An aerial photograph of an industrial canal area, likely in Jefferson Parish, Louisiana. The image is split vertically: the left side is a blue-tinted version of the same scene, and the right side is a grayscale version. A large, bright green arrow points upwards from the bottom center, overlapping both halves. The canal is filled with water and has several large industrial buildings and structures along its banks. In the foreground, there are several large barges or industrial vessels docked along the canal.

THE HARVEY CANAL





JEFFERSON
PARISH, LA

Compiled by

JEDCO

Revised 1/2018

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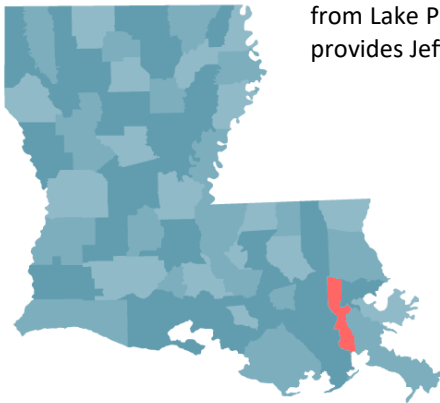
				
JEFFERSON PARISH	HARVEY CANAL	TAX INCENTIVES	COMPANIES	AVAILABLE PROPERTIES
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JEFFERSON PARISH [a snapshot]

The advantages of doing business in Jefferson Parish are numerous. An agile workforce, excellent healthcare and proximity to several distinguished colleges and universities are just some of the benefits of living, working and doing business in Jefferson Parish. Proximity to the Gulf of Mexico, the Mississippi River, and numerous major highways and rail lines provide Jefferson Parish excellent access to the rest of the nation and the world. Jefferson Parish continues to be a leading Louisiana parish in terms of population and economic viability. Moreover, the parish functions as the New Orleans region's economic engine, playing steering its economy and growth.

TRANSPORTATION & MARKET ACCESS

Jefferson Parish is located in southeast Louisiana and is part of the New Orleans MSA. It is bisected by the Mississippi River and stretches 60 miles from Lake Pontchartrain down to the Gulf of Mexico. This geographic location provides Jefferson Parish with many strategic transportation options.



Jefferson Parish is located along the I-10 corridor and has access to many major highways.



The Louis Armstrong New Orleans International Airport is located in Kenner, LA in Jefferson Parish.



The Mississippi River provides Jefferson Parish with access to a total of eight (8) ports and navigable water ways.



Jefferson Parish is serviced by six (6) Class 1 railways and two (2) short line railways.

DEMOGRAPHICS & COST OF LABOR

Demographic Summary

Population	433,634
Average Household Income	\$70,184
% of Pop with Associates Degree or Higher	30%
Median Age	39.2

Source: ESRI

Salaries of Selected Occupations

Accountant	\$64,290
Electrical Engineer	\$104,270
Registered Nurse	\$70,470
Teacher—Secondary	\$51,850

Source: Bureau of Labor Statistics

\$1,130

The average weekly wage for a worker in manufacturing industry in Jefferson Parish.

JEFFERSON PARISH MAJOR INDUSTRIES



The **health care** industry is the largest employer in Jefferson Parish and home to award winning facilities like the Ochsner Health System and the East and West Jefferson Medical Centers. Jefferson Parish's reputation for excellent health care and medical services has made it the region's health care center as well as an international healthcare destination.



The **oil & gas** cluster includes the exploration, extraction, refining, and transporting of petroleum products and related service companies. Situated on the Gulf of Mexico, Jefferson Parish has a regional strategic advantage for this industry.



The **retail trade** sector is the third largest employer in the parish and a destination for the region's residents and tourists. Bonefish Grill, Panera Bread and Flemings Prime Steakhouse & Wine Bar are national chain restaurants that have recently expanded to the parish.



Accounting, design, computer, engineering, and consulting services are a strong component of the parish's economy. Though the **professional services** cluster includes a few of the parish's top employers, it is dominated by small to mid-size businesses.

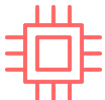


Transportation & warehousing is a robust element of the Jefferson Parish economy and one of its largest employers. Cross Road Centers and Acme Trucking Line are major national companies contributing to the vitality of this industry.



The **chemical manufacturing** cluster is comprised of industrial chemical producers. With the recent \$1 billion addition of Dyno Nobel, an international ammonia production facility, Jefferson Parish is the region's largest hub of chemical related industries.

Water, Coastal & Environmental industries are emerging as a strong specialization for both Jefferson Parish and the Greater New Orleans region, with projected job growth of over 7,500 new jobs in the region through 2020.



Information technology and information systems are a part of every industry and business around the globe; there is not just one kind of IT company. The **IT Systems and Products** cluster, has several strong and growing firms in Jefferson Parish, like Geocent, 365 Connect, and ReadSoft.



The region's **food manufacturing & processing** sub-sectors include animal and marine oils, bottled beverages, coffee roasting, meat processing and packing, confectionaries, condiments and spices, snack foods, sugarcane refining, and fresh, frozen, and prepared seafood.

