An aerial photograph of an industrial canal area, likely in Jefferson Parish, Louisiana. The canal is filled with water and has several large industrial buildings and structures along its banks. A large green arrow is superimposed on the image, pointing upwards from the bottom center towards the top right. The left side of the image is overlaid with a semi-transparent blue gradient.

THE HARVEY CANAL [Jefferson Parish, LA]

Compiled by

JEDCO

Jefferson Parish Economic Development Commission

Revised 12/2015

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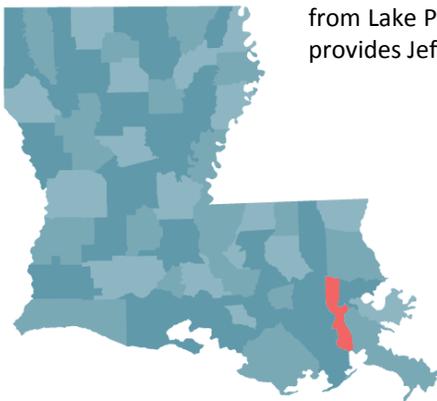
				
JEFFERSON PARISH	HARVEY CANAL	TAX INCENTIVES	COMPANIES	AVAILABLE PROPERTIES
01 Transportation & Market Access 01 Demographics & Cost of Labor 02 Major Industries & Clusters 02 Primary & Secondary Education	03 Harvey Canal Quick Facts 04 Waterways & Routes to the Mississippi and Gulf of Mexico	05 Enterprise Zone 05 Quality Jobs 06 Industrial Property Tax Exemption 06 Manufacturing Sales Tax Exemption 06 Inventory Tax Credit Program	07 Harvey Canal Industrial Association 07 Key Industries	08 Available Properties 09 Destrehan Avenue Properties 16 Peters Road Properties

Jefferson Parish [a snapshot]

The advantages of doing business in Jefferson Parish are numerous. An educated workforce, excellent healthcare and proximity to several distinguished colleges and universities are just some of the benefits of living, working and doing business in Jefferson Parish. Proximity to the Gulf of Mexico, the Mississippi River, and numerous major highways and rail lines provide Jefferson Parish excellent access to the rest of the nation and the world. Jefferson Parish continues to be a leading Louisiana parish in terms of population and economic viability. Moreover, the parish functions as the New Orleans region's economic engine, steering its economy and development.

TRANSPORTATION & MARKET ACCESS

Jefferson Parish is located in southeast Louisiana and is part of the New Orleans MSA. It is bisected by the Mississippi River and stretches 60 miles from Lake Pontchartrain down to the Gulf of Mexico. This geographic location provides Jefferson Parish with many strategic transportation options.



Jefferson Parish is located along the I-10 corridor and has access to many major highways.



The Louis Armstrong New Orleans International Airport is located in Kenner, LA in Jefferson Parish.



The Mississippi River provides Jefferson Parish with access to a total of eight (8) ports and navigable water ways.



Jefferson Parish is serviced by six (6) Class 1 railways and two (2) short line railways.

DEMOGRAPHICS & COST OF LABOR

Demographic Summary

Population	432,098
Average Household Income	\$66,090
% of Pop with Associates Degree or Higher	29%
Median Age	38.9

Source: ESRI

Salaries of Selected Occupations

Accountant	\$70,830
Electrical Engineer	\$86,200
Registered Nurse	\$63,170
Teacher—Secondary	\$51,050

Source: Bureau of Labor Statistics

\$1,134

The average weekly wage for a worker in manufacturing industry in Jefferson Parish.

MAJOR INDUSTRIES & CLUSTERS



The **health care** industry is the largest employer in Jefferson Parish and home to award winning facilities like the Ochsner Health System and the East and West Jefferson Medical Centers. Jefferson Parish's reputation for excellent health care and medical services has made it the region's health care center as well as an international healthcare destination.



The **oil & gas** cluster includes the exploration, extraction, refining, and transporting of petroleum products and related service companies. Situated on the Gulf of Mexico, Jefferson Parish has a regional strategic advantage for this industry.



The **retail trade** sector is the third largest employer in the parish and a destination for the region's residents and tourists. Bonefish Grill, Panera Bread and Coyote Blue are national chain restaurants that have recently expanded to the parish.



Accounting, design, computer, engineering, and consulting services are a strong component of the parish's economy. Though the **professional services** cluster includes a few of the parish's top employers, it is dominated by small to mid-size businesses.



