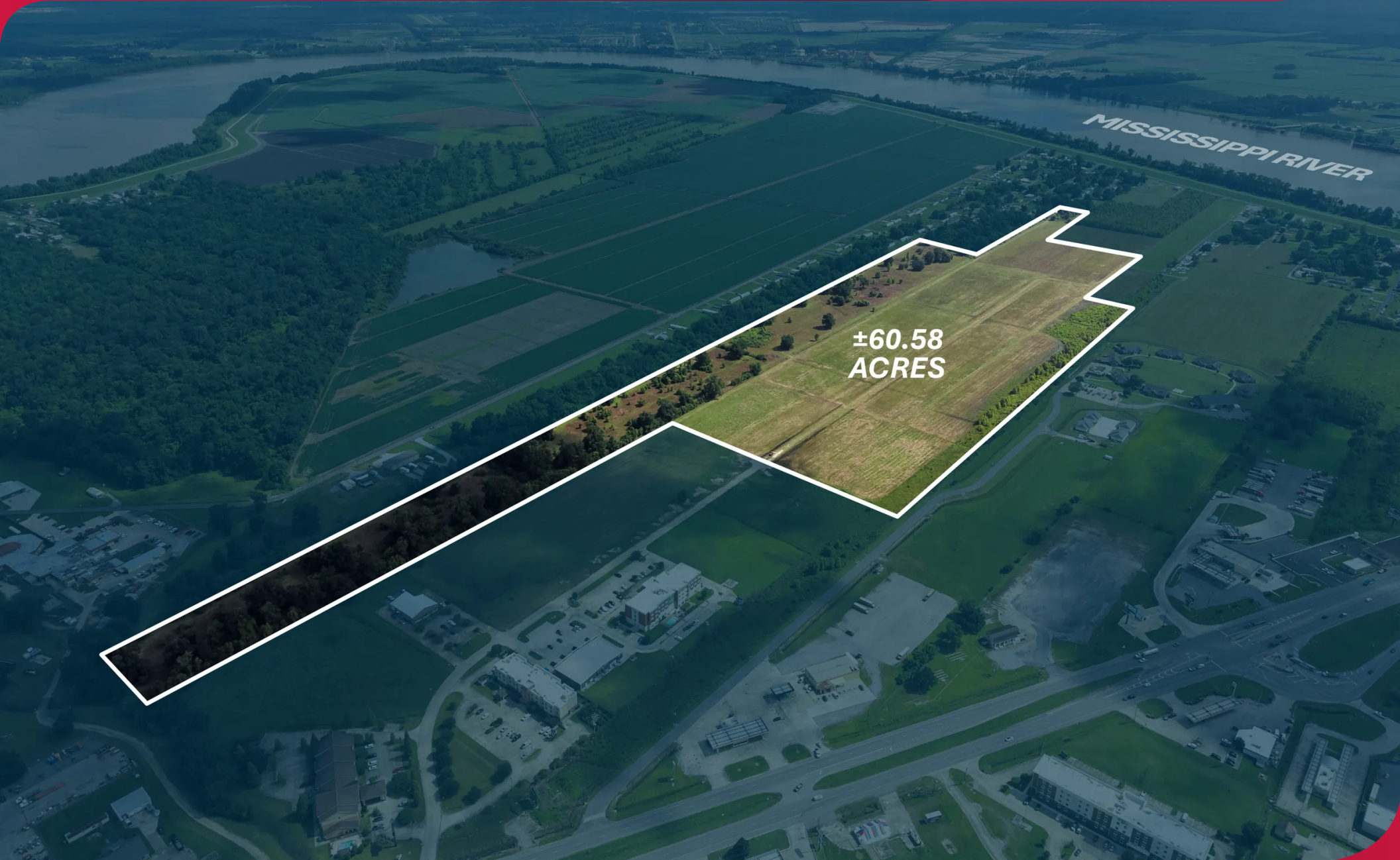


DEVELOPMENT-READY INDUSTRIAL LAND FOR SALE SUNSHINE BUSINESS PARK

2260 Business Park Boulevard, Donaldsonville, LA 70346

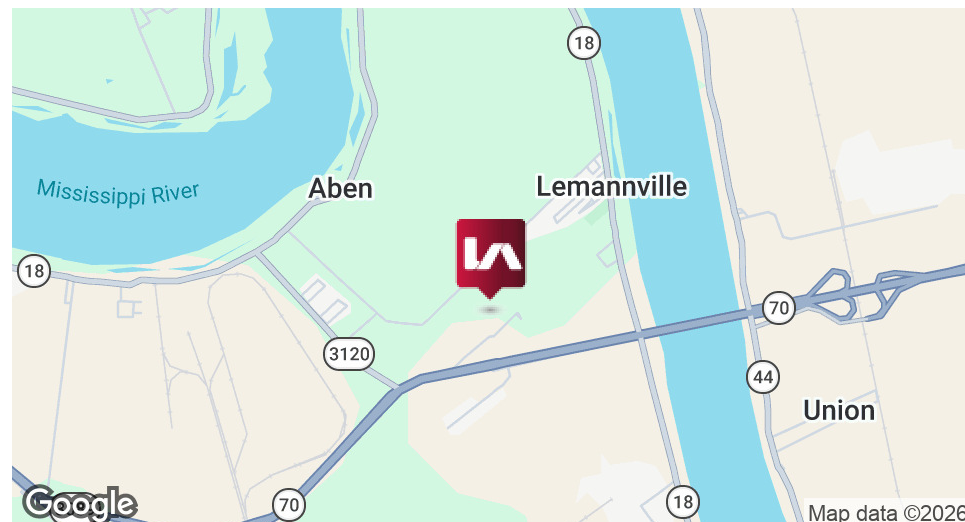
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



±60.58
ACRES

DEVELOPMENT-READY INDUSTRIAL LAND FOR SALE SUNSHINE BUSINESS PARK

2260 Business Park Boulevard, Donaldsonville, LA 70346



OFFERING SUMMARY

Sale Price:	\$15,000,000
Sale Price / Acre:	\$247,606
Lot Size:	±60.58 Acres
Zoning:	MU: Mixed Use
Market:	Baton Rouge MSA
Submarket:	Ascension Parish

PROPERTY HIGHLIGHTS

- ±60.58 Acres of **fully improved, development-ready** industrial land
- Premier industrial location at the base of the Sunshine Bridge in Louisiana's **growing manufacturing corridor**
- Owner will **subdivide into smaller parcels** to meet buyer requirements
- Industrial zoning allowing for a **wide range of heavy and light industrial uses**
- All major **utilities available** with infrastructure in place
- Level topography **minimizing site preparation and accelerating development**
- Flexible site layout for **single or multi-user development**
- Strategically located **near major employers** including Hyundai Steel and CF Industries
- Ideal for **manufacturing, logistics, warehousing, and distribution**
- **Excellent regional connectivity** to the Capital Region, New Orleans, and the Mississippi River industrial corridor

