



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

**FOR INDUSTRIAL LAND LEASE**  
**INDUSTRIAL SITE NEAR DOW & SHINTECH (IBERVILLE PARISH)**  
25035 LA-1, PLAQUEMINE, LA 70764

**\$16,262 / MO. (NNN)**



**OFFERING SUMMARY**

<b>Industrial Land Lease Rate:</b>	<b>\$16,262.00 per month (NNN)</b>
<b>Lot Size:</b>	<b>11.75 Acres</b>

**PROPERTY HIGHLIGHTS**

- 11.75 Acre Tract available for Industrial Land Lease.
- Property sits on Hwy 1 South in Iberville Parish, in between DOW Chemical and Shintech.
- Located 1 mile from Plaquemine Ferry.
- **POTENTIAL USES INCLUDE:**
- Stand Alone Industrial Facility [up to 150,000 SqFt]
- Industrial Facility with Large Laydown Yard (11.5 Acre Site)
- Storage Yard
- Cleared 11.75 Acre Tract 100% Ready for Development
- Not in the Flood Zone



**MATTHEW SHIRLEY**   **BRIAN NICOLICH**  
Associate Broker   Commercial Sales & Leasing  
(D)225.907.5214   (D)225.229.4371  
matthew@sr-cre.com   brian@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

**FOR INDUSTRIAL LAND LEASE**  
**INDUSTRIAL SITE NEAR DOW & SHINTECH (IBERVILLE PARISH)**  
25035 LA-1, PLAQUEMINE, LA 70764

**\$16,262 / MO. (NNN)**



**MATTHEW SHIRLEY** **BRIAN NICOLICH**  
Associate Broker      Commercial Sales & Leasing  
(D)225.907.5214      (D)225.229.4371  
matthew@sr-cre.com      brian@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

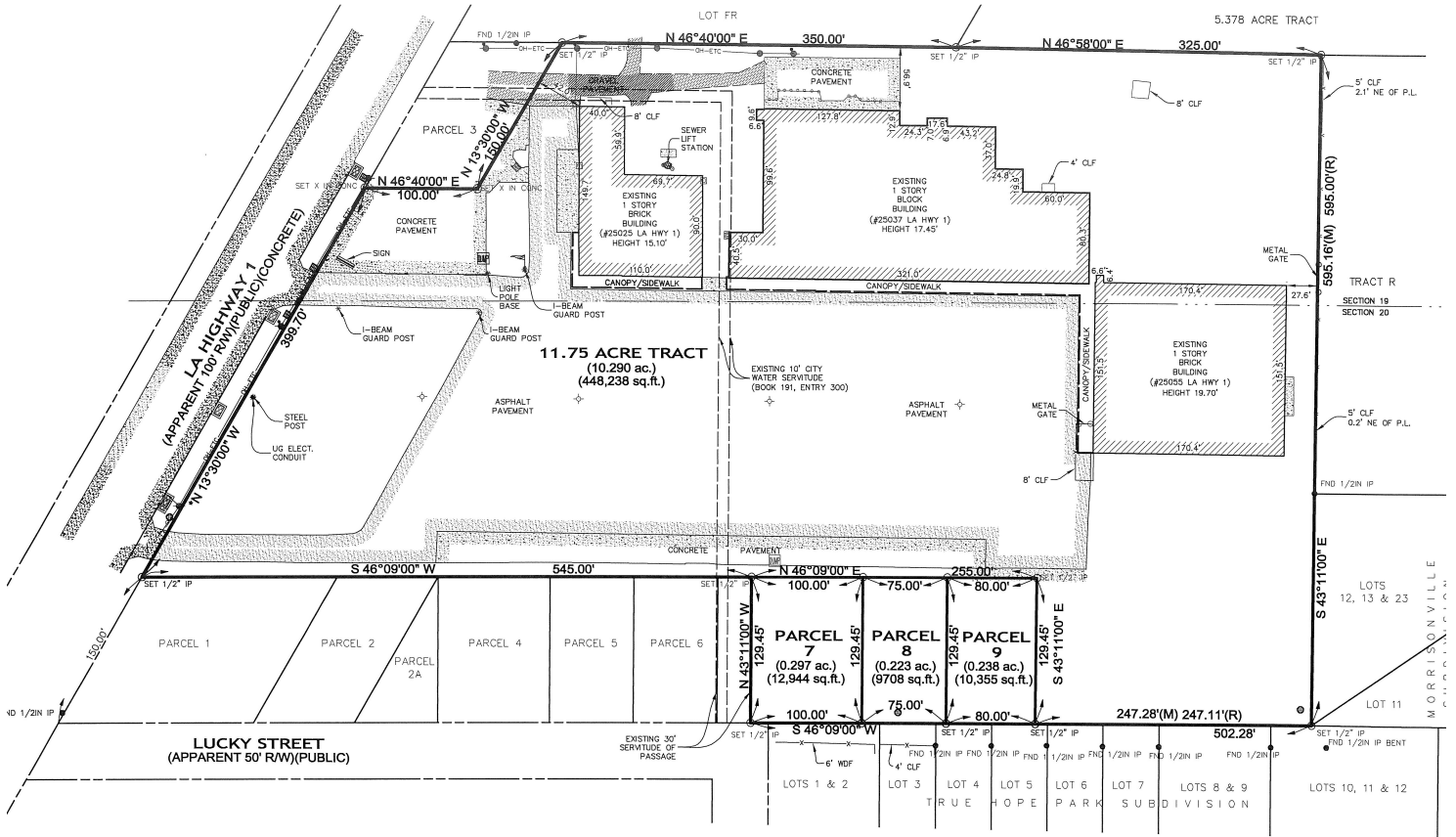
The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

**FOR INDUSTRIAL LAND LEASE**  
**INDUSTRIAL SITE NEAR DOW & SHINTECH (IBERVILLE PARISH)**  
25035 LA-1, PLAQUEMINE, LA 70764

**\$16,262 / MO. (NNN)**



ACREAGE TABLE		
11.75 AC. TRACT	10,290 ac.	448,238 sq.ft.
PARCEL 7	0.297 ac.	12,944 sq.ft.
PARCEL 8	0.223 ac.	9708 sq.ft.
PARCEL 9	0.238 ac.	10,355 sq.ft.
TOTAL	11.048 ac.	481,245 sq.ft.

**MAP SHOWING ALTA / NSPS SURVEY**  
OF  
**11.75 ACRE TRACT & PARCELS 7, 8 & 9**  
LOCATED IN SECTIONS 19 & 20, T-9-S, R-12-E,  
SOUTHEAST LAND DISTRICT,  
WEST OF THE MISSISSIPPI RIVER  
IBERVILLE PARISH, LOUISIANA

**Survey**

**MATTHEW SHIRLEY** **BRIAN NICOLICH**  
Associate Broker Commercial Sales & Leasing  
(D)225.907.5214 (D)225.229.4371  
matthew@sr-cre.com brian@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.