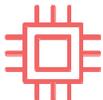
Transportation & warehousing is a robust element of the Jefferson parish economy and one of its largest employers. Cross Road Centers and Acme Trucking Line are major national companies contributing to the vitality of this industry.



The **chemical manufacturing** cluster is comprised of industrial chemical producers. With the recent \$1 billion addition of Dyno Nobel, an international ammonia production facility, Jefferson Parish is the region's largest hub of chemical related industries.



Louisiana is currently one of the top three destinations in the United States for **film production**. The New Orleans region has become an attractive place for film production due to its unique landscape, culture and proximity to either coast.



The rise in college graduates and millennials in the area has grown the **computer systems design and IT** sector. Louisiana has recognized the importance of this cluster by providing the Digital Interactive Media and Software Development Incentive.



The region's **food manufacturing & processing** sub-sectors include animal and marine oils, bottled beverages, coffee roasting, meat processing and packing, confectionaries, condiments and spices, snack foods, sugarcane refining, and fresh, frozen, and prepared seafood.

PRIMARY & SECONDARY EDUCATION

2014-15 Primary School Enrollment

81 Public Schools	48,126
53 Private Schools	18,840

Source: Louisiana Department of Education

81%

Of students in the Jefferson Parish Public School System attend a "Higher Performing school," according to the Louisiana Department of Education.

The New Orleans MSA is home to:

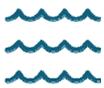
- 9 Four-year Colleges and Universities:** UNO, Tulane, Loyola, Xavier, Dillard, SLU, Holy Cross, Herzing, and SUNO.
- 8 Medical & Law Schools:** The LSU Health Center's 5 medical programs, the Tulane Medical School, and the Tulane and Loyola Law Schools.
- 2 Community Colleges:** Nunez Community College and Delgado Community College's 9 regional campuses.
- 3 Of the Top 5 High Schools in Louisiana:** Patrick F Taylor Academy, Haynes Academy, and Thomas Jefferson High School.

The Harvey Canal

The Harvey Canal, located on the West Bank of the Mississippi River in Jefferson Parish, LA, provides one-hour access to the Mississippi River and the Port of New Orleans. Businesses located on the canal understand the unique advantages of operating and transporting via shallow waters, while having the ability to utilize the services of the adjacent deep-water port, a configuration that cannot be found elsewhere between New Orleans and Baton Rouge.

Many opportunities exist for development on the Harvey Canal on various sized parcels of waterfront property. In addition to water transportation, the canal is situated near Interstate 10 and on US Hwy 90 and boasts rail connections from all six (6) class one rail carriers.

[Quick Facts]



The Harvey Canal is a **12 feet x 125 feet** maintained **channel** area



2,000 acres of **waterfront property** directly on the Harvey Canal



Direct water access via four routes to the **Mississippi River** and **Gulf of Mexico**



Adjacent to **I-10 (east-west)** and on **US Hwy 90 (north-south)** extension



Located in Harvey, LA, immediately upriver from the **Port of New Orleans**



International and cargo air service from the **Louis Armstrong International Airport**

