

BOWMAN BUILDING

Local Jurisdiction

Physical Address: Alligator Bayou Road and Bluff Road
State: LA
City and Parish (County): Prairieville, Ascension
Zip Code: 70769
Proximity to Major City: 60 minutes to New Orleans, 15 Minutes to Baton Rouge

FEATURES

Building Classification: Warehouse
Zoning: Medium Intensity

Square Footage: 7,500
Subdividable: Yes
Available Sq. Ft.: 7,500
Office: 0
Manufacturing: Yes
Warehouse/Distribution: Yes
Other (specify):

Acreage:
Freestanding or Park:
Zone:

BUILDING SPECIFICATIONS

Construction Type: Metal
Year Built:
Previous Use: Fabrication
Overall Condition: Good
Ceiling Height: 14'
Eave: 12'
Column Spacing:
No. of Truck Loading Docks: 1 ground level door

Rail Service to Building: No
Parking:
No. of Auto Spaces:
Size of Paved Parking Pad

TRANSPORTATION ACCESS

Air Service:
General Aviation: LA Airport
Distance: 3 miles
Runway Length: 5000
Commercial/Cargo: Baton Rouge Intl
Distance: 20
Runway Length: 9000
Rail Access: No
Distance:
Spur:
Water Transportation: Port of Baton Rouge
Shallow Draft:
Deep Draft: 45
Highway:
Nearest Interstate: I-10
Nearest 4-Lane:



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UTILITIES

Water Service:
Water Line (size):
Design Capacity:
Available Capacity:
Static Pressure:
Service Provider: Ascension Water
Sewer Service:
Sewer Line (size): septic
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):
Telecommunications Service:
Local Exchange: Eatel
Carrier:
Fiber Optic
Availability:

Building is located at the corner of Alligator Bayou Road and Bluff Road (Hwy 928).
Metal building less than five years old. Located on 2-3 acres.

Owner:

David Bowman

1-225-235-8888

COMMENTS:

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