CONTACT

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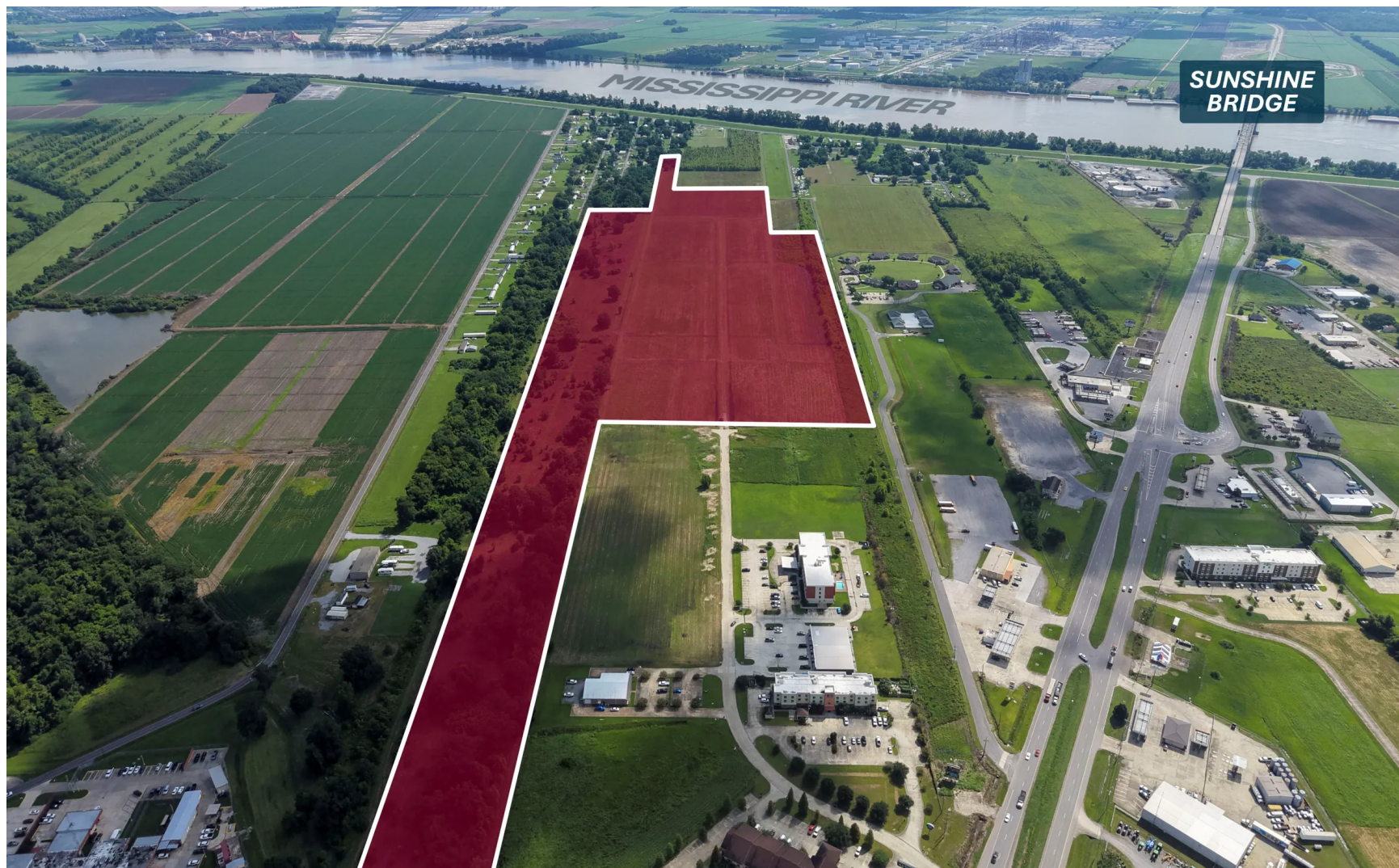
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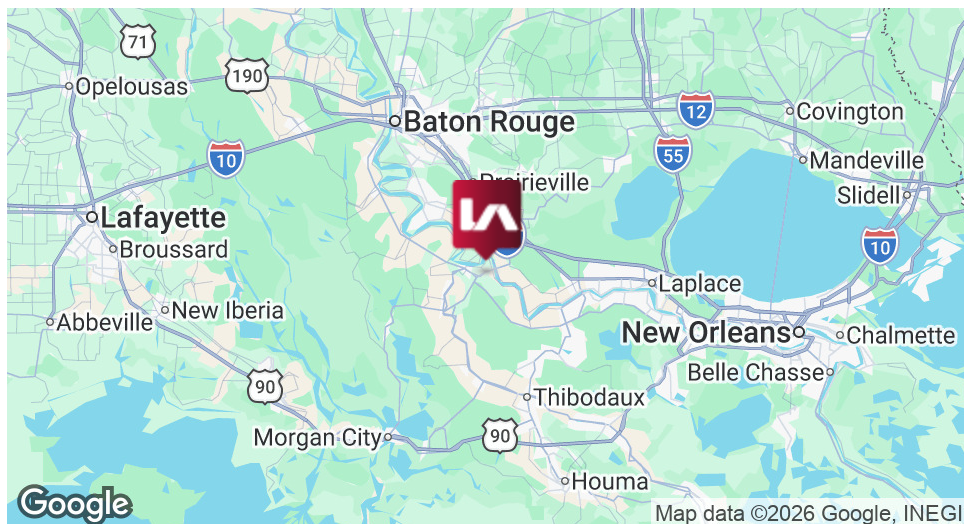
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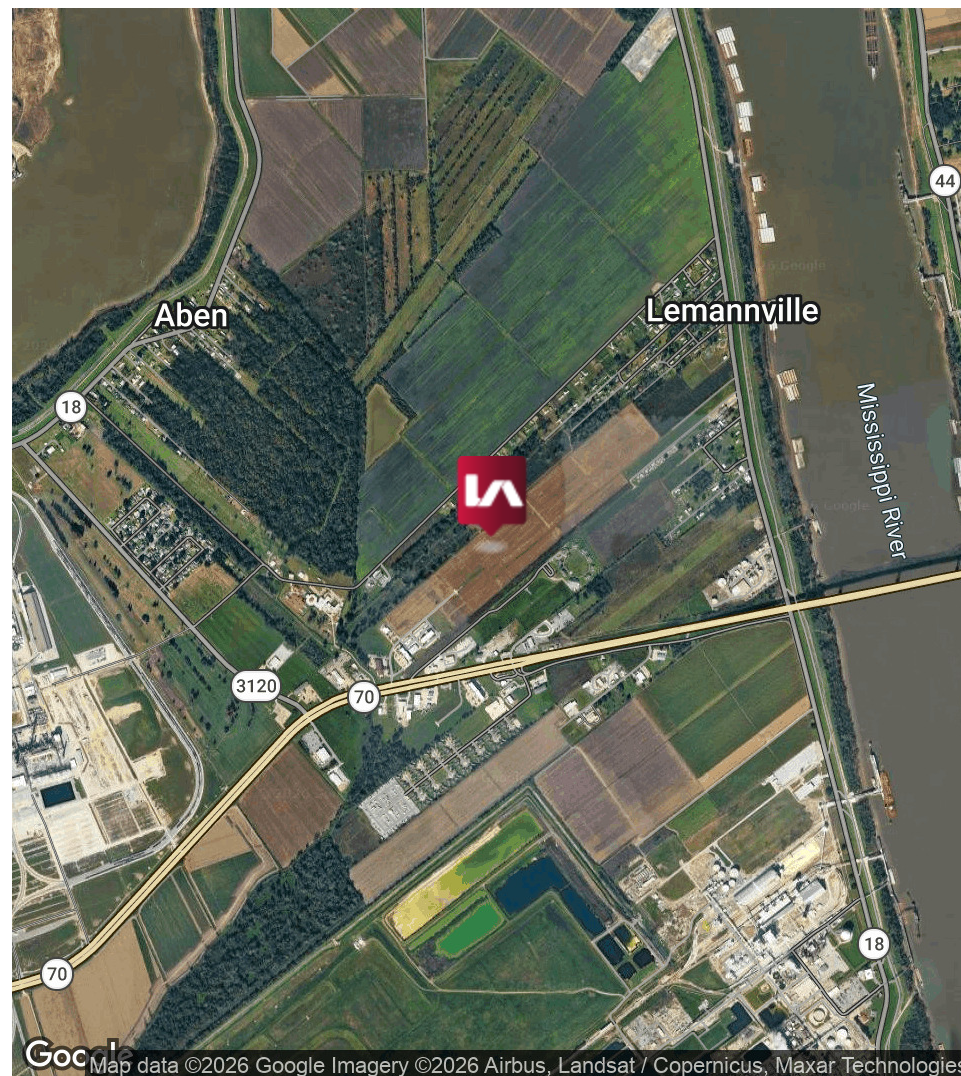
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LOCATION OVERVIEW

Sunshine Business Park is strategically positioned in Donaldsonville, Louisiana, within Ascension Parish's 17,000-acre **RiverPlex MegaPark**—one of the **Gulf Coast's premier industrial corridors along the Mississippi River**. Surrounded by major manufacturing and petrochemical operations, the site offers an **exceptional location** for industrial, logistics, and distribution users.

Located just **5 miles from Interstate 10**, the property provides convenient access to Baton Rouge (40 miles north) and New Orleans (60 miles southeast). The nearby Sunshine Bridge provides efficient **cross-river connectivity**, while proximity to deepwater ports and existing rail infrastructure supports **seamless multimodal transportation** throughout the region.



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