PRIMARY & SECONDARY EDUCATION

2015-16 Primary School Enrollment

86 Public Schools	48,835
56 Private and Parochial	18,000

Source: Louisiana Department of Education

81%

Of students in the Jefferson Parish Public School System attend a "Higher Performing school," according to the Louisiana Department of Education.

The New Orleans MSA is home to:

- 9 Four-year Colleges and Universities:** UNO, Tulane, Loyola, Xavier, Dillard, SLU, Holy Cross, Herzing, and SUNO.
- 8 Medical & Law Schools:** The LSU Health Center's 5 medical programs, the Tulane Medical School, and the Tulane and Loyola Law Schools.
- 2 Community Colleges:** Nunez Community College and Delgado Community College's 9 regional campuses.
- 3 Of the Top 5 High Schools in Louisiana:** Patrick F Taylor Academy, Haynes Academy, and Thomas Jefferson High School.

THE HARVEY CANAL

The Harvey Canal, located on the Westbank of the Mississippi River in Jefferson Parish, LA, provides one-hour access to the Mississippi River and the Port of New Orleans. Businesses located on the canal understand the unique advantages of operating and transporting via shallow waters, while having the ability to utilize the services of the adjacent deep-water port, a configuration that cannot be found elsewhere between New Orleans and Baton Rouge.

Many opportunities exist for development on the Harvey Canal on various sized parcels of waterfront property. In addition to water transportation, the canal is situated near Interstate 10 and on US Hwy 90 and boasts rail connections from all six (6) class one rail carriers.

[Quick Facts]



The Harvey Canal is a **12 feet x 300 feet** maintained channel area



2,000 acres of waterfront property directly on the Harvey Canal



Direct water access via four routes to the **Mississippi River and Gulf of Mexico**



Adjacent to **I-10 (east-west)** and on **US Hwy 90 (north-south)** extension



Located in Harvey, LA, immediately upriver from the **Port of New Orleans**



International and cargo air service from the **Louis Armstrong International Airport**



Only area with **rail connections** from all US **Class 1 carriers**



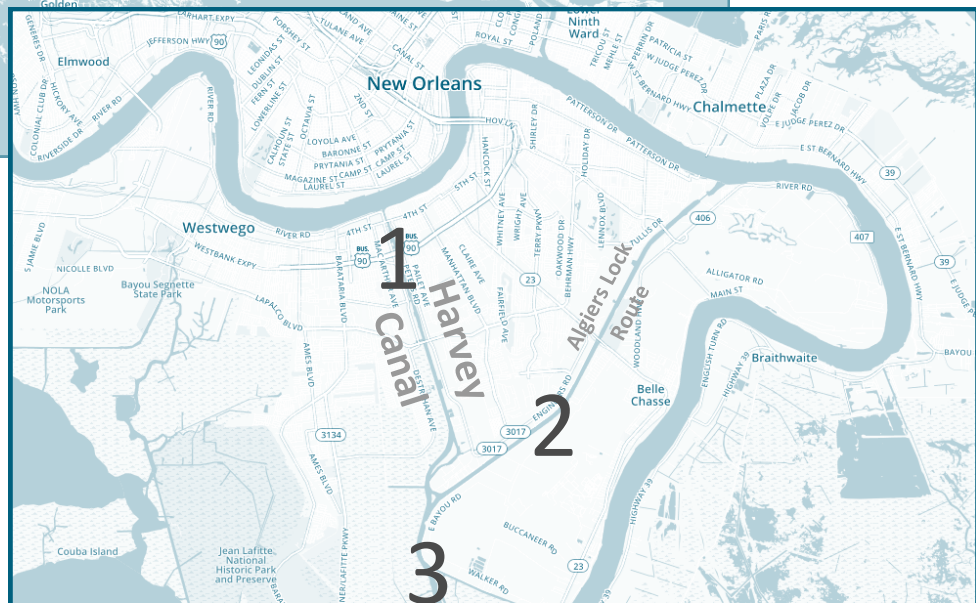
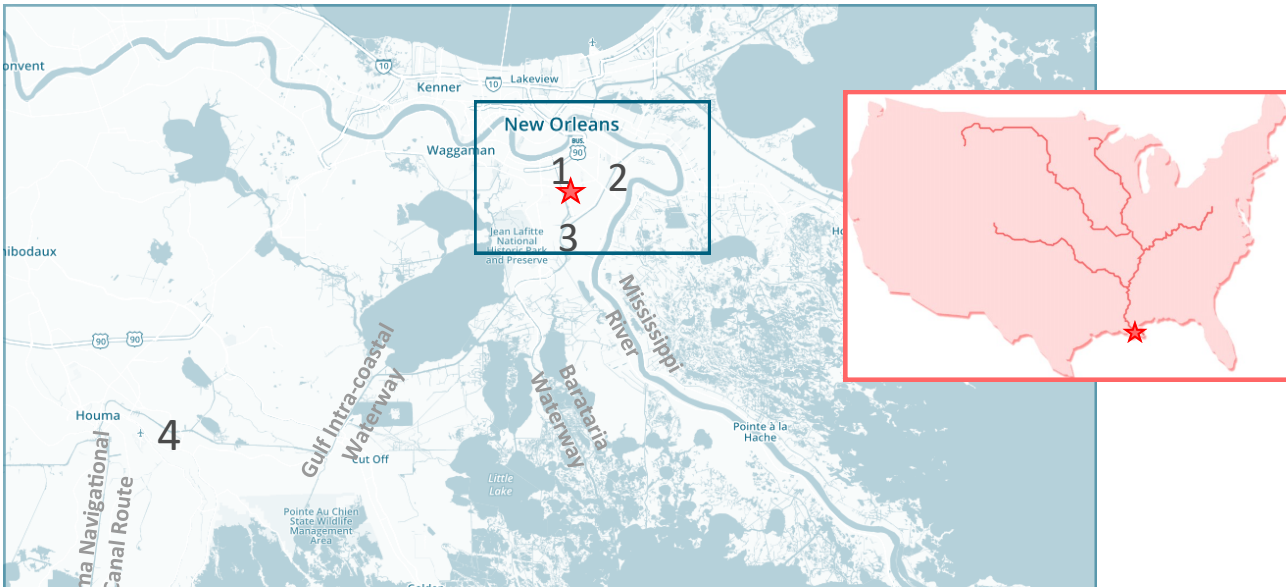
Both **heavy and light industry** can be accommodated



