

12.35 ACRES FOR SALE

INDUSTRIAL LAND | LOUISIANA OPPORTUNITY ZONE



- Vacant Land Site
- Conceptual Rendering of Building Shown for Illustrative Purposes Only
- ±100,000 SF Class A Industrial Tilt-Wall Example

0 J.F. SMITH AVENUE, SLIDELL, LA 70460


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Property Details

 **Address** 0 J.F. Smith Avenue, Slidell, LA 70460

 **Acreage** ±12.35

 **Parcel ID** 140615

 **Lot Number** 52-C

 **Legal Description** Johnny F. Smith Memorial Business Park LT-52-C PH2

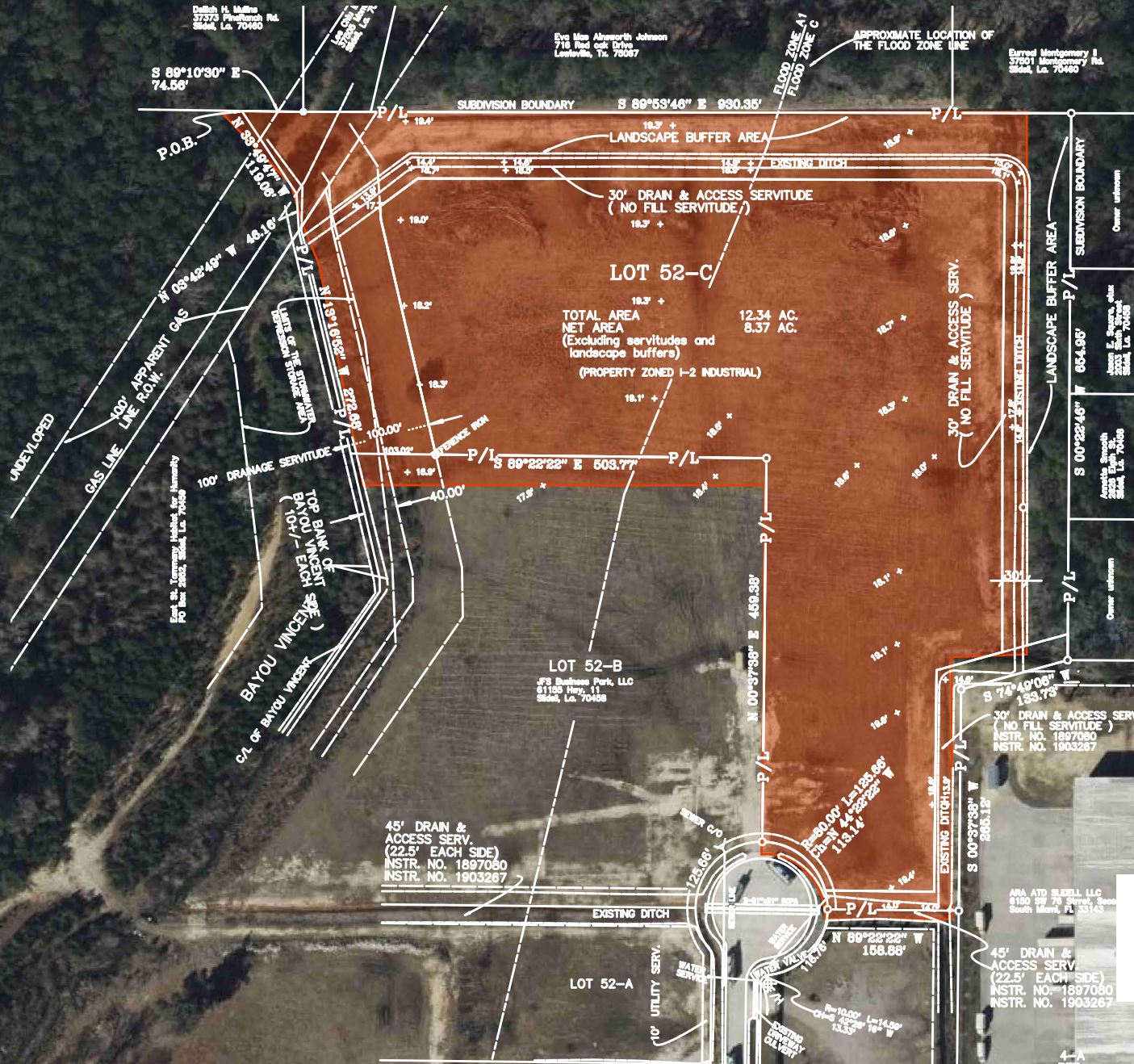
 **Zoning** Commercial Industrial, I-2 Industrial

 **Utilities** Available

- Site is cleared and ready for development
- Located in LED Certified Johnny F Smith Memorial Business Park
- Seated in a Louisiana Opportunity Zone
- Qualified HUBZone (US Small Business Association)
- All wetland determination is complete, and site is fully mitigated and permitted
- Park is located directly off US Hwy 11, less than a mile from Interstate 12 and less than 5 minutes from Interstate 10 and Interstate 59
- Sales Price: \$1,800,000 | \$3.35/SF



Survey



ATD
 AMERICAN TIRE DISTRIBUTORS

±100,000 SF Warehouse

Area Businesses



Associated Wholesale Grocers



ATD ±8 Acres
±100,000 SF
Warehouse
AMERICAN TIRE DISTRIBUTORS*

NATIONAL GUARD



Sunbelt Plastics



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