

12555
RONALDSON
ROAD

RAIL SERVED COMPLEX FOR SALE OR LEASE

BATON ROUGE , LA 70807



[VIRTUAL TOUR](#)

CBRE



Divisible 129.4-acre site



5 major buildings
totaling ±550,000 SF