THE HARVEY CANAL [waterways]

The Harvey Canal's excellent access to rail, interstate highways, and inland waterways via the Mississippi River and its tributaries provide numerous options for getting your business' products to any corner of the US. Additionally, the Harvey canal has four (4) well-defined, shallow water access routes to the Gulf of Mexico for transporting goods to international destinations:

- | | |
|--|--|
| <p>1 Harvey Lock Route: North to New Orleans and on to the Gulf of Mexico</p> <p>2 Algiers Lock Route: South, then northeast via the Algiers Alternate Route</p> | <p>3 Barataria Water Route: directly south to the Gulf of Mexico</p> <p>4 Houma Navigational Canal Route: Southwestern route through the Gulf Intra-coastal Waterway</p> |
|--|--|



TAX INCENTIVES

Eligible Jefferson Parish businesses can take advantage of various state and local tax incentive programs designed to help companies grow, potentially resulting in overall net savings.

Please note: Louisiana Economic Development (LED) requires applicants for certain programs to submit an Advanced Notification and pay a processing fee prior to the beginning of certain projects. The Advanced Notification can be submitted electronically online: <https://fastlane.louisianaeconomicdevelopment.com>

In addition to the processing fee, business are assessed an application fee for various programs.

Please contact a JEDCO representative with any questions regarding these programs at (504) 875-3908.

ENTERPRISE ZONE

- Qualifying business are eligible for a one-time tax credit of \$1,000 to \$3,500 for each certified net new, permanent full-time job created. Credits can be applied toward the business' Louisiana income and corporate franchise tax liability
- Business are also eligible for a partial state and local rebate of sales/use tax or a refundable investment income tax credit equal to 1.5% of certain capital expenditures
- National workforce must be increased by 10% within the first 12 months, or a minimum of 5 new jobs must be created within the first 24 months of project start date, whichever is less
- 50% of net new hires must meet at least one certification requirement, i.e. Enterprise Zone or Jefferson Parish residency, public assistance, lacking basic skills and/or unemployable by traditional standards
- Requires submittal of Advanced Notification and \$250 non-refundable application fee to LED

EZ

QUALITY JOBS

- Provides an annual payroll rebate of 4% or 6% for new direct jobs for up to 10 years
- Businesses are also eligible for a partial state and local rebate of sales/use tax or a refundable investment income tax credit equal to 1.5% of certain capital expenditures
- A business must fall within one of the state's targeted industries, such as bioscience, manufacturing, software, clean energy technology, food technology, advanced materials, or oil and gas field services, or have a total annual out-of-state sales (or Federal Government) of at least 50% or be located in a distressed region to qualify
- Requires submittal of Advanced Notification and \$250 non-refundable fee to LED

QJ

TAX INCENTIVES [cont'd]

Please note: Louisiana Economic Development (LED) requires applicants for certain programs to submit an Advanced Notification and pay a processing fee prior to the beginning of the project. The Advanced Notification can be submitted electronically online at: <https://fastlane.louisianaeconomicdevelopment.com>

Please contact a JEDCO representative with any questions regarding these programs at (504) 875-3908.

