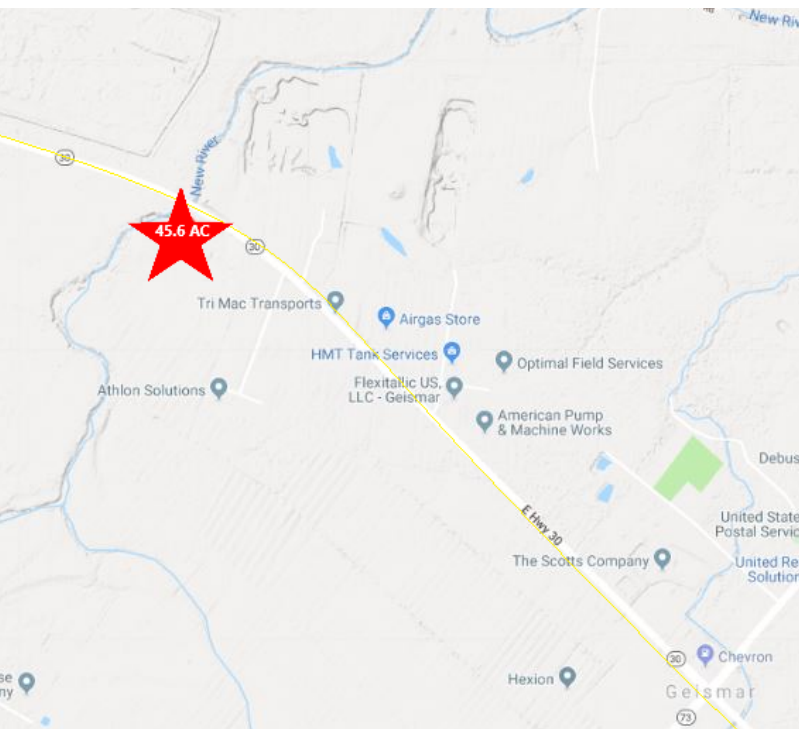


# GATEWAY II

HWY. 30, GEISMAR, LA 70734

**45.6 ACRES AVAILABLE**



## PROPERTY HIGHLIGHTS

- Certified Site
- Heavy Industrial
- Outside Floodzone
- Excellent Access to LA 30 & I-10
- Land is Level and Ready to Build On
- Frontage is 903'

## OFFERING SUMMARY

Sale Price:	\$4,950,000
Lot Size:	45.6 Acres

**BILL JEANSONNE, CCIM**  
Commercial Investment Specialist  
(D)225.802.2932  
bill@sr-cre.com

**DON HANNA**  
Commercial Sales & Leasing  
(D)225.802.5450  
don@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com



