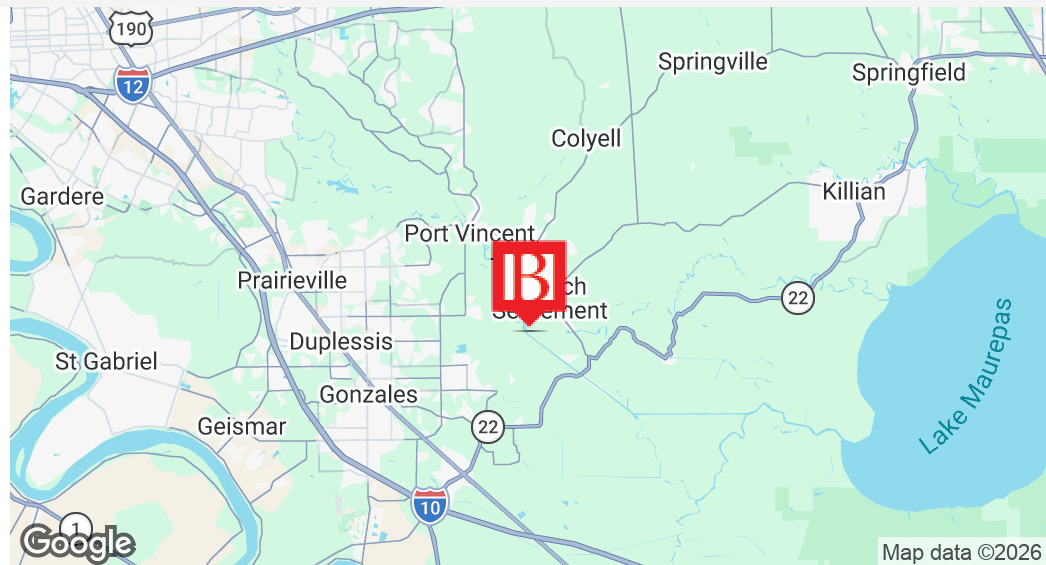


Industrial Waterfront Facility with Crane System, Marina & Canal Access

13811 Diversion Canal Rd Saint Amant, LA 70774

PROPERTY SUMMARY



Property Description

±12,576 SF industrial facility situated on ±1.27 acres along the Diversion Canal in Saint Amant, Louisiana. The property is improved with a fully equipped warehouse, office space, and a second-floor apartment, offering a functional layout for a variety of industrial users.

The site includes significant infrastructure, highlighted by a dual overhead crane system, multiple jib cranes, and an 80' waterfront crane structure, along with a double boat launch and a 12-slip covered marina. Additional features include three-phase power, an 80 kW backup generator, oil-water separation system, and a secondary warehouse building, providing a turnkey operational setup.

Offering Summary

Sale Price:	\$1,750,000
Lot Size:	1.27 Acres
Building Size:	12,576 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	170	7,073	39,753
Total Population	488	19,570	106,512
Average HH Income	\$106,490	\$102,305	\$102,836

Cade Bogan

225.333.9807
cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | July 23, 2026



Industrial Waterfront Facility with Crane System, Marina & Canal Access

13811 Diversion Canal Rd Saint Amant, LA 70774

COMPLETE HIGHLIGHTS



Property Highlights

- ±1.27-acre waterfront industrial site
- ±12,576 SF industrial facility
- Direct access to the Diversion Canal
- Navigable access to the Amite River
- 12-slip covered marina
- Double concrete boat launch
- Dual overhead crane system
- Multiple electric jib cranes
- 80' waterfront crane structure
- Three-phase electrical service
- Permanent 80 kW backup generator
- Automatic transfer switch
- Four (4) 16' motorized overhead doors
- Secondary ±1,800 SF warehouse
- Office and second-floor apartment
- Machine shop area
- Fully fenced and gated
- Oil-water separator system
- Large mezzanine storage area

Cade Bogan

225.333.9807

cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | July 23, 2026



Industrial Waterfront Facility with Crane System, Marina & Canal Access

13811 Diversion Canal Rd Saint Amant, LA 70774

AERIAL ZONING MAP

SCENSION
ASSESSOR

Log In Search

search...