INDUSTRIAL PROPERTY TAX EXEMPTION

- > Manufacturing operations are eligible for a local property tax exemption on new investments including improvements to the land, buildings, machinery, equipment, and any other property that is an integral part of the manufacturing process
- > Contracts may be granted for up to five years with a potential contract renewal as determined by local approving bodies and the Louisiana Board of Commerce and Industry
- > Requires submittal of Advanced Notification and \$250 non-refundable fee to LED

ITE

MANUFACTURING SALES TAX EXEMPTION

- > Qualifying manufacturing machinery and equipment (M&E) purchases made in Jefferson Parish are exempt 99% from local and 4% state sales and use taxes for 24 months
- > Manufacturers must obtain a manufacturer's exemption certificate from the Louisiana Department of Revenue (LDR) and Jefferson Parish Sheriff's Office, Bureau of Taxation and Revenue to avoid paying state and local sales/use tax on eligible M&E. LDR exemption certificates are renewed automatically for up to 3 years unless no longer eligible
- > Exemption certificates must be presented to vendors at the time of purchase

MSTE

INVENTORY TAX CREDIT PROGRAM

- > Manufacturers, distributors and retailers are eligible to receive a 100% credit of local inventory taxes paid
- > For eligible taxpayers who paid less than \$10,000 in ad valorem taxes to all political subdivisions in the taxable year, a refund shall be issued for all of the excess credit; for those companies who paid more than \$10,000, a refund shall be issued for 75% of the excess credit, and the remaining 25% may be carried forward as a credit against subsequent tax liability for a period not to exceed 5 years

ITC

HARVEY CANAL COMPANIES

[Westbank Business & Industry Association]

The Westbank Business & Industry Association (formerly the Harvey Canal Industrial Association) was founded in 1946 by and for companies along the Harvey Canal for the purpose of increasing business.

The WBIA Board of Directors is dedicated to supporting, improving, and protecting the interests of its members and the Harvey Canal Industrial Corridor. The WBIA was instrumental in the construction of the Harvey Tunnel, the elevated Westbank Expressway, and the Algiers Canal. The Industrial Association also worked diligently for flood control (SELA funding) as well as Hurricane protection projects along the Harvey Canal.

The WBIA holds monthly membership luncheon meetings on the first Thursday of each month and sponsors annual events such as industry trade shows, the WBIA Golf Tournament, and the WBIA Crawfish Boil.

Please contact the WBIA with any questions you may have!

Phone: (504) 367-1721

Email: admin@wbianola.com

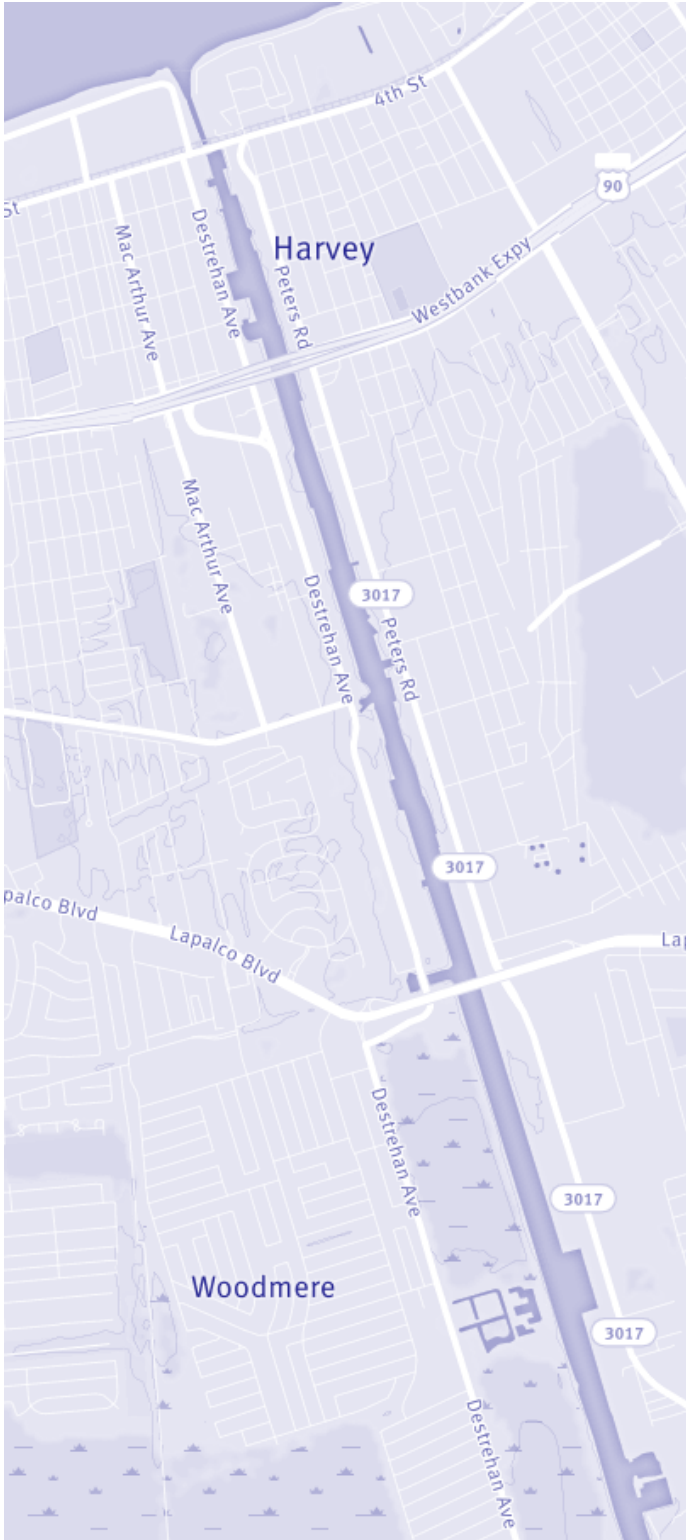
[Key Industries]

