

LAND FOR SALE

+1128  
ACRES

*Barge-Accessible, Rail  
On-Site, Industrial Land in  
New Orleans Inner Harbor*

4201 FRANCE RD, NEW ORLEANS 70126

*HI - Heavy Industrial Zoning*

 VIEW VIDEO

**FOR SALE \$3,400,000**

(\$6.92 PER SF | \$301,418.88 PER ACRE)

## CONTACTS

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**CBRE**

# OVERVIEW

4201 France Road is a rare, strategic 11.28 acre industrial site (stabilized, compacted and filled) positioned on the Inner Harbor Navigational Canal (IHNC) within the Port of New Orleans Inner Harbor. As one of the few privately owned tracts in this port district, the site provides a rare mix of barge-depth water frontage, rail integration, and immediate interstate access.

## KEY ADVANTAGES



**PRIVATE LAND WITHIN  
PORT FOOTPRINT**



**BARGE DEPTH  
WATERFRONT**



**RAIL INTERSECTING  
THE SITE**



**MINUTES TO I-10  
& HWY 90**



VIEW VIDEO

# PROPERTY HIGHLIGHTS



±11.28 ACRES OF INDUSTRIAL LAND  
(Stabilized, compacted and filled)



±1,040 LINEAR FEET OF BARGE DEPTH WATERFRONT



INTERSECTED BY NEW ORLEANS PUBLIC BELT RAIL



- DIRECT ACCESS TO:
- Industrial Canal
  - Intracoastal Waterway
  - Mississippi River
  - Lake Pontchartrain



PRIVATE LAND WITHIN PORT FOOTPRINT



MINUTES TO I-10 & HIGHWAY 90

 VIEW VIDEO





**±11.28**  
ACRES

 [VIEW VIDEO](#)

# STRATEGIC ADVANTAGES

## BARGE-ACCESSIBLE WATERFRONT

The site's frontage along the Inner Harbor Navigational Canal (IHNC) provides direct access to:

- The Mississippi River
- Lake Pontchartrain
- The Gulf Intracoastal Waterway
- The Mississippi River Gulf Outlet (MRGO) corridor

## DIRECT RAIL CONNECTIVITY

The property is intersected by the New Orleans Public Belt Railroad (NOPB), enabling:

- Railcar storage opportunities
- Seamless interchange with Class I carriers via NOPB
- On-site rail for laydown or transload operations

## HIGHWAY & INTERSTATE ACCESS

Located minutes from key freight corridors:

- Highway 90
- Interstate 10
- Immediate connection to regional and national trucking networks


# PROPERTY SPECIFICATIONS

 Total Land Area  
11.28 ACRES

 Zoning  
HEAVY INDUSTRIAL

 Waterfront  
1,040 LINEAR FEET

 Rail  
ACTIVE NOPB RAIL LINE  
INTERSECTING PROPERTY

 Topography  
INDUSTRIAL-READY — SUITABLE  
FOR LAYDOWN, STORAGE, AND  
BUILD TO SUIT DEVELOPMENT

## KEY PERMITTED USES IN HI DISTRICTS

- **Manufacturing:** Heavy, maritime-dependent manufacturing and light manufacturing
- **Storage and Distribution:** Warehousing, outside storage, and truck terminals.
- **Industrial Services:** Contractor yards, heavy repair services, and equipment rental.
- **Commercial/Other:** Motor vehicle operations facilities, major repair, and commercial parking.
- **Logistics & Transload**
- **Rail**
- **Maritime-dependent industrial operations**
- **Utilities:** Essential utilities (lines, poles, pipes)

 VIEW VIDEO

+11.28  
ACRES



# LOCATION ADVANTAGE

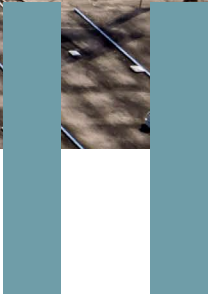
The site sits at the center of the Inner Harbor—a dense cluster of maritime, petrochemical, and logistics users—and benefits from a 5.5 mile navigational canal connecting the Mississippi River to Lake Pontchartrain. This positioning optimizes waterborne freight, barge access, rail operations, and regional trucking.

- Direct access to port terminals and maritime infrastructure
- Ideal for companies requiring efficient barge-to-truck-to-rail movements
- Close proximity to regional labor and industrial service providers





# AERIAL IMAGERY



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