

±19.93 AC

MARITIME INDUSTRIAL TRACT

HI - HEAVY INDUSTRIAL ZONING

1061 DUHON BYPASS ROAD | AMELIA, LOUISIANA



 [VIEW VIDEO](#)

FOR SALE

- ◆ Land & Buildings: \$4,000,000
- ◆ Crane: Pricing excludes stiff leg crane which may be purchased separately

Prime Gulf of America Connected, Crane Served Industrial Site Surrounded by Major Marine & Fabrication Operators

CBRE

Property Overview

This ±19.93 acre, partially stabilized, tract with approximately 13,731 SF of building improvements, 2,590 LF of water frontage and 1,427 LF of improved bulkhead, sits in the heart of Amelia's established marine industrial corridor on the Avoca Island Cutoff near the intracoastal waterway. The area is anchored by nationally recognized shipyards, fabrication companies, and marine service providers, making this a highly strategic location for operators in offshore, industrial, maritime, and energy sectors.

The Property boasts a highly advantageous position with direct access to critical maritime transportation arteries. This prime placement offers exceptional logistical benefits due to its proximity and connectivity to the Gulf of America, the Gulf Intracoastal Waterway, and the Mississippi River system. It is strategically positioned at the confluence of the Atchafalaya River and the Gulf Intracoastal Waterway, approximately 18 miles north of the Gulf of America. The Atchafalaya River serves as a significant distributary of the mighty Mississippi River, thereby linking facilities in this area to the extensive Mississippi River system.



Property Highlights



Office/Warehouse



Truck Scale



Crane
(Can be purchased separately)



Bulkhead
1,427 LF



Mooring Dolphins
13



Barge Depth



Subsurface
compressed air lines
along bulkhead



Compacted, filled,
stabilized and suitable for
heavy equipment travel



All water frontages
including the entirety of
the slip is included



Site Advantages

- ✦ Located in one of the Gulf Coast's most active marine industrial clusters
- ✦ Surrounded by nationally recognized shipbuilders and fabricators
- ✦ Excellent for operations supporting offshore energy, marine services, metal fabrication, heavy industrial equipment, or logistics
- ✦ Access to deepwater routes, industrial waterways, rail, and major highways
- ✦ Regional workforce experienced in shipbuilding, marine fabrication, and industrial support trades

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Strategic Access & Connectivity

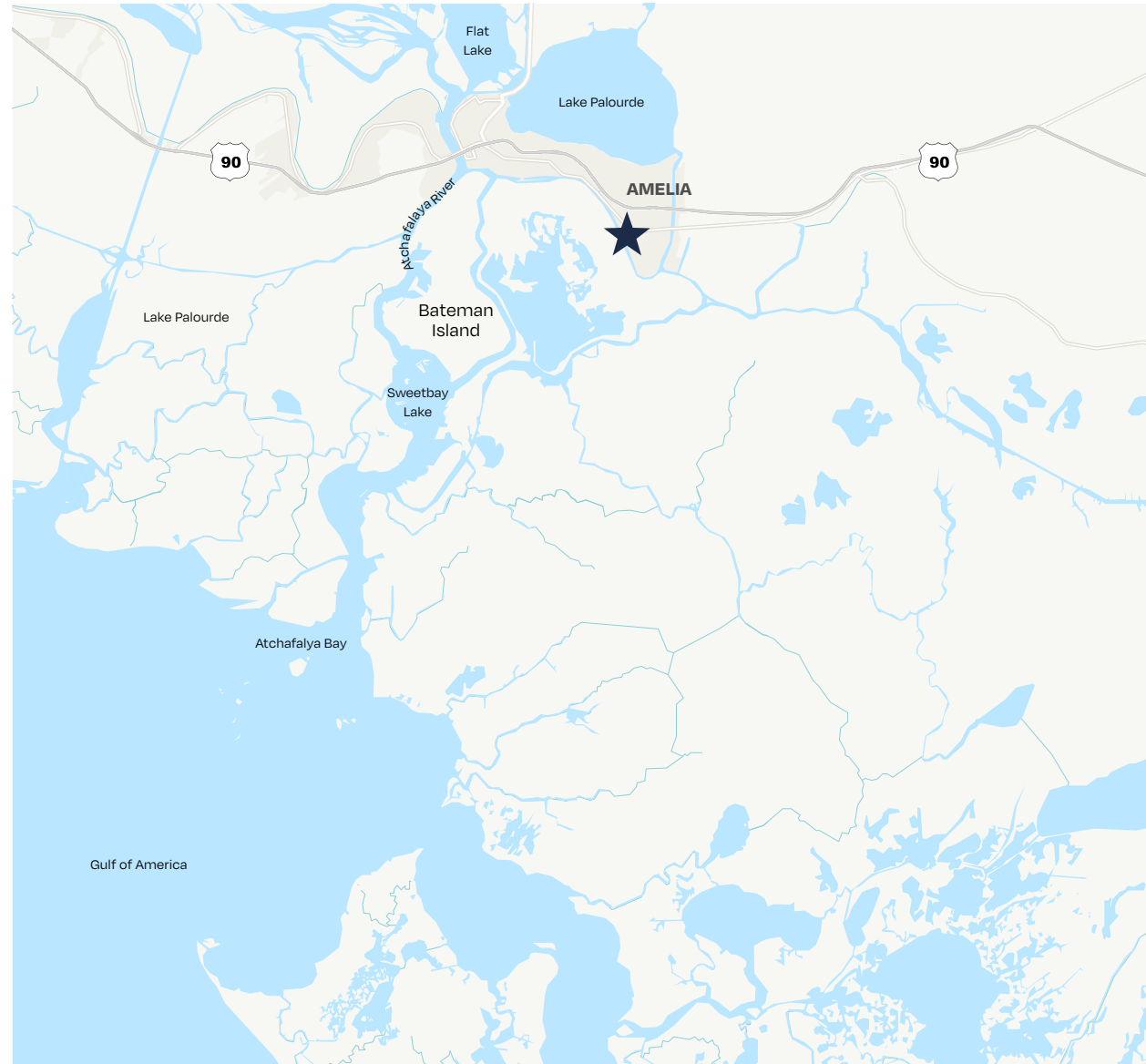


Direct Pathways to the Gulf of America

The Amelia industrial corridor provides unobstructed marine access to key waterways feeding directly into the Gulf—ideal for marine operators, offshore energy support, fabrication transport, and vessel mobilization.

Highway Access

The site is approximately two miles from U.S. Highway 90 (Interstate 49 Corridor), providing rapid truck route connectivity to the entire river parish region, Gulf Coast, Houma, Morgan City, New Orleans, and major distribution arteries across the Gulf South.



Industrial Environment & Surrounding Tenants

The site is positioned among some of the region's most significant and active industrial operators, who help to reinforce the location's credibility as a top tier marine and fabrication hub and create natural synergies for suppliers, subcontractors, and service providers.



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Contact

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