The Harvey Canal is home to a wide range of companies and industries from small, family owned operations to some the top employers and revenue earners in Jefferson Parish and the entire New Orleans region. This list provides a snapshot of the companies from the maritime, construction, entertainment, and oil & gas industries who choose to operate along the canal.



Company	Products/Service
Barriere Construction	Asphalt Paving & Site Development
Bollinger Quick Repair	Shipbuilding & Repair
Reagan Power	Engine & Pump Manufacturer
Superior Energy Services	Oil & Gas Production Related Services
Boomtown Casino	Casino, Hotel, & Entertainment
Hard Rock Construction	Construction, Paving, Disaster Recovery
Stewart & Stevenson	Industrial Machinery & Equipment
Jackson Offshore Operators	Oil & Gas Marine Services

HARVEY CANAL [available properties]



All of the properties featured in this packet are located on either Destrehan Avenue or Peters Road, which border the canal on the west and east, respectively (see left).



Additionally, these properties are located on the secure side of both the **West Closure Complex** (the world's largest flood gate and pump station) and the **Harvey Canal Sector Gate** (flood gate at Lapalco Boulevard). Both Peters Road and Destrehan Avenue are very well protected from any storm events.

DESTREHAN AVE



Destrehan Avenue was recently expanded to four (4) lanes and extends from the Westbank Expressway to the Lafitte-Larose Highway. Truck and vehicle access has been greatly improved in and out of the corridor.

PETERS RD



Peters Road was recently expanded to three (3) lanes for improved vehicular access. The Jefferson Parish Planning Department has plans to extend Peters Road south to Highway 23 in Belle Chase (over the Algiers Canal) in the near future.

Parcel F-1 [Harvey, LA 70058]

[Property Type] Vacant Land

[Size] 2.67 acres

[Zoning] M-3 (Heavy Industrial)

[Sale Price]

\$400,000 (or \$3.43 per acre). Please contact James Barse with NAI/Latter & Blum at 504-569-9312.

[Property Overview]

More than 600' frontage on Destrehan Ave, a major Westbank thoroughfare that connects the Westbank Expressway to Lapalco Blvd. The site is well filled and compacted. The site may be subdivided into two lots with about 300' frontage and about 230' deep.



1036 DESTREHAN AVE [Harvey, LA 70058]

[Property Type] Office building

[Size] 14,827 SF Office building for lease

[Zoning] M-3 (Heavy Industrial)

[Lease Price]

Property is currently available for lease at \$12,355 / month or \$10 PSF (annual). Please contact James Barse with NAI/Latter & Blum at 504-569-9312.

[Property Overview]

This attractive first floor office space was recently renovated and contains over 30 private offices as well as a reception area, a large training room, a kitchen, a conference room, a file room and a small outdoor break area. There is a large shared parking lot and several spaces at the front of the building for customers and visitors.



1284 DESTREHAN AVE [Harvey, LA 70058]

[Property Type] Industrial site with building

[Size] 1.8 acres

[Zoning] M-3 (Heavy Industrial)

[Lease Price]

Property is currently for lease at \$2,947/month or \$2.09 PSF (annual). Please contact Randall Walker with The Industrial Group, LLC at (504) 832-8012.

[Property Overview]

This property has a 14,342 square foot, free standing building with metal siding. Surface parking available off street. Paved road access.



1332 DESTREHAN AVE [Harvey, LA 70058]

[Property Type] Industrial site with building

[Size] 2.14 acres

[Zoning] M-3 (Heavy Industrial)

[Sale Price]

\$1,350,000 (\$35.53 PSF). Please contact James Barse with NAI/Latter & Blum at 504-569-9312 for more information.

[Property Overview]

This property consists of a leased 38,000 SqFt office-warehouse, and a 6,000 SqFt covered area. It is served by tow ground level doors as well as a three-door truck well. The building has 21' eaves and several small office areas. The building is leased to GHX Industries, LLC for \$10,000/month NNN through June 30, 2019 with two 5-year options to renew. The Lessor is only responsible for repair costs exceeding \$7,500 annually. Property will need to be subdivided or may be purchased with 1401 Destrehan Ave., which is for sale for \$550,000.