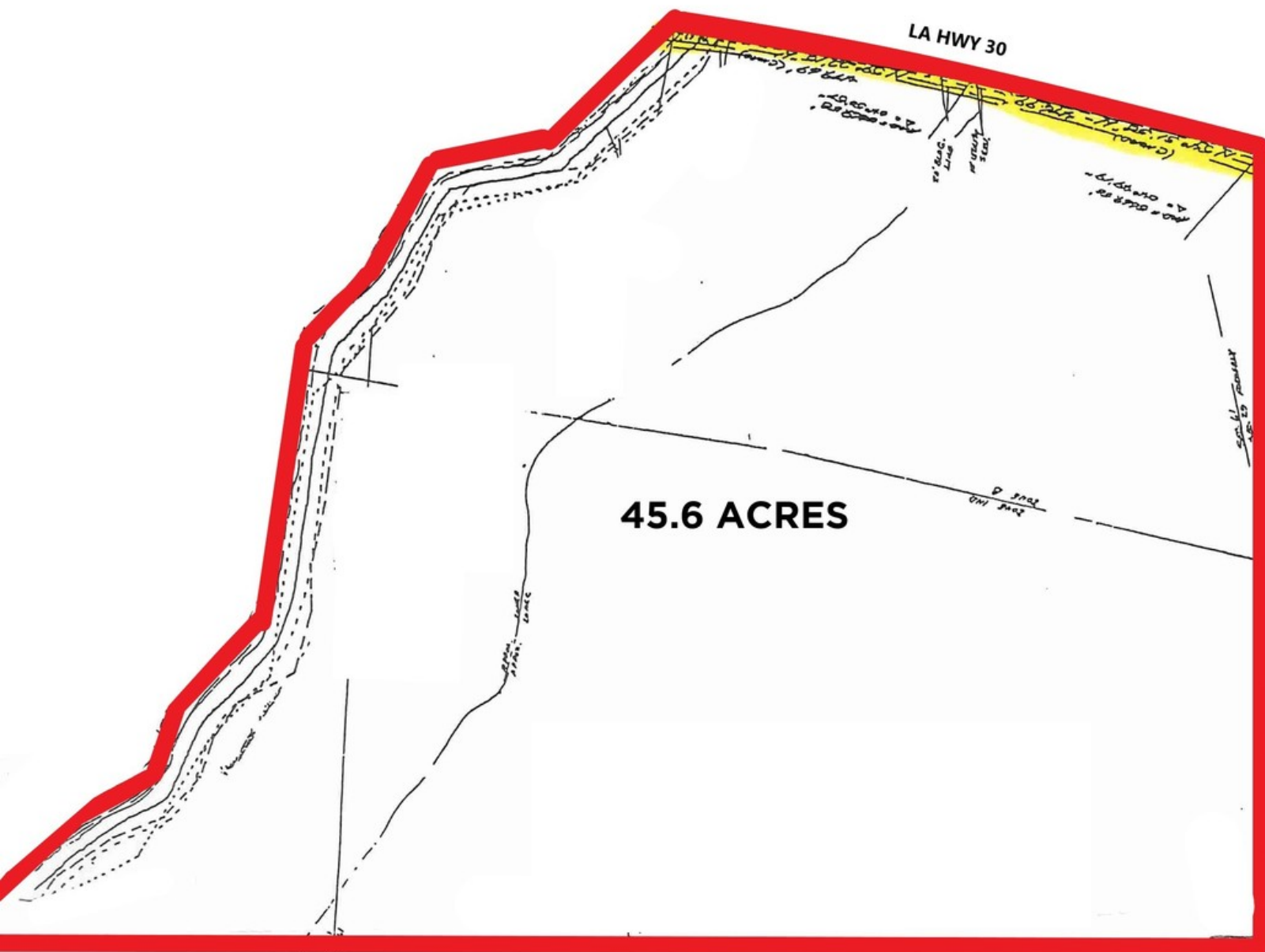
**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

INDUSTRIAL LAND FOR SALE

## GATEWAY II

HWY. 30, GEISMAR, LA 70734

**45.6 ACRES AVAILABLE**



**BILL JEANSONNE, CCIM**  
Commercial Investment Specialist  
(D)225.802.2932  
bill@sr-cre.com

**DON HANNA**  
Commercial Sales & Leasing  
(D)225.802.5450  
don@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.px