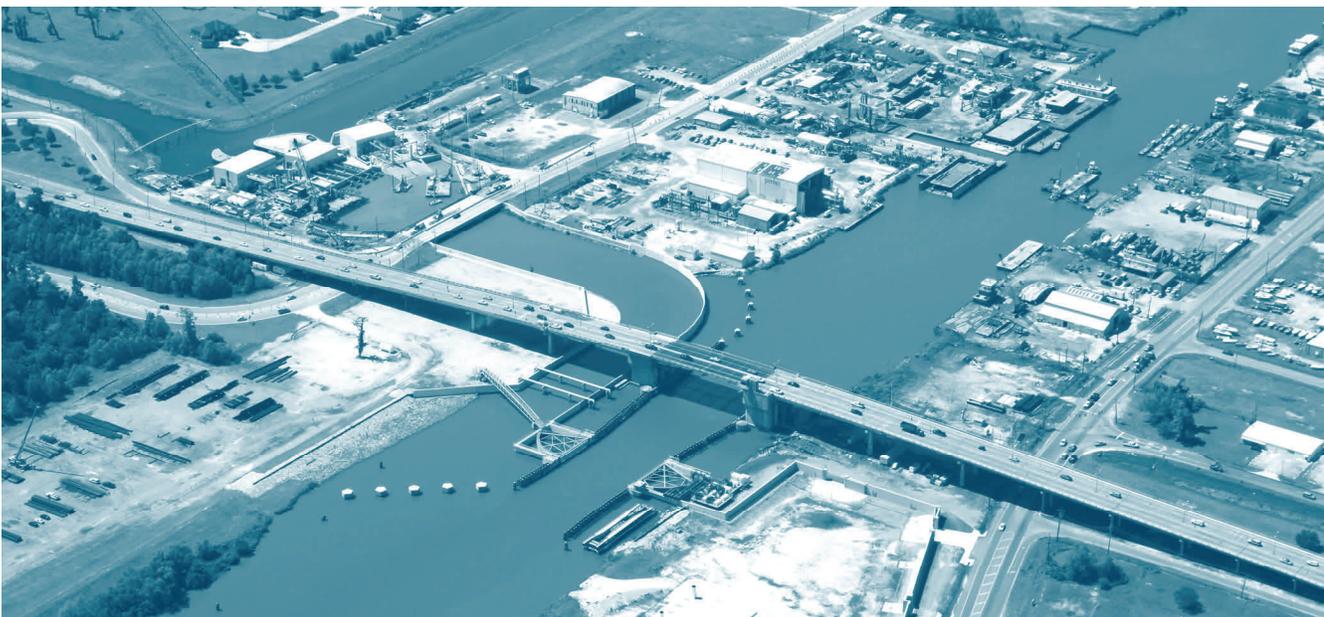


Only area with **rail connections** from all US Class 1 carriers



Both **heavy and light industry** can be accommodated

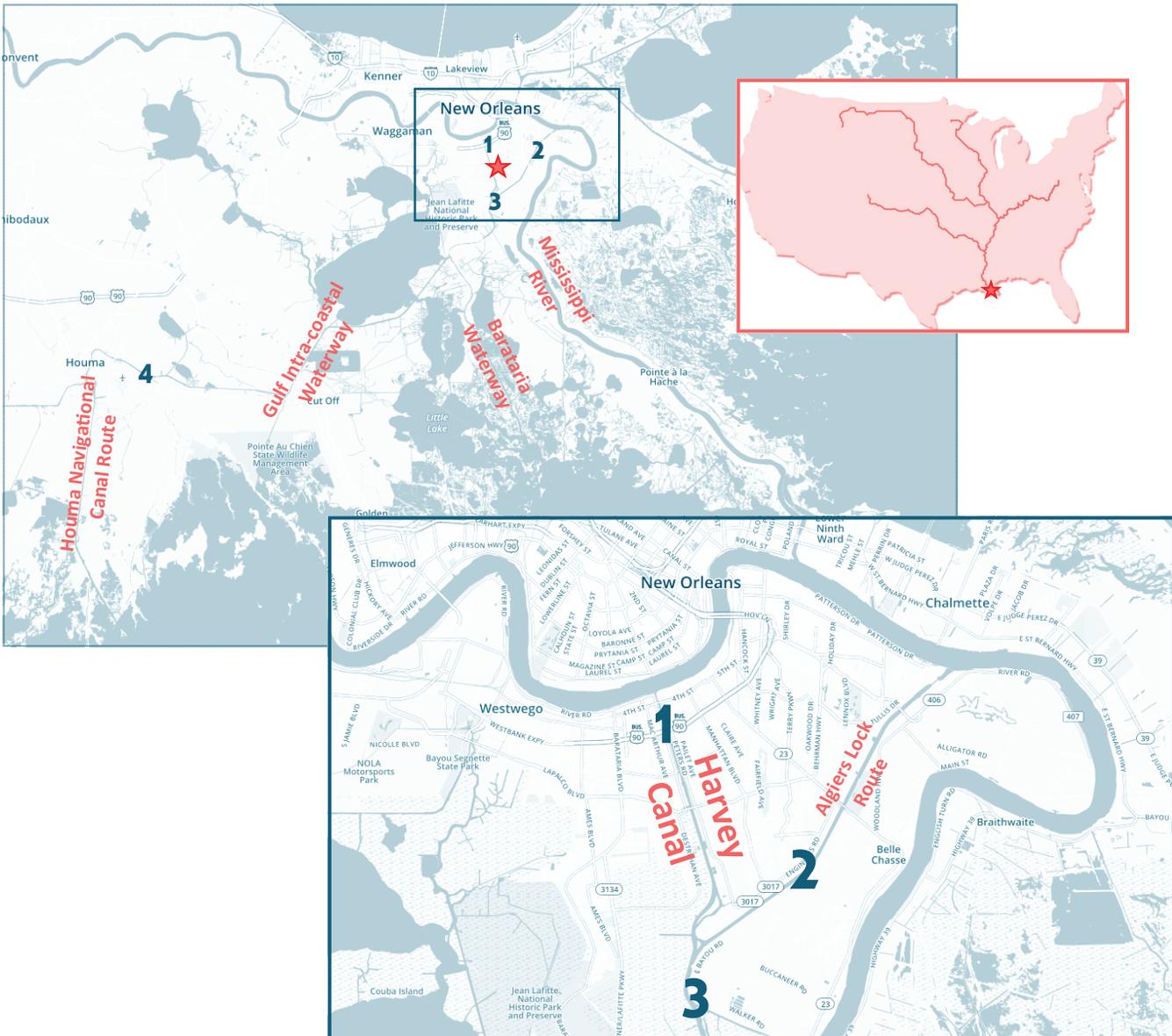
[Aerial view of the Harvey Canal at the Lapalco Boulevard Bridge]