1401 DESTREHAN AVE [Harvey, LA 70058]

[Property Type] Industrial site with building

[Size] 2 acres

[Zoning] M-3 (Heavy Industrial)

[Sale or Lease Price]

For Sale \$550,000 (\$18.33 PSF)

For Lease \$3,500 (\$1.40 PSF).

Please contact James Barse at NAI/Latter & Blum at 504-569-9312.

[Property Overview]

This property consists of a gutted 30,000 SqFt 2-story former office building and a 39,000 SqFt paved and fenced storage yard. The building has cement floors and could be converted into a shop or back into an office building.



1900 DESTREHAN AVE [Harvey, LA 70058]

[Property Type] Vacant Land

[Size] 2.76 acres

[Zoning] M-2 (Heavy Industrial)

[Sale Price]

Contact James Barse at NAI/Latter & Blum at 504-569-9312.

[Property Overview]

This 2.76 acre heavy industrial site offers more than 600 feet of frontage on Destrehan Avenue, a major thoroughfare that connects the Westbank Expressway to Lapalco Blvd. The site is well filled and compacted. The site may be subdivided into two lots, each about 250 feet deep with about 315 feet of frontage on Destrehan Avenue.



1950-2100 DESTREHAN AVE [Harvey, LA 70058]

[Property Type] Vacant land

[Size] 3.6 up to 10 acres

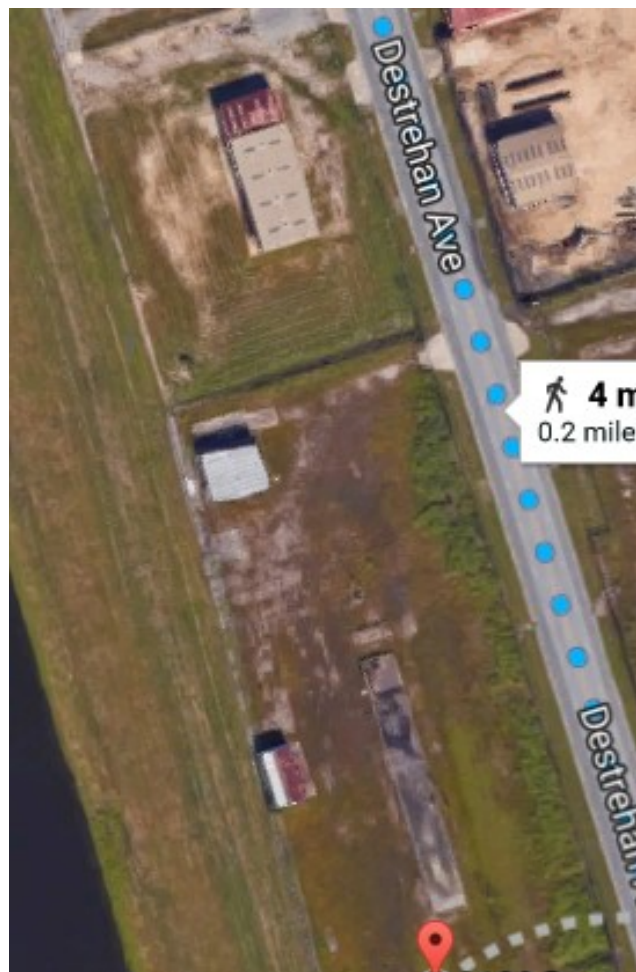
[Zoning] M-3 (Heavy Industrial)

[Lease Price]

Pease contact Ray Fuenzalida with the Harvey Canal Limited Partnership at (504) 340-9098.

[Property Overview]

Multiple addresses (1950-2100) with a total of close to 10 acres. High visibility street frontage. Can be used by one tenant or several, all non-waterfront property. Well filled, stable property with two private truck entrances on Destrehan Avenue. Driveways are approximately 40' wide and a 3rd entrance can be installed.



2021-A DESTREHAN AVE [Harvey, LA 70058]

[Property Type] Industrial site with building

[Size] 2.9 acres (250' water frontage)

[Condition] Well filled, stable property

[Zoning] M-3 (Heavy Industrial)

[Lease Price]

Currently available for LEASE only. The property is offered "AS-IS". The Harvey Canal Limited Partnership is always prepared to construct additional specific tenant improvements for credit worthy tenants. Please contact Ray Fuenzalida with the Harvey Canal Limited Partnership at (504) 340-9098.

[Property Overview]

Site has one large entrance on Destrehan Avenue. The entrance is a 30' double-gated standard driveway, set back from the street to allow for truck access. Access from street will allow for separate driveways (if desired). Building A has 5,200 SF composed of approximately 2,000 SF of office space in fair condition and 3,200 SF of ground warehouse space. Building has additional second story storage area above the office. The foundation is a pile supported, reinforced concrete slab on grade in excellent condition. Excellent power is available and can be tied into the adjacent building. The structure is pre-engineered steel with a prefinished corrugated metal exterior. Eave height in the warehouse is 20' clear span serviced by two 12' by 14' openings. Site also has paved parking area on the street side of the building. All utilities (electric, water and sewerage) are in place. Property has 250' of water frontage composed of cluster piles and riprap. Site is well filled and slopes from the waterline to the street (for drainage).



