

LAND FOR SALE
HEAVY INDUSTRIAL SITE

138 West Irene Road, Zachary, LA 70791



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PROPERTY DESCRIPTION

The subject property is a ±10-acre industrial tract located in Zachary within an established heavy industrial corridor. Approximately 3 acres are stabilized yard, offering functional outdoor storage and maneuvering area ideal for a range of industrial users. The site is zoned M-2 (Heavy Industrial), allowing for manufacturing, distribution, equipment storage, and contractor operations.

Improvements include a ±2,400 square-foot metal warehouse (30' x 80') with an additional 25' x 40' lean-to, providing covered workspace or storage. The building features six roll-up doors, including four 14' x 14' doors for large equipment and two 8' x 10' doors for secondary access, supporting efficient circulation and operational flexibility.

The property offers a strong combination of excess land, stabilized yard, and functional improvements, allowing for both immediate use and future expansion. With flexible M-2 zoning and a strategic location, the site is well-positioned as a versatile industrial asset within the Zachary market.

PROPERTY HIGHLIGHTS

- ±10 Acre Heavy Industrial Site
- ±3 Acres Stabilized Yard
- ±2400 SF Office / Warehouse Building Onsite (400 SF Office)
- Convenient Access to US Highway 61

OFFERING SUMMARY

Sale Price:	\$565,000
Lot Size:	±10 Acres
Zoning:	M-2 (Heavy Industrial)
Flood Zone:	X

CONTACT

Elliott Scroggs

elliott.scroggs@lee-associates.com

D 225.427.9200

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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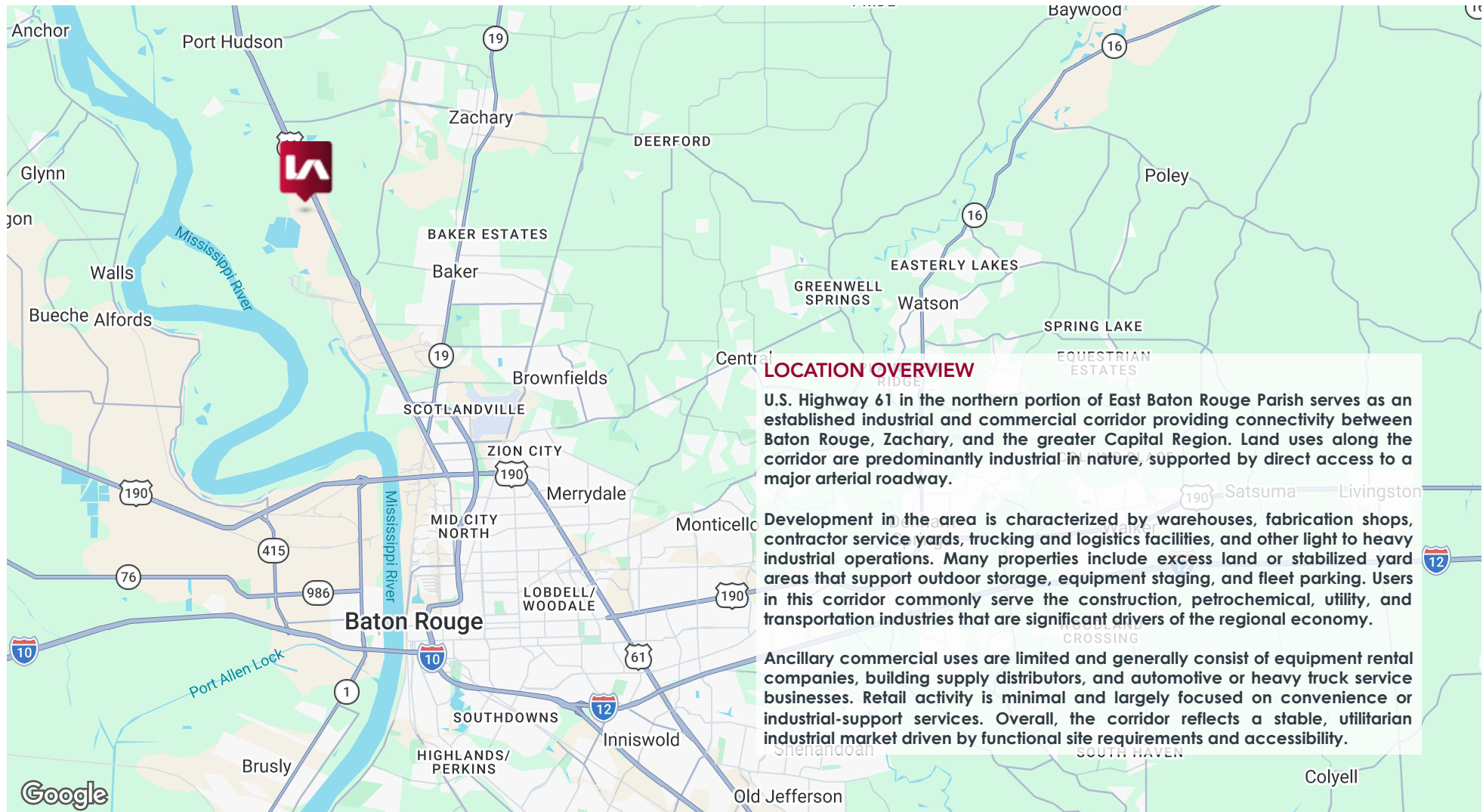
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LOCATION OVERVIEW

U.S. Highway 61 in the northern portion of East Baton Rouge Parish serves as an established industrial and commercial corridor providing connectivity between Baton Rouge, Zachary, and the greater Capital Region. Land uses along the corridor are predominantly industrial in nature, supported by direct access to a major arterial roadway.

Development in the area is characterized by warehouses, fabrication shops, contractor service yards, trucking and logistics facilities, and other light to heavy industrial operations. Many properties include excess land or stabilized yard areas that support outdoor storage, equipment staging, and fleet parking. Users in this corridor commonly serve the construction, petrochemical, utility, and transportation industries that are significant drivers of the regional economy.

Ancillary commercial uses are limited and generally consist of equipment rental companies, building supply distributors, and automotive or heavy truck service businesses. Retail activity is minimal and largely focused on convenience or industrial-support services. Overall, the corridor reflects a stable, utilitarian industrial market driven by functional site requirements and accessibility.

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elliott.scroggs@lee-associates.com
Cell: 225.278.1205
Office: 225.427.9200