Harvey Canal [waterways]

The Harvey Canal's excellent access to rail, interstate highways, and inland waterways via the Mississippi River and its tributaries provide numerous options for getting your business' products to any corner of the US. Additionally, the Harvey canal has four (4) well-defined, shallow water access routes to the Gulf of Mexico for transporting goods to international destinations:

- 1 Harvey Lock Route:** North to New Orleans and on to the Gulf of Mexico
- 2 Algiers Lock Route:** South, then northeast via the Algiers Alternate Route
- 3 Barataria Water Route:** directly south to the Gulf of Mexico
- 4 Houma Navigational Canal Route:** Southwestern route through the Gulf Intra-coastal Waterway



Tax Incentives

Eligible Jefferson Parish businesses can take advantage of various state and local tax incentive programs designed to help companies grow, potentially resulting in overall net savings.

Please note: Louisiana Economic Development (LED) requires applicants for certain programs to submit an Advanced Notification and pay a processing fee prior to the beginning of certain projects. The Advanced Notification can be submitted electronically online: <https://fastlane.louisianaeconomicdevelopment.com>

In addition to the processing fee, business are assessed an application fee for various programs.

Please contact a JEDCO representative with any questions regarding these programs at (504) 875-3908.

ENTERPRISE ZONE

- Qualifying business are eligible for a one-time tax credit of \$2,500 for each certified net new, permanent full-time job created. Credits can be applied toward the business' Louisiana income and corporate franchise tax liability
- Business are also eligible for a full state (4%) and partial local (1%) rebate of sales/use tax or a refundable investment income tax credit equal to 1.5% of certain capital expenditures
- National workforce must be increased by 10% within the first 12 months, or a minimum of 5 new jobs must be created within the first 24 months of project start date, whichever is less
- 50% of net new hires must meet at least one certification requirement, i.e. Enterprise Zone or Jefferson Parish residency, public assistance, lacking basic skills and/or unemployable by traditional standards
- Requires submittal of Advanced Notification and \$250 non-refundable application fee to LED

EZ

QUALITY JOBS

- Provides an annual payroll rebate of 5% or 6% for new direct jobs for up to 10 years
- Businesses are also eligible for a full state (4%) and partial local (1%) rebate of sales/use tax or a refundable investment income tax credit equal to 1.5% of certain capital expenditures
- A business must fall within one of the state's targeted industries, such as bioscience, manufacturing, software, environmental technology, food technology, advanced materials, or oil and gas field services, or have a total annual out-of-state sales (or Federal Government) of at least 50% or be located within a distressed region to qualify
- Requires submittal of Advanced Notification and \$250 non-refundable fee to LED

QJ

Tax Incentives [cont'd]

Please note: Louisiana Economic Development (LED) requires applicants for certain programs to submit an Advanced Notification and pay a processing fee prior to the beginning of the project. The Advanced Notification can be submitted electronically online at: <https://fastlane.louisianaeconomicdevelopment.com>

Please contact a JEDCO representative with any questions regarding these programs at (504) 875-3908.

INDUSTRIAL PROPERTY TAX EXEMPTION

- Manufacturing operations are eligible for a local property tax exemption on new investments including improvements to the land, buildings, machinery, equipment, and any other property that is an integral part of the manufacturing process
- Contracts may be granted for five years with an option to renew the exemption for an additional five years
- Requires submittal of Advanced Notification and \$250 non-refundable fee to LED

ITE

MANUFACTURING SALES TAX EXEMPTION

- Qualifying manufacturing machinery and equipment (M&E) purchases made in Jefferson Parish are exempt 100% from local and state sales and use taxes
- Manufacturers must obtain a manufacturer's exemption certificate from the Louisiana Department of Revenue (LDR) and Jefferson Parish Sheriff's Office, Bureau of Taxation and Revenue to avoid paying state and local sales/use tax on eligible M&E

MSTE

INVENTORY TAX CREDIT PROGRAM

- Manufacturers, distributors and retailers are eligible to receive a 100% credit of local inventory taxes paid
- Allows ad valorem taxes levied on business inventories to be credited toward state income and corporate franchise tax liability

ITC

Harvey Canal Companies

[Harvey Canal Industrial Association]

The Harvey Canal Industrial Association was founded in 1946 by and for companies along the Harvey Canal for the purpose of increasing business.