2021-C DESTREHAN AVE [Harvey, LA 70058]

[Property Type] Industrial site with building

[Size] 2.9 acres (250' water frontage)

[Condition] Well filled, stable property

[Zoning] M-3 (Heavy Industrial)

[Lease Price]

Currently available for LEASE only. The property is offered "AS-IS". The Harvey Canal Limited Partnership is always prepared to construct additional specific tenant improvements for credit worthy tenants. Please contact Ray Fuenzalida with the Harvey Canal Limited Partnership at (504) 340-9098.

[Property Overview]

Site has one large entrance on Destrehan Avenue. The entrance is a 30' double-gated standard driveway, set back from the street to allow for truck access. Access from street allows for separate driveways (if desired). Building C has 10,500 SF composed of approximately 1,500 SF of fully renovated office space and 9,000 SF of warehouse space. Building has been completely reskinned, with new 20' sliding doors and has excellent power capabilities (three-phase available). The main building's dimensions are approximately 60' by 175'. The building has been repainted and is in very good condition. The foundation is a pile supported reinforced concrete slab on grade in excellent condition. The structure is pre-engineered steel with a prefinished corrugated metal exterior and a brick facade front. Eave height in the warehouse is 18' clear span serviced by two 20' by 14' sliding type doors. Property has 250' of water frontage composed of cluster piles and riprap. Site is well filled and slopes from the waterline to the street (for drainage).



721 PETERS RD [Harvey, LA 70058]

[Property Type] Land with building

[Size] 12,400 sf building / 27,353 land area

[Zoning] M-3 (Heavy Industrial)

[Sale or Lease Price]

For Sale \$650,000.

For Lease \$3,947 / month (3.82PSF).

Please contact James Barse with NAI/Latter & Blum at (504) 569-9312.

[Property Overview]

Two buildings totaling 12,400 SqFt. Building A features attractive showroom, rear warehouse area and an additional upstairs office build-out of 1,500 SqFt (office square footage not included in valuation). Building B is comprised of three warehouse sections totaling 7,200 SqFt.



1075-1080 PETERS RD [Harvey, LA 70058]

[Property Type] Land with buildings

[Size] 2.4 –12.10 acres

[Zoning] M-3 (Heavy Industrial)

[Sale Price]

For Sale \$645,000 - \$3,090,000

Please contact Joe Gorman with Max Derbes at 504-813-2848.

[Property Overview]

1075 Peters Road: sale price \$1,800,000

The main building measures approximately 13,174 sq. ft. includes office space with 14 private offices, 2 conf. rooms, reception area, 3 storage rooms and 2 open area workspaces. The other portion of the main building includes a 4,900 sq. ft. clear span metal warehouse with 20 feet eave, ground level loading via two overhead doors measuring 12'x15' and 18'x15' with racking in place. There is a second building at 1075 Peters Rd, a 6,000 sq. ft. clear span metal warehouse with ground level loading via two 12'x12' overhead doors with racking in place. The yard area was previously used for storage of petroleum pipes and storage of oil field service equipment.

1080 Peters Road: sale price \$645,000

Site measures 394' wide by 270' deep and is stabilized and fenced. Site features 394 linear feet of bulkheaded frontage which is supported by concrete over timber and is fenced for security. Bulkhead requires some improvements before being placed into commerce.

740 Peters Road: sale price \$645,000

Site measures 410' wide by 270' deep and is stabilized and fenced. Site features 410 linear feet of bulkheaded frontage which is supported by concrete over timber and is fenced for security.



1131 PETERS RD [Harvey, LA 70058]

[Property Type] Office / Warehouse

[Size] 8,400 SF

[Zoning] M-3 (Heavy Industrial)

[Lease Price]

For lease rates, contact Annette McDow of Rathborne Properties at 504-368-6355 x 1

[Property Overview]

This 8,400 SF Office / Warehouse is located in the heart of the Peters Road industrial corridor, and offers a great combination of office space, warehouse space, exterior covered work areas and a large compacted and fenced yard. It includes over 2,100 square feet of office space, over 6,300 square feet of warehouse space, and a detached and enclosed shop building of approximately 400 square feet.

It also offers large, covered outside workspace for projects that require extra space or ventilation. There's a total land area of approximately 55,000 square feet with nearly 30,000 square feet of compacted open land available at the rear for heavy storage or maintenance. The site also offers ample parking. There's easy access via the new Peters Road exit from the elevated West Bank Expressway.



1244, 1264 and 1284 PETERS RD [Harvey, LA 70058]

[Property Type] Vacant land

[Size] 328,878 SF

[Zoning] M-3 (Heavy Industrial)

[Sale Price]

For Sale \$1,320,000 (\$4.01 PSF)

Please contact James Barse with NAI/Latter & Blum at (504) 569-9312.