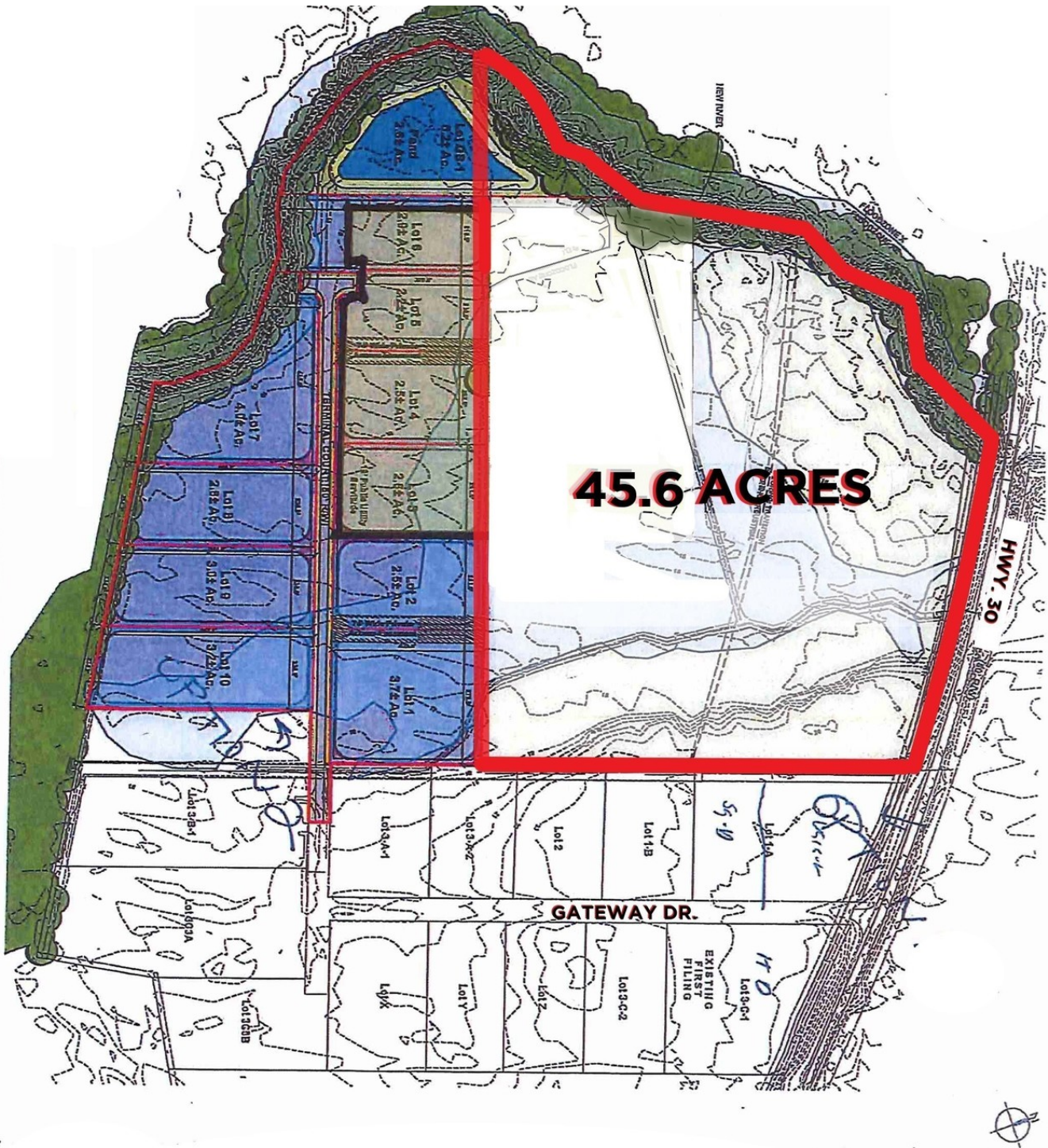
**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

INDUSTRIAL LAND FOR SALE

# GATEWAY II

HWY. 30, GEISMAR, LA 70734

**45.6 ACRES AVAILABLE**



**BILL JEANSONNE, CCIM**  
Commercial Investment Specialist  
(D)225.802.2932  
bill@sr-cre.com

**DON HANNA**  
Commercial Sales & Leasing  
(D)225.802.5450  
don@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.px