The HCIA Board of Directors is dedicated to supporting, improving, and protecting the interests of its members and the Harvey Canal Industrial Corridor. The HCIA was instrumental in the construction of the Harvey Tunnel, the elevated West Bank Expressway, and the Algiers Canal. The Industrial Association also worked diligently for flood control (SELA funding) as well as Hurricane protection projects along the Harvey Canal.

The HCIA holds monthly membership luncheon meetings on the first Thursday of each month and sponsors annual events such as industry trade shows, the HCIA Golf Tournament, and the HCIA Crawfish Boil.

Please contact the HCIA with any questions you may have!

Phone: **(504) 367-1721**

Email: **HCIA@BellSouth.net**

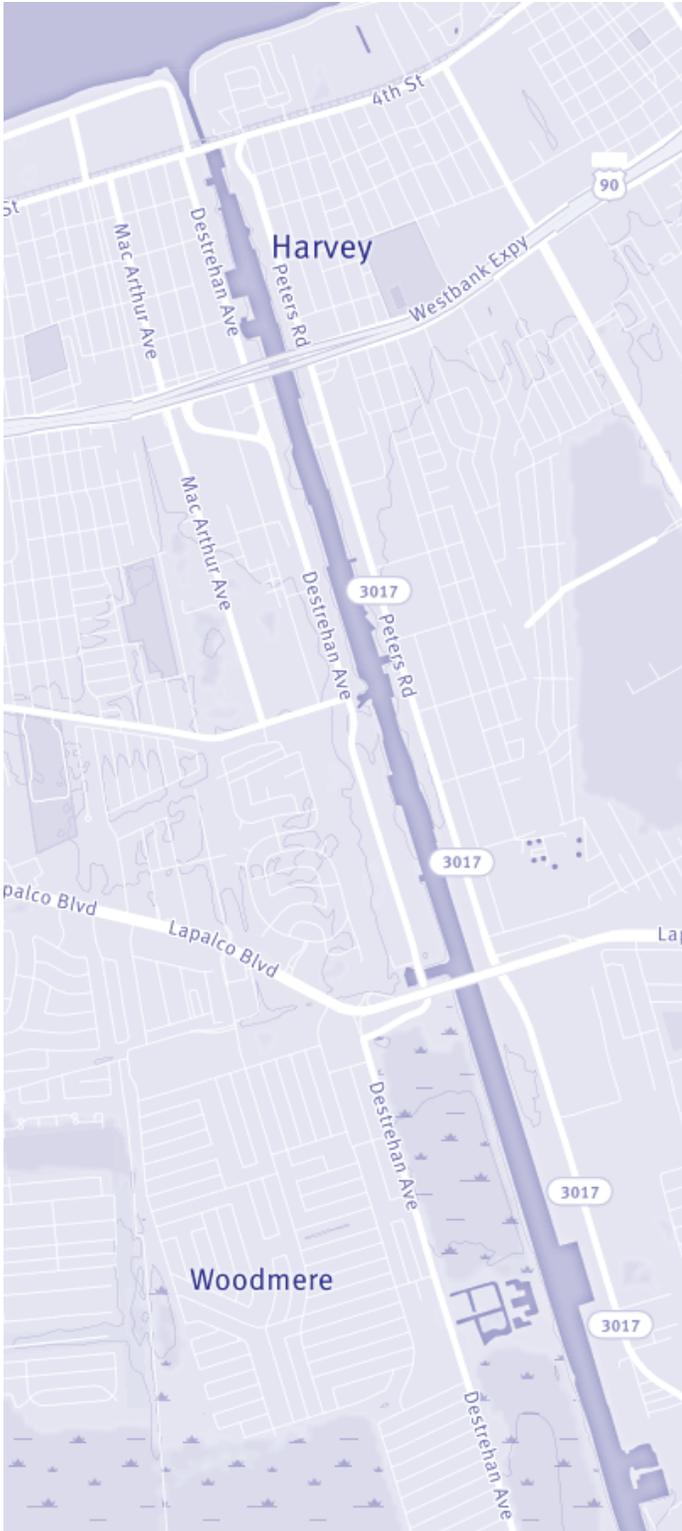
[Key Industries]

The Harvey Canal is home to a wide range of companies and industries from small, family owned operations to some the top employers and revenue earners in Jefferson Parish and the entire New Orleans region. This list provides a snapshot of the companies from the maritime, construction, and oil & gas industries who choose to operate along the canal.