[Property Overview]

This property is made up of three waterfront lots with 1,200' on the Harvey Canal. Some paving and concrete structures remain on the lot.



1245 PETERS RD [Harvey, LA 70058]

[Property Type] Office Warehouse for sale or lease

[Size] 80,000 SF

[Zoning] M-3 (Heavy Industrial)

[Sale and Lease Price]

Contact Annette McDow of Rathborne Properties at 504-368-6355 x 1

[Property Overview]

This 80,000 SF property includes several warehouse buildings totaling 32,673 SF. An office building located near the front of the property includes 1,328 SF of office space. The property features approximately 320 feet of frontage on Peters Road.



2231 PETERS RD [Harvey, LA 70058]

[Property Type] Manufacturing, Warehouse/Distribution

[Size] 70,915 SF

[Zoning] M-3 (Heavy Industrial)

[Sale Price]

\$1,700,000 (\$67.06 PSF). Contact James Barse at NAI/Latter & Blum, 504-569-9312.

[Property Overview]

Newly renovated industrial facility boasting 25,350 SqFt of warehouse space, 9,820 SqFt of office space, six (6) new overhead doors, two (2) 10-ton overhead cranes, one (1) 5-ton overhead crane, and a total of twelve (12) one-ton jib cranes. Building also features a fenced yard and fenced parking area, and new air conditioning units.



2243 PETERS RD [Harvey, LA 70058]

[Property Type] Vacant Land

[Size] 71,250 SF

[Zoning] M-3 (Heavy Industrial)

[Sale Price]

\$285,000. Please contact Annette McDow with Rathborne Properties at 504-368-6355 x 1.

[Property Overview]

This property includes approximately 285 feet of frontage on Peters Road, a small open warehouse and 71,250 SF of fenced land just two blocks from Lapalco Boulevard.



2475 PETERS RD [Harvey, LA 70058]

[Property Type] Vacant land

[Size] 53,750 SF

[Zoning] M-3 (Heavy Industrial)

[Sale or Lease Price]

Please contact Annette McDow of Rathborne Properties at 504-368-6355 x1.

[Property Overview]

This large parcel of vacant land on Peters Road is near Lapalco, features 215 feet of frontage on Peters Rd and is 250' deep.



2800 PETERS RD [Harvey, LA 70058]

[Property Type] Industrial Warehouse for Lease

[Size] 78,690 SF

[Zoning] M-3 (Heavy Industrial)

[Sale or Lease Price]

For Sale \$2,495,000 (\$31.65 PSF)

For Lease \$5,250 monthly (\$3.50 PSF annual).

Please contact James Barse with NAI/Latter & Blum at 504-569-9312.

[Property Overview]

This dock-high warehouse facility has a total of 78,690 SqFt with a 25' eave height and a heavy duty floor load capacity. The building has a Class 1 flammables rating with a high density sprinkler system and is situated on 6.123 acres of well-compacted land. The office area is currently in poor condition. Eight roll up dock high doors and one very large sliding barn door. Water frontage with 200' of steel bulkhead. Quick access to the Mississippi River, Gulf of Mexico, and the Intracoastal Waterway.



2900-3400 PETERS RD [Harvey, LA 70058]

[Property Type] Vacant Land for Sale or Lease

[Size] 80 acres

[Zoning] M-3 (Heavy Industrial)

[Sale or Lease Price]

Please contact Annette McDow at Rathborne Properties, 504-368-6355 x1.

[Property Overview]

Located south of Lapalco Boulevard at 2900 Peters Road in Harvey, LA, this large property includes over 80 acres of land with an open-air industrial building including 56,850 square feet of space. Property features ready access to rail, water, and highway. Office space can be built to suit. The land parcel can be reduced in size to meet tenant needs.



3601-3939 PETERS RD [Harvey, LA 70058]

[Property Type] Vacant land

[Size] 19+ acres

[Condition] Cleared, well filled, stable property

[Zoning] M-3 (Heavy Industrial)

[Lease Price]

Currently available for lease only. Base rate dependent upon term and acreage. Please contact Ray Fuenzalida with the Harvey Canal Limited Partnership at (504) 340-9098.

[Property Overview]

Site is comprised of parcels from 3601 Peters Road to 3939 Peters Road and can be leased in increments as small as one acre. Property is cleared, heavily filled and very stable. Site is well graded and drains to the street in front and the Murphy Canal in back. Some fencing exists, and power and water are available.



4400 PETERS RD [Harvey, LA 70058]

[Property Type] Industrial site with building

[Size] 7.96 acres (can be subdivided)

[Condition] Filled and compacted property

[Zoning] M-3 (Heavy Industrial)

[Sale Price]

\$693,330 (or \$2 PSF). Please contact James Barse with NAI/Latter & Blum at (504) 569-9312 for more information.

[Property Overview]

The owner will subdivide the property into smaller lots. Additionally, there is a 16,000 SF warehouse in fair condition.

