

# Sunshine Bridge Site

## LOCATION

### Local Jurisdiction

Physical Address:  
 State:  
 City and Parish (County):  
 Zip Code:  
 Proximity to Major City:

### Ascension Parish

Highway 70  
 Louisiana  
 Donaldsonville  
 70346  
 Baton Rouge

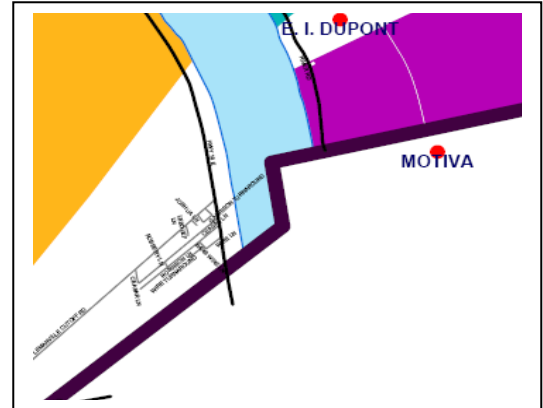
## FEATURES

Site Classification:  
 Zoning:  
 Total Acres  
 Subdividable?:  
 Available Acres.:

Commercial  
 Commercial  
 90  
 yes  
 90



*Experience the Ascension Advantage*



## TRANSPORTATION ACCESS

### Air Service:

General Aviation: Baton Rouge  
 Distance: 35  
 Runway Length: 7,800

Commercial/Cargo: Baton Rouge  
 Distance: 30  
 Runway Length: 7,800

### Rail Access:

Distance: 2 miles  
 Spur: yes

### Water Transportation:

Draft: 45

### Highway:

Nearest Interstate: 1-10-12 miles  
 Nearest 4-Lane: On site-Hwy 70

## UTILITIES

Water Service: yes  
 Water Line (size):  
 Design Capacity:  
 Available Capacity:  
 Static Pressure:  
 Service Provider: Ascension Consolidated Water District

Sewer Service:  
 Sewer Line (size): none  
 Design Capacity:  
 Available Capacity:  
 Service Provider:

Electric Service:  
 Voltage/Line Feed:  
 Available Capacity:  
 Substation Size:  
 Service Provider: Entergy

Natural Gas Service:  
 Line Size:  
 Pressure:  
 MCF Availability:  
 Service Provider(s): Atmos

Telecommunications Service:  
 Local Exchange: Bellsouth  
 Carrier:  
 Fiber Optic  
 Availability:

**COMMENTS:**

Site is located on Highway 70, blocks from the foot of the Sunshine Bridge.  
Great site zoned for commercial development.

Contact: Guillot Realty  
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