Map Search Results Report Sales Search Sales List Sales Results Home



Cade Bogan

225.333.9807

cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | July 23, 2026



Industrial Waterfront Facility with Crane System, Marina & Canal Access

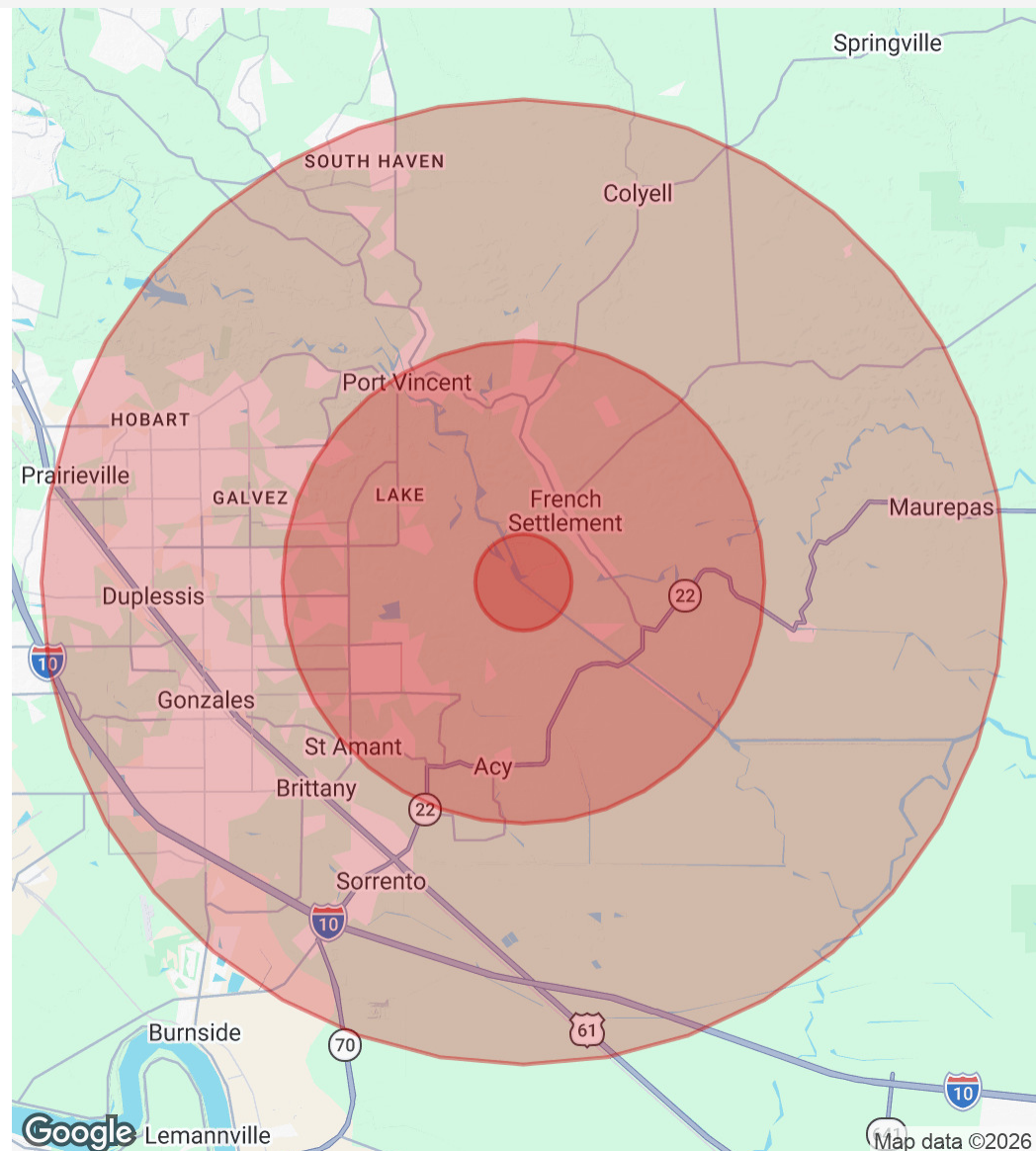
13811 Diversion Canal Rd Saint Amant, LA 70774

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	488	19,570	106,512
Average Age	42.8	39.1	38.1
Average Age (Male)	40.4	38.4	37.4
Average Age (Female)	42.5	38.2	38.1

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	170	7,073	39,753
# Of Persons Per HH	2.9	2.8	2.7
Average HH Income	\$106,490	\$102,305	\$102,836
Average House Value	\$269,165	\$261,372	\$258,077

2023 American Community Survey (ACS)



Cade Bogan

225.333.9807

cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | July 23, 2026

