

## Petrochemical Redevelopment Industrial Site

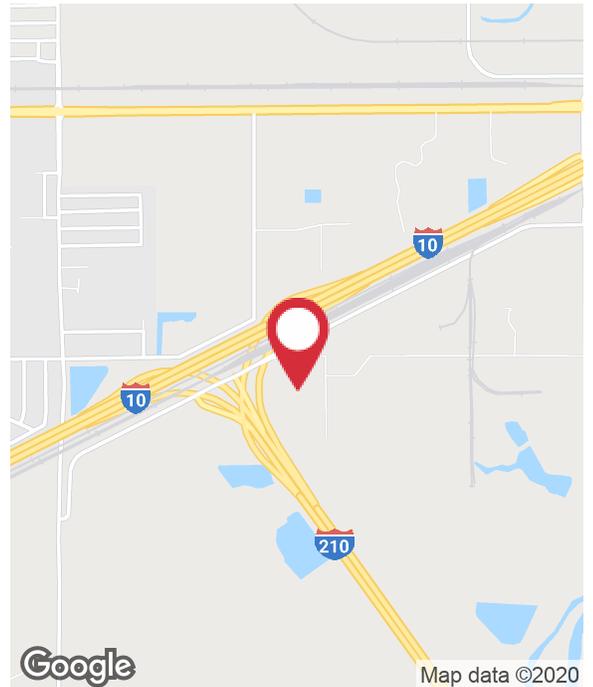
3300 Pete Manena Road, Westlake, Louisiana 70669

### Property Highlights

- ±19 Acres Available in Westlake, Louisiana
- Heavy Industrial Zoning
- Former Chemical Manufacturing Site
- Above Ground Infrastructure to be Removed
- Phase I Environmental Available
- Access to Rail w/ Spur on Property
- Access to I-10
- Close Proximity to Heavy Industrial Plants
- Flood Zone X

### Sale Price

\$12.00 / SF



For more information

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**CALL OR EMAIL FOR MORE INFORMATION**

