

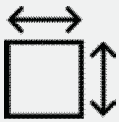
# FOR SALE | LIGHT INDUSTRIAL TRACT



**REAL ESTATE**  
COMMERCIAL • INDUSTRIAL

**11107 Campbell Wells Road**

**Jennings, LA 70546**



118 (m/l) acre light industrial complex



Multiple warehouses of differing sizes



Mermentau River access, with loading crane



Fenced, remediated

## SITE SUMMARY

Phoenix Equipment is pleased to present this 118 acre industrial site on the Mermentau River located in Jennings, LA. The site was a former British Petroleum small refining and holding location for ethanol production. Existing crane on Mermentau River allows for barge access to open waters as well as easy nearby I-10 interstate.

Refining equipment removed; several maintenance/storage warehouses are on the site ranging from 2,000 to 7,500 SF and in various conditions. Multiple designated parking areas, office building and guard shack.

**\$ 8 9 5 , 0 0 0**

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# LOCATION

