

**3051 Highway 1 South**  
Donaldsonville, LA 70346



**LOGO** COMING  
SOON

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**MLS# 2026005408**



**\$6,375**

**8,500 Sqft**

Seize a rare opportunity to position your business at the epicenter of one of the region's most significant industrial expansions. This fully remodeled steel-frame office warehouse building is available immediately, located less than 10 miles from the CF Blue Point and Hyundai Steel industrial plant projects making this an exceptional location for construction support services, suppliers, contractors, and related businesses looking to capitalize on incoming demand. Completely Remodeled in 2025 This is not a tired, dated space. The building underwent a comprehensive renovation in 2025, including new walls, insulation, windows, roof, HVAC system, updated bathrooms, and modernized office areas. In addition to the 1,600sq.ft. of office space and the 6,900sq.ft. of warehouse space there is also 1,700sq.ft. of open loft space in the warehouse that has staircase access. Space Highlights: Steel-frame metal building with flexible warehouse and office configuration 4 private offices 3 bathrooms Storage rooms and kitchenette New HVAC system throughout Visibility Highway signage space is available, putting your business name in front of high-traffic daily commuters and commercial traffic. Power Currently configured for 2-phase power with the ability to upgrade to 3-phase accommodating a wide range of industrial and commercial operations.



**Matt Noel**

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Coldwell Banker ONE

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