Company	Products/Service
Barriere Construction	Asphalt Paving & Site Development
Bollinger	Shipbuilding & Repair
Evans Cooperage	Metal Barrels & Drums
Gootee Fabrications	General Construction
Midship Marine	Boatbuilding
Reagan Power	Engine & Pump Manufacturer
Stewart & Stevenson	Industrial Machinery & Equipment
Superior Energy Services	Oil & Gas Field Services

Harvey Canal [available properties]



All of the properties featured in this packet are located on either Destrehan Avenue or Peters Road, which border the canal on the west and east, respectively (see left).



Additionally, these properties are located on the secure side of both the **West Closure Complex** (the world's largest flood gate and pump station) and the **Harvey Canal Sector Gate** (flood gate at Lapalco Boulevard). Both Peters Road and Destrehan Avenue are very well protected from any storm events.

Destrehan Ave



Destrehan Avenue was recently expanded to four (4) lanes and extends from the Westbank Expressway to the Lafitte-Larose Highway. Truck and vehicle access has been greatly improved in and out of the corridor.

Peters Rd



Peters Road was recently expanded to three (3) lanes for improved vehicular access. The Jefferson Parish Planning Department has plans to extend Peters Road south to Highway 23 in Belle Chase (over the Algiers Canal) in the near future.

1284 DESTREHAN AVE [Harvey, LA 70058]

[Property Type] Industrial site with building

[Size] 1.8 acres

[Zoning] M-3 (Heavy Industrial)

[Lease Price]

Property is currently for lease at \$2,947/month or \$2.09 PSF (annual). Please contact Randall Walker with The Industrial Group, LLC at (504) 832-8012.

[Property Overview]

This property has a 14,342 square foot, free standing building with metal siding. Surface parking available off street. Paved road access.



1901 DESTREHAN AVE [Harvey, LA 70058]

[Property Type] Industrial site with building

[Size] 1.4 acres (150' water frontage)

[Condition] Well filled, stable property. Site is well graded and drains to the street in front.

[Zoning] M-3 (Heavy Industrial)

[Lease Price]

Currently being used as Partnership offices. Rear area (waterfront) available for lease. Site is offered "AS-IS." However, the Harvey Canal Limited Partnership is always prepared to construct additional specific tenant improvements for credit worthy tenants. Please contact Ray Fuenzalida with the Harvey Canal Limited Partnership at (504) 340-9098.

[Property Overview]

Metal office building with three basic segments. Total area is approximately 10,800 SF. Building is 40' wide. First segment is 165' open sided with a 12' eave height. Second segment is 76' long and is enclosed with sliding doors on each end. Third segment is 24' long and is finished, climate controlled office space. Office space of approx. 1,600 SF on two floors includes a kitchen area and full bathroom (plus shower). Site is fenced on three (3) sides (excluding waterfront side) with a primary 30' vehicle gate (plus 25' gate to adjacent property at 1901-A Destrehan Avenue), all utilities in place.



2021-A DESTREHAN AVE [Harvey, LA 70058]

[Property Type] Industrial site with building

[Size] 2.9 acres (250' water frontage)

[Condition] Well filled, stable property

[Zoning] M-3 (Heavy Industrial)

[Lease Price]

Currently available for LEASE only. The property is offered "AS-IS". The Harvey Canal Limited Partnership is always prepared to construct additional specific tenant improvements for credit worthy tenants. Please contact Ray Fuenzalida with the Harvey Canal Limited Partnership at (504) 340-9098.

[Property Overview]

Site has one large entrance on Destrehan Avenue. The entrance is a 30' double-gated standard driveway, set back from the street to allow for truck access. Access from street will allow for separate driveways (if desired). Building A has 5,200 SF composed of approximately 2,000 SF of office space in fair condition and 3,200 SF of ground warehouse space. Building has additional second story storage area above the office. The foundation is a pile supported, reinforced concrete slab on grade in excellent condition. Excellent power is available and can be tied into the adjacent building. The structure is pre-engineered steel with a prefinished corrugated metal exterior. Eave height in the warehouse is 20' clear span serviced by two 12' by 14' openings. Site also has paved parking area on the street side of the building. All utilities (electric, water and sewerage) are in place. Property has 250' of water frontage composed of cluster piles and riprap. Site is well filled and slopes from the waterline to the street (for drainage).