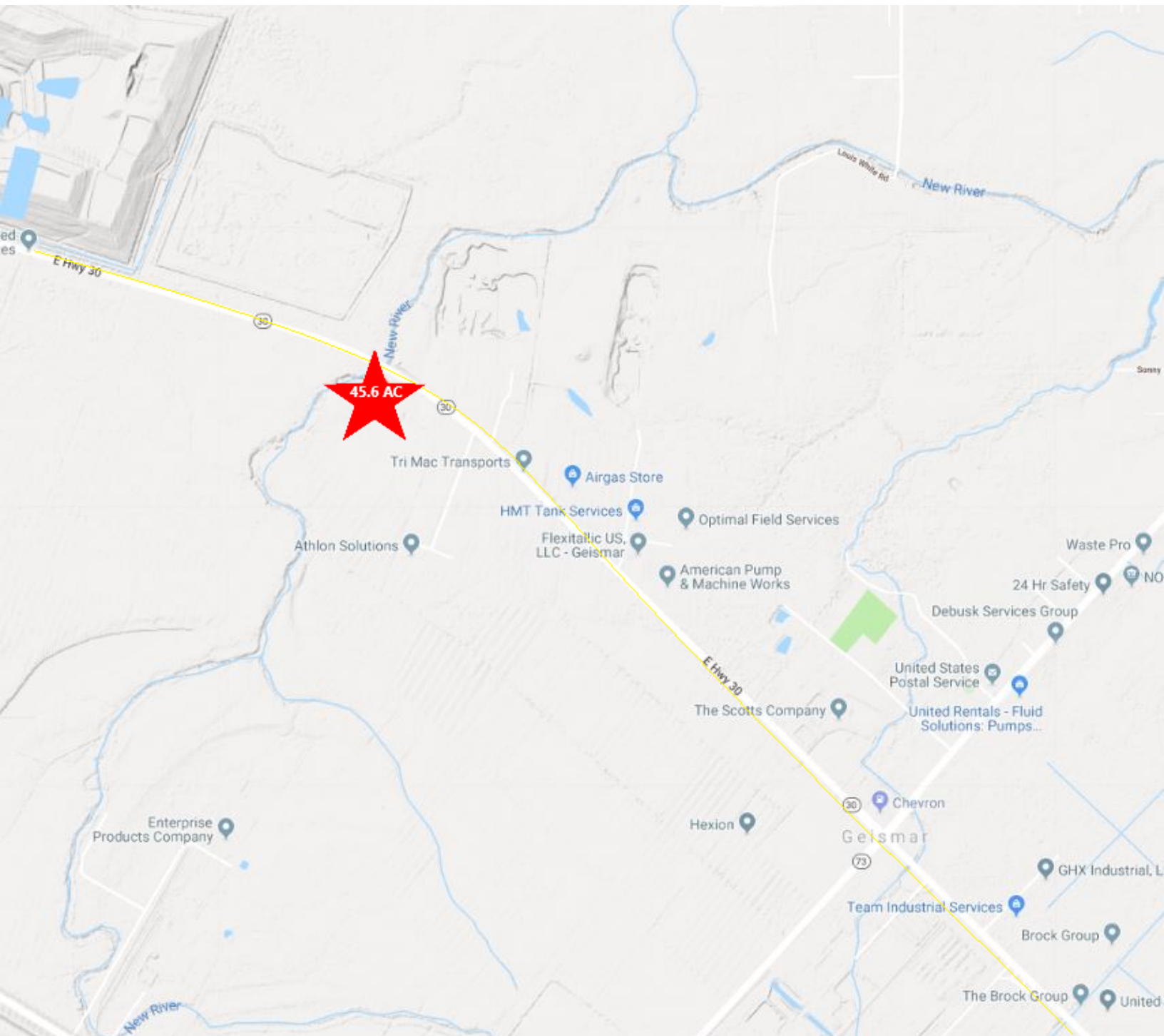
**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

INDUSTRIAL LAND FOR SALE

# GATEWAY II

HWY. 30, GEISMAR, LA 70734

**45.6 ACRES AVAILABLE**



**BILL JEANSONNE, CCIM**  
Commercial Investment Specialist  
(D)225.802.2932  
bill@sr-cre.com

**DON HANNA**  
Commercial Sales & Leasing  
(D)225.802.5450  
don@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi. px