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# Industrial Site

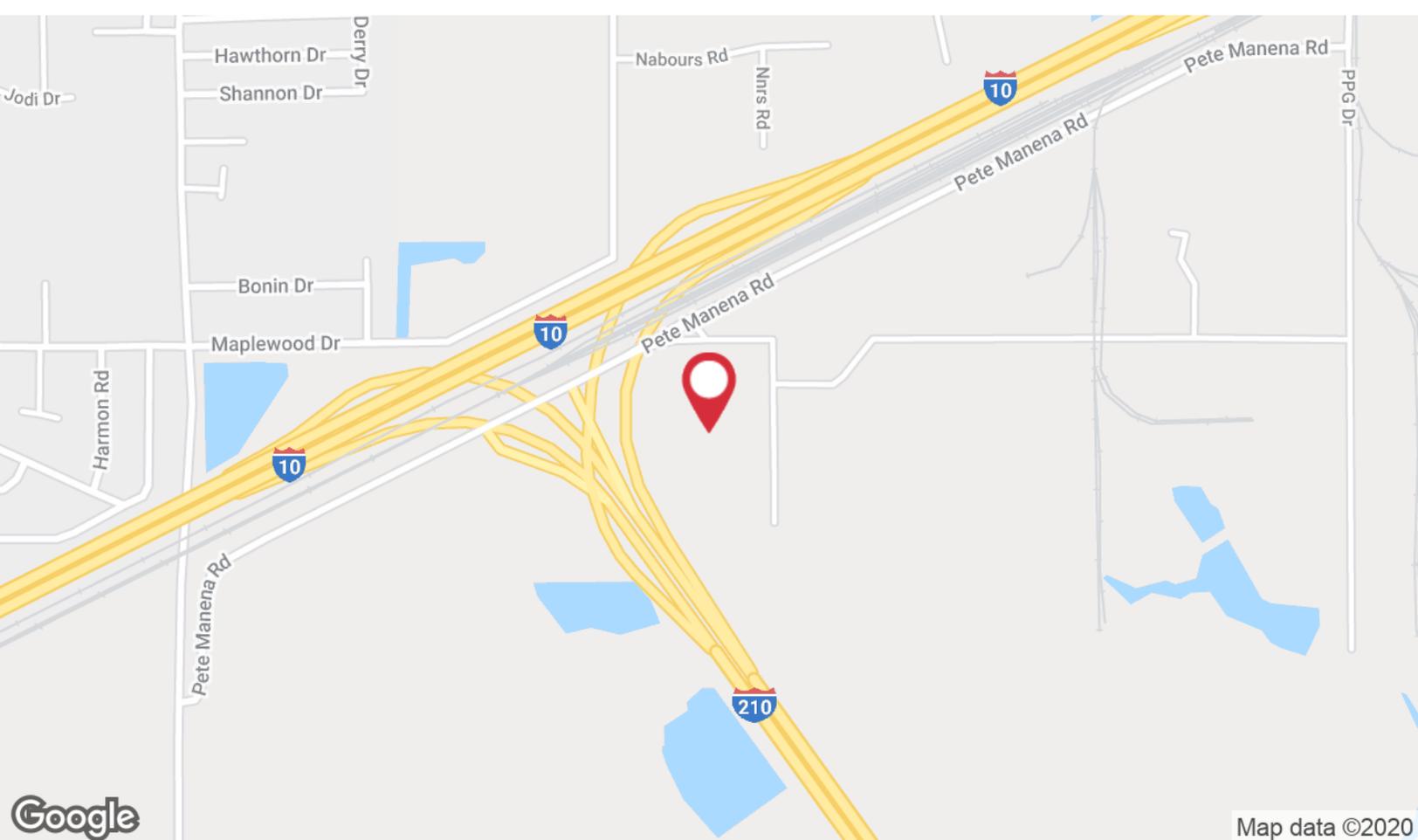
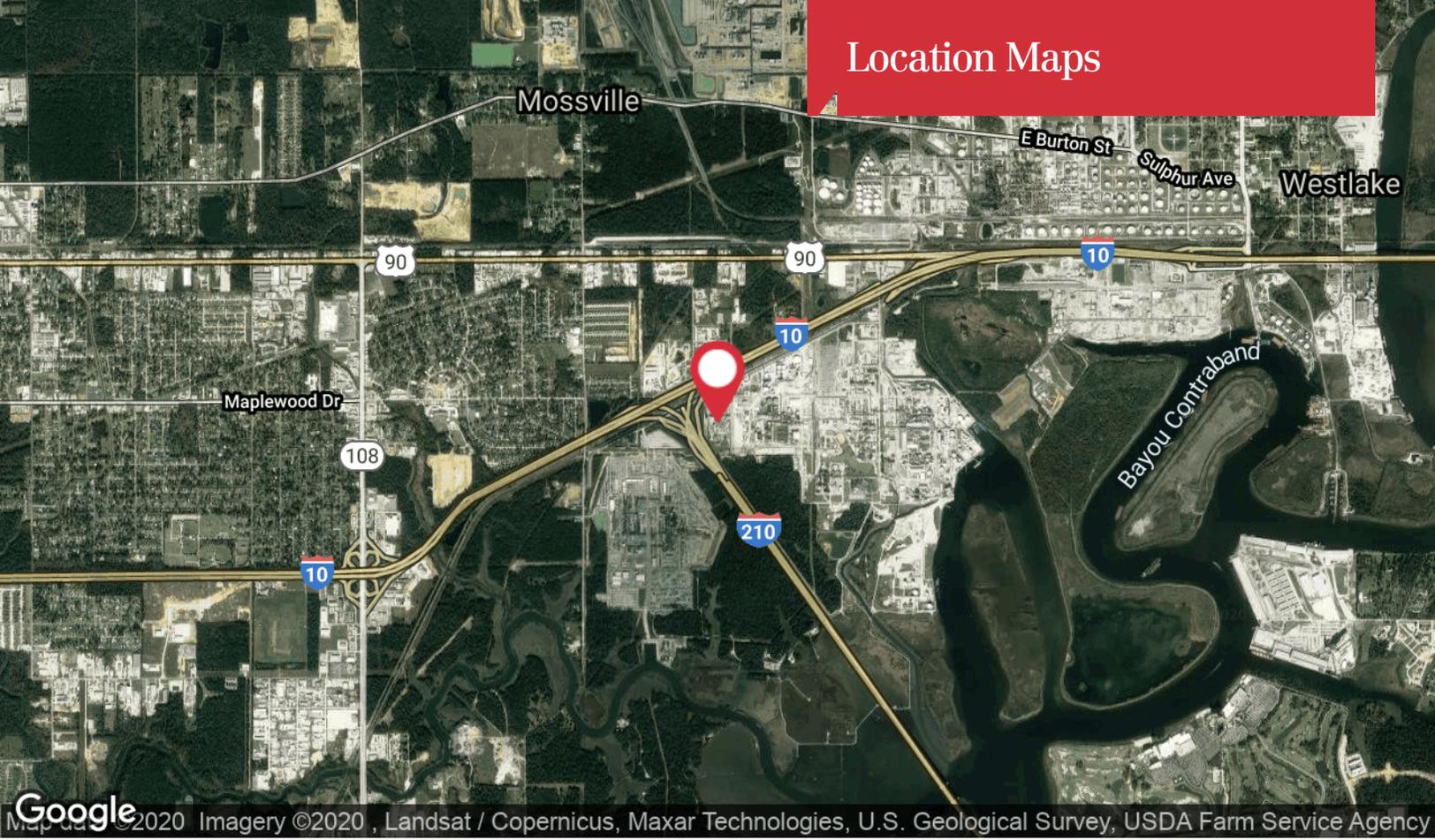
±19 Acres | \$12.00 / SF



## Additional Information

- **Electricity** - Entergy has some distribution lines nearby that provide 138 kV to an existing facility, with transmission lines even closer that can meet a 30 MW demand
- **Rail** - Three Class I rail companies serve the site: Union Pacific, Kansas City Southern, BNSF
- **Gas** - CenterPoint Energy serves BioLab, located 1.5 miles away, with a 6" gas line with a max operating pressure of 500 lbs
- **Drainage** - A drainage lateral is already onsite that drains into the Calcasieu River
- **Pipelines** - There are numerous pipelines in close proximity to the site. These include a 10" and a 14" natural gas pipeline operated by Targa Gas; a 6" Ethylene pipeline operated by Westlake Chemical; a 6" Ethylene pipeline operated by Shell Pipeline Co.; an 8" Ethylene pipeline operated by Eagle US 2, LLC; and a 10" hydrogen pipeline operated by Praxair, Inc.

# Location Maps



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