

2284 W Maringouin Rd
Livonia, LA 70755



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MLS# 2023004797



\$9,870,000

558 +/- acres of industrial property located in Pointe Coupee parish. - Numerous development possibilities with 341 acres being LED certified. - Previously LED certified site. - Proposed rail spur possibilities. Info and documents attached. - Site is adjacent to Union Pacific rail yard. - Potential for solar. - Existing Entergy and Pointe Coupee Electric substations in close proximity. - Existing single phase, two phase, and three phase electric distribution within close proximity. - Cypress Gas Company natural gas pipeline within close proximity. - Denbury, Chevron, and Exxon pipelines within close proximity. - Environmental Site Assessments, Soil Maps, Wetland Delineation report, and additional relevant documentation available. - Less than 30 miles from Baton Rouge and 45 miles from Lafayette.



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For full listing details, please scan:

