



of **KW** SOUTH
COMMERCIAL

10 Acres of Waterfront Industrial Property



(985) 872-4598 www.loganbabin.com
400 Lafayette St., Houma, LA 70360

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Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind.

References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.

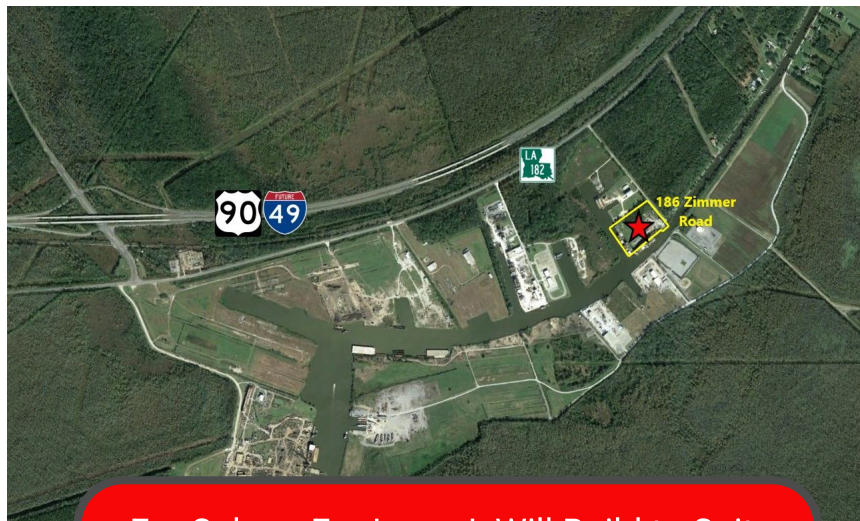
Property Summary

Description

10 acre waterfront facility located in Gibson, LA just minutes from U.S. Highway 90/Future I-49 (America's Energy Corridor). Contains over 1,200' of water frontage and shore power.

Key Features

- 10 Acres of land with some limestone stabilization
- Shore power along water frontage
- 3,300 SF Shop & 3,000 SF Covered Work Area
- Gated entry with guard stand
- Boat access to Intracoastal Waterway
- Quick access unto U.S. Hwy 90/Future I-49



For Sale or For Lease! Will Build to Suit.

SALES PRICE: **\$1,600,000.00**

LEASE PRICE: **\$10,000.00/MO**

LAND SIZE: **+/- 10 Acres**

TOTAL BUILDING SF: **6,600 SF**

This 10-acre waterfront property on Zimmer Road has limestone stabilization, over 1,200 linear feet of waterfrontage with shore power, a loading ramp, small boat launch, a 3,300 SF Shop, and a 3,000 SF covered work area.

The property is For Sale or For Lease. The owner will also consider build-to-suit options, subject to negotiation.





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