2021-C DESTREHAN AVE [Harvey, LA 70058]

[Property Type] Industrial site with building

[Size] 2.9 acres (250' water frontage)

[Condition] Well filled, stable property

[Zoning] M-3 (Heavy Industrial)

[Lease Price]

Currently available for LEASE only. The property is offered "AS-IS". The Harvey Canal Limited Partnership is always prepared to construct additional specific tenant improvements for credit worthy tenants. Please contact Ray Fuenzalida with the Harvey Canal Limited Partnership at (504) 340-9098.

[Property Overview]

Site has one large entrance on Destrehan Avenue. The entrance is a 30' double-gated standard driveway, set back from the street to allow for truck access. Access from street allows for separate driveways (if desired). Building C has 10,500 SF composed of approximately 1,500 SF of fully renovated office space and 9,000 SF of warehouse space. Building has been completely reskinned, with new 20' sliding doors and has excellent power capabilities (three-phase available). The main building's dimensions are approximately 60' by 175'. The building has been repainted and is in very good condition. The foundation is a pile supported reinforced concrete slab on grade in excellent condition. The structure is pre-engineered steel with a prefinished corrugated metal exterior and a brick facade front. Eave height in the warehouse is 18' clear span serviced by two 20' by 14' sliding type doors. Property has 250' of water frontage composed of cluster piles and riprap. Site is well filled and slopes from the waterline to the street (for drainage).



2025 DESTREHAN AVE [Harvey, LA 70058]

[Property Type] Industrial site with building

[Size] 2.9 acres (250' water frontage)

[Condition] Well filled, stable property

[Zoning] M-3 (Heavy Industrial)

[Lease Price]

Currently available for LEASE only. The property is offered "AS-IS". The Harvey Canal Limited Partnership is always prepared to construct additional specific Tenant Improvements for credit worthy tenants. Please contact Ray Fuenzalida with the Harvey Canal Limited Partnership at (504) 340-9098.

[Property Overview]

Site has two entrances on Destrehan Avenue. One entrance is a 30' double gated standard driveway, the second is a very deep 80' drive with gates for truck access. Site has one building of 4,000 SF composed of 3,000 SF of renovated office space and 1,000 SF of warehouse space. Building has additional second story office/storage space. Excellent power available. Property also has sewerage and water. Property has a 100' by 100' sheet steel slip constructed of interlocking sheet pile bulkhead with welded metal caps. Balance of the water frontage has cluster piles and riprap. Site is well filled and slopes from the waterline to the street (for drainage).



2200 DESTREHAN AVE [Harvey, LA 70058]

[Property Type] Vacant land

[Size] 3.6 acres with possible expansion to total of 8.5 acres

[Condition] Well filled, stable property

[Zoning] M-3 (Heavy Industrial)

[Lease Price]

Site is available IMMEDIATELY and for LEASE only. The site is offered "AS-IS". The Harvey Canal Limited Partnership is also prepared to construct additional specific Tenant Improvements for credit worthy tenants. Base rate dependent upon term. Please contact Ray Fuenzalida with the Harvey Canal Limited Partnership at (504) 340-9098

[Property Overview]

Site has Two (2) private truck entrances on Destrehan Avenue. Driveways are approximately 40' wide. An additional entrance can be installed. Property has 600' of high visibility street frontage (can be increased) on Destrehan Avenue. Site is well filled and slopes from the levee line in the rear (1st Street Canal) to the street (Destrehan Avenue) for drainage.



2450 DESTREHAN AVE [Harvey, LA 70058]

[Property Type] Industrial site with building

[Size] 2.7 acres

[Condition] Very well filled, extremely stable property

[Zoning] M-3 (Heavy Industrial)

[Lease Price]

Site is available IMMEDIATELY and for LEASE only. Please contact Ray Fuenzalida with the Harvey Canal Limited Partnership for lease terms and price at (504) 340-9098.

[Property Overview]

Site has two entrances on Destrehan Avenue. Both entrances are 30' standard driveways with roll over curbs and direct access to Destrehan Avenue. Site has one building of 16,800 SF on two floors composed of 8,400 SF of warehouse/storage space on the first floor and 8,400 SF of renovated office space on the second floor. Overall eave height is 26'. Slab elevation is approx. 10" and warehouse loading is at ground level. Excellent power available. Property is serviced by sewerage and water. The entire yard has been paved and/or covered with limestone. Access and visibility to/from Destrehan Avenue and Lapalco Blvd is excellent. Recent improvements have resulted in subsurface drainage for the entire yard.



