

**18062 Hwy 3235 West Side**  
Galliano, LA 70354



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SOON

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**MLS# 2025015165**



**\$595,000**

Situated in a business-friendly community in Galliano known for its supportive local government and robust infrastructure. On route to Port Fourchon, this facility is diverse and the only known cold storage of its kind in Lafourche Parish. Equipped with multiple modern refrigeration and freezer units (formerly used as an Alligator Processing Facility) maintaining product quality and safety. Office space include areas for administrative tasks, meetings and client interactions. Loading Dock can accommodate 18 wheelers with swift and easy loading and unloading offering convenient roll up door for easy logistics required for transportation. With over 21 ACRES of Land, there is ample room for future expansion to grow your business venture! Zoning: suitable for food prep and meat processing operations. Two separate buildings: Cold Storage Building= 75' x 50' with 12 and 15 foot heights. Processing Building= 75' x 40' 12ft height . Offering close to 7000 sq ft Total for your operations. Oxidation Ponds handle enough capacity for expansion as well. Back property borders the levee protected canal and excellent fishing is just icing on the cake.



**Lisa Plaisance**

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Bayou Classic Realty, LLC

For full listing details, please scan:

