

51 Foundry Road

WESTWEGO
LA 70094

FOR SALE

±45.45 ACRES

UNIQUE INFILL OPPORTUNITY

ASKING PRICE - \$590,000 (\$12,981/AC)

.5 MILES WEST OF MISSISSIPPI RIVER AT LATIGUE RD & FOUNDRY RD



CBRE



MISSISSIPPI RIVER

LATIGUE RD

±45.45 ACRES

FOUNDRY RD

NOPB/UP RAILWAY

THE PROPERTY



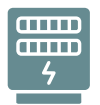
±45.45
Acres



Adjacent Rail Served
(NOPB/UP Railway)



Zoning
M-2 Industrial



Adjacent to Waggaman
Entergy Power Station



.5 Miles
to Mississippi River



Strategic Location
in Westwego Industrial Corridor



Proximity to Major
Transportation routes



**Proximity to Natural
Gas Pipelines**
(Trans-Louisiana Gas Pipeline)

KEY FEATURES

Existing Infrastructure

Infill opportunity with exceptional access to existing, robust infrastructure.

Transportation Networks

Immediate proximity to the Westbank Expressway (Highway 90), major bus lines (W1, W10, W3), and active rail lines (New Orleans & Gulf Coast Railway, BNSF Railway).

Logistics

Located approximately 0.5 miles from the lower Mississippi River, the site boasts unparalleled logistical advantages due to existing deepwater port facilities, multimodal transportation hubs, and established industrial corridors.

Utilities and Services

Essential utilities (water, sewer, electricity, gas) in place and accessible to site.

Strategic Location within Industrial Corridor

Infill development, within the Mississippi River Industrial Corridor, offers an existing network of suppliers, skilled labor, and related industries to maximize economic activity without contributing to urban sprawl.



SITE SURVEY



MISSISSIPPI RIVER

LATIGUE RD

FOUNDRY RD

NOPB/UP RAILWAY



STRATEGIC LOCATION

Destination Drive Times		
Highway 90	9 Minutes	3.2 Miles
River Road	2 Minutes	0.5 Miles
Port of New Orleans	28 Minutes	18 Miles
New Orleans CBD	28 Minutes	16 Miles
Louis Armstrong International Airport	28 Minutes	17 Miles




**LOUIS ARMSTRONG
INTERNATIONAL AIRPORT**

51 Foundry
Road
WESTWEGO
LA 70094

**NOPB/UP
RAILWAY**

ELMWOOD

**NEW ORLEANS
CBD**


**PORT OF
NEW ORLEANS**


**NEW ORLEANS
TERMINAL**

AVONDALE

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AT LATIGUE RD & FOUNDRY RD

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CONTACTS

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