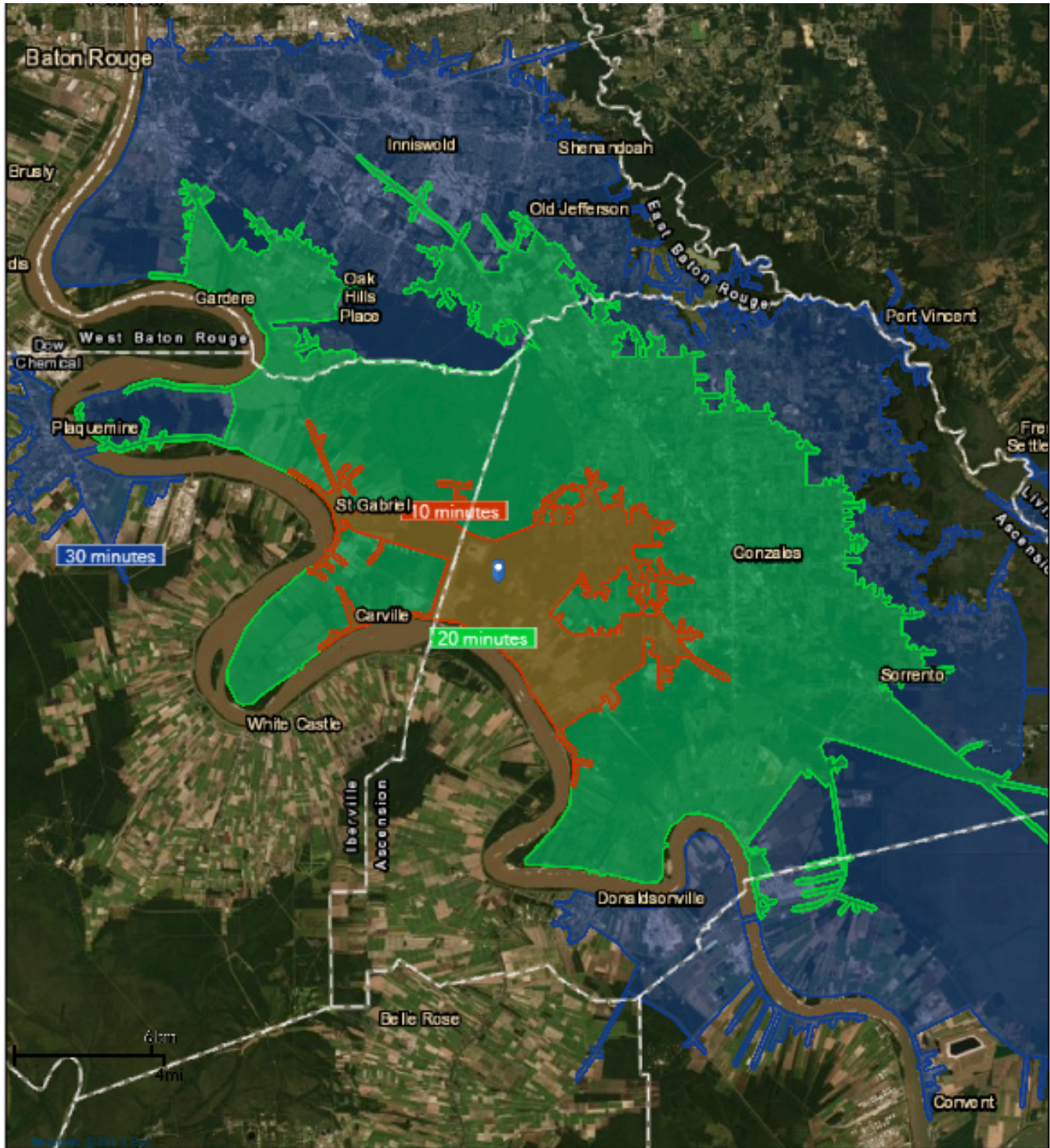
**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

10, 20, 30 MIN DRIVE TIMES

## GATEWAY II

HWY. 30, GEISMAR, LA 70734

**45.6 ACRES AVAILABLE**



**BILL JEANSONNE, CCIM**  
Commercial Investment Specialist  
(D)225.802.2932  
bill@sr-cre.com

**DON HANNA**  
Commercial Sales & Leasing  
(D)225.802.5450  
don@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi,px