1255 PETERS RD [Harvey, LA 70058]

[Property Type] Vacant Land

[Size] 3.73 acres

[Zoning] M-3 (Heavy Industrial)

[Sale Price]

\$325,000 (\$2 PSF). Please contact James Barse with NAI/Latter & Blum at (504) 569-9312.

[Property Overview]

Located less than a mile from the West Bank Expressway, this property is zoned heavy industrial and contains some paving and cement structures. The site has 650' fronting Peters Rd. Excellent price!



2901 PETERS RD [Harvey, LA 70058]

[Property Type] Vacant Land

[Size] 80 acres

[Zoning] M-3 (Heavy Industrial)

[Sale Price]

\$10,454,400. Please contact James Barse with NAI/Latter & Blum at (504) 569-9312.

[Property Overview]

Heavy industrial sites ranging from 4 to 10 acres are available for sale (must be subdivided). This former pipe yard offers well-priced sites that are all well-filled and stabilized. Various configurations are possible. Power, water, and gas are available. Building on the site is in poor condition.



3601 PETERS RD [Harvey, LA 70058]

[Property Type] Vacant land

[Size] 3.6 acres

[Condition] Cleared, well filled, stable property

[Zoning] M-3 (Heavy Industrial)

[Lease Price]

Currently available for lease only. Base rate dependent upon term and acreage. Please contact Ray Fuenzalida with the Harvey Canal Limited Partnership at (504) 340-9098.

[Property Overview]

Site is fenced on three (3) sides with a double gate on the street side. Power and water available. Property is cleared, heavily filled and very stable. Site is well graded and drains to the street in front and the Murphy Canal in back.



3645 PETERS RD [Harvey, LA 70058]

[Property Type] Vacant land

[Size] 5.8 acres

[Condition] Cleared, well filled, stable property

[Zoning] M-3 (Heavy Industrial)

[Lease Price]

Site is available or LEASE only. Base rate dependent upon term and acreage. Please contact Ray Fuenzalida with the Harvey Canal Limited Partnership at (504) 340-9098.

[Property Overview]

Site is fenced on four (4) sides with a double gate on the street side. Power and water available. Property is cleared, heavily filled and very stable. Site is well graded and drains to the street in front and the Murphy Canal in back.



3801 PETERS RD [Harvey, LA 70058]

[Property Type] Vacant Land

[Size] 10 acres

[Condition] Well filled, stable property

[Zoning] M-3 (Heavy Industrial)

[Lease Price]

Currently available for LEASE only. Base rate dependent upon term and acreage. Please contact Ray Fuenzalida with the Harvey Canal Limited Partnership at (504) 340-9098.

[Property Overview]

Site has one entrance on Peters Road. Additional entrances can be installed as needed for truck access. Fenced on one side only. Power and water available. No sewerage available – will require a treatment plant. Property is cleared, heavily filled and very stable. Three building pad sites have already been created and filled to grade. Site is well graded and drains to the street in front and the Murphy Canal in back. Property is approximately 10 acres and can be leased in increments as small as one (1) acre.



4000 PETERS RD [Harvey, LA 70058]

[Property Type] Industrial site with building

[Size] 10.3 acres with water frontage

[Zoning] M-3 (Heavy Industrial)

[Sale Price]

\$1,285,000 (or \$124,757 per acre). Please contact Ray Fuenzalida with the Harvey Canal Limited Partnership at (504) 340-9098.

[Property Overview]

Building Area: 5,400 SF of building area consisting of a 2,400 SF two story office building and a 3,000 SF warehouse building.

[Land Area]

10.3 acres total site area with Harvey Canal water frontage adjacent to Boomtown Casino. Approximately 2 acres are in boat slip (water bottom). The dry land area of 8.3 acres is cleared,



4400 PETERS RD [Harvey, LA 70058]

[Property Type] Industrial site with building

[Size] 7.96 acres (can be subdivided)

[Condition] Filled and compacted property

[Zoning] M-3 (Heavy Industrial)

[Sale Price]

\$693,330 (or \$2 PSF). Please contact James Barse with NAI/Latter & Blum at (504) 569-9312 for more information.

[Property Overview]

The owner will subdivide the property into smaller lots. Additionally, there is a 16,000 SF warehouse in fair condition.

