



AVAILABLE



FOR SALE ***Industrial Parcel***

Location: Fourth Street, Marrero, LA
Adjacent to 6100 Fourth Street
(at Ames Blvd. with direct access to
Westbank Exp.)

Asking Price: \$450,000.00
\$2.04 P.S.F.

Description:

- 5.6 Acres (\pm)
- Zoned M-1 Industrial
- 531' Front on Fourth Street
- 422'/442' Depth
- Subject to 70' drainage servitude (small canal) and 50' drainage servitude (large canal)
- Former Johns Manville Tract
- LDEQ – no further action on asbestos content

Listing Agent: Jack Stumpf

**JACK STUMPF
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

1700 Central Boulevard
Harvey, Louisiana 70058
(504) 366-6800
www.jackstumpf.com

Licensed in Louisiana

The information presented herein has been furnished by the owner or obtained from sources we deem reliable. No warranties or representations, either expressed or implied are made as to the accuracy of the data provided, and same is subject to error, omission, change of price, and/or conditions of availability without notice.

Jan, 2016

AMES FARMS LAND CO. INDUSTRIAL HARBOR SITES
 SECTION 16, T13S, R23E
 SOUTHEAST DISTRICT OF LA.
 WEST OF MISSISSIPPI RIVER
 JEFFERSON PARISH, LA.

MISSISSIPPI RIVER (SIDE)

TEXAS & PACIFIC RAILROAD

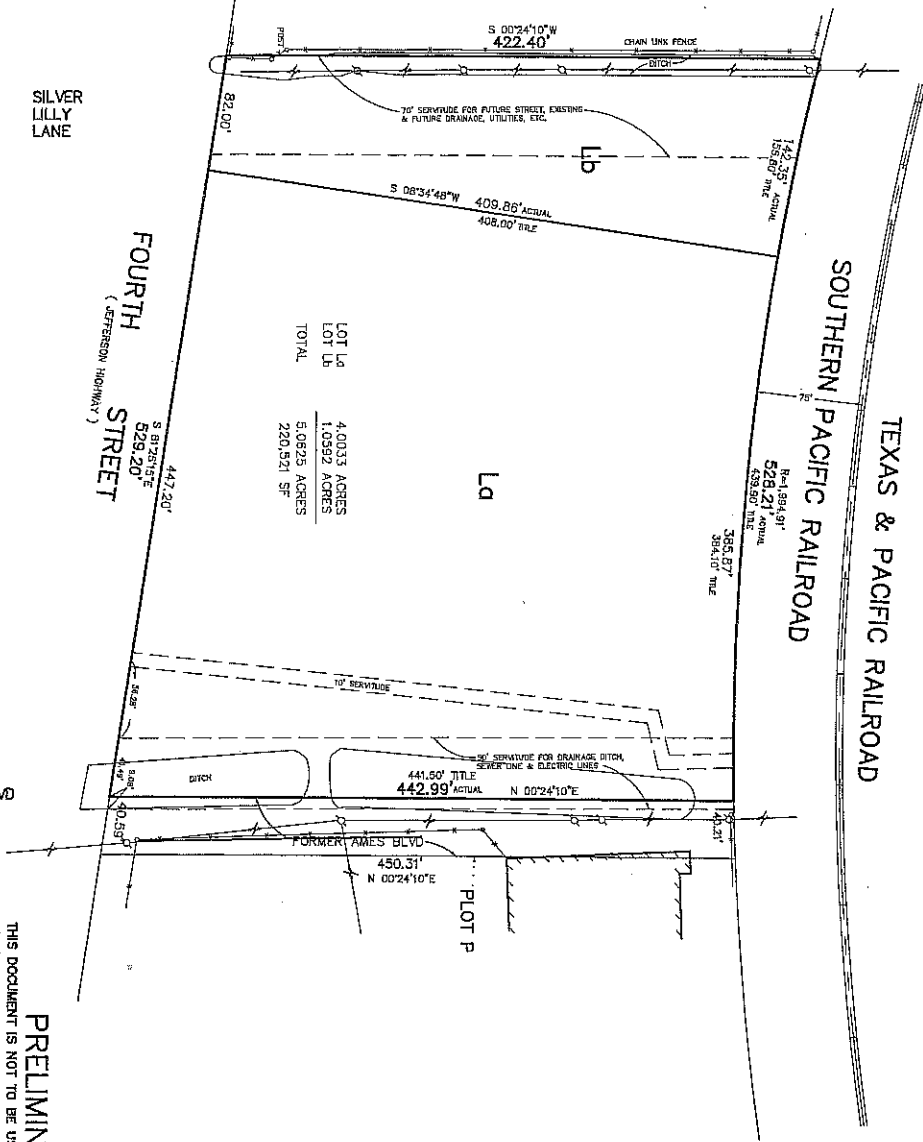
SOUTHERN PACIFIC RAILROAD

FORMERLY PAPER MAKERS CHEMICAL CORP.

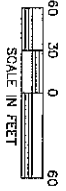
SILVER LILLY LANE

FOURTH STREET
 (JEFFERSON HIGHWAY)

AMES BLVD



LOT Ld	4,003.3 ACRES
LOT Lb	1,039.2 ACRES
TOTAL	5,082.5 ACRES
	220.521 SF



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 TILDON J. DUFRENE, JR., PE 18887, PLUS 04563

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JANUARY 21, 2016