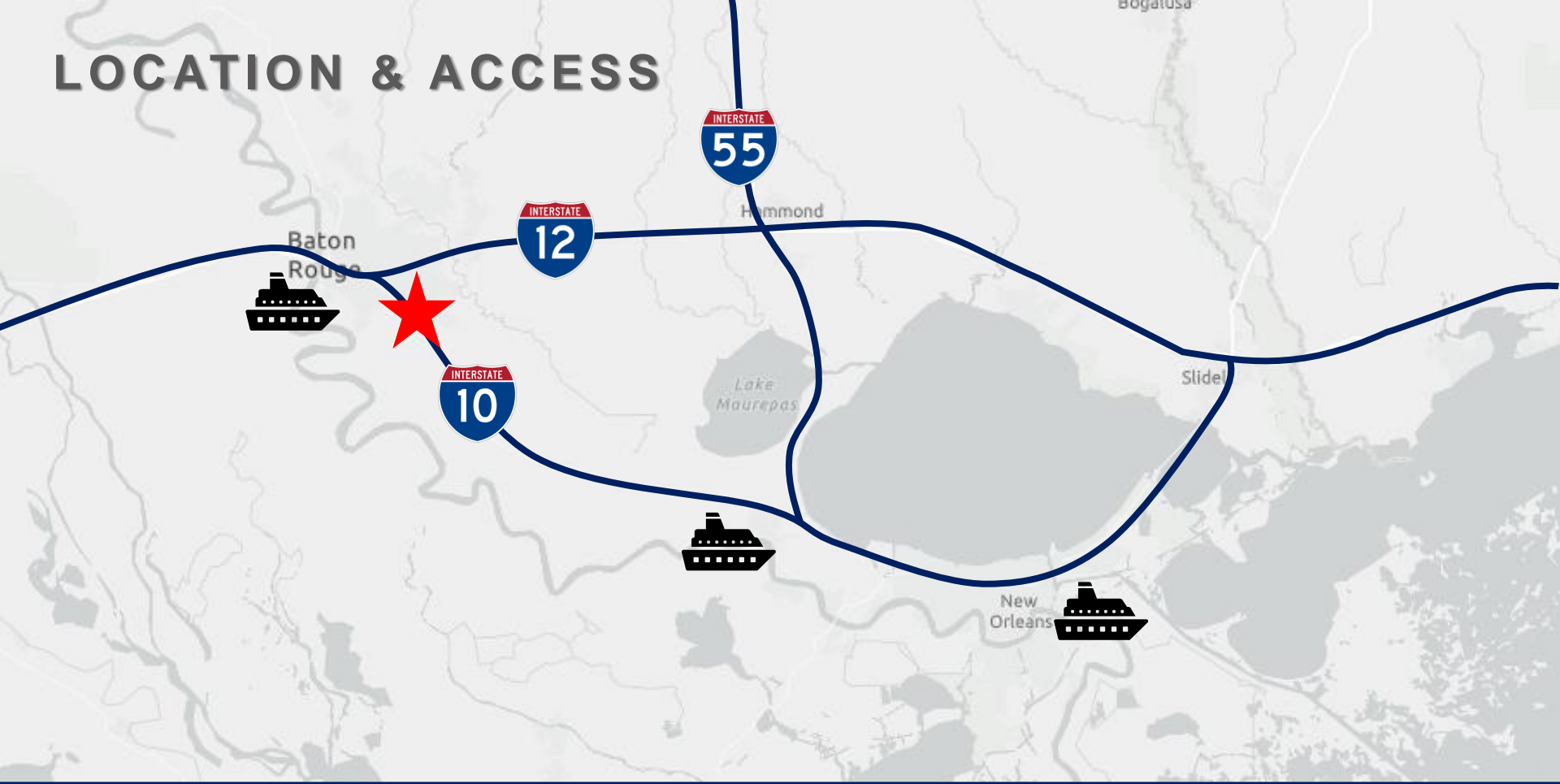
Pecue Ln



**Subject  
Property**



# LOCATION & ACCESS



## Interstates & Highways

Interstate 10	1 minute
Interstate 12	6 minutes
Interstate 55	41 minutes

## Ports

Greater Baton Rouge	16 minutes
South Louisiana	45 minutes
New Orleans	1 hour & 13 minutes

## Railroads

Kansas City Southern	14 minutes
Canadian National	16 minutes
Union Pacific	25 minutes

# CONTACTS:

**Ben Stalter, CCIM**

(225) 298-1250

[bstalter@mmcre.com](mailto:bstalter@mmcre.com)

**Drew Gonzales**

(225) 298-1250

[dgonzales@mmcre.com](mailto:dgonzales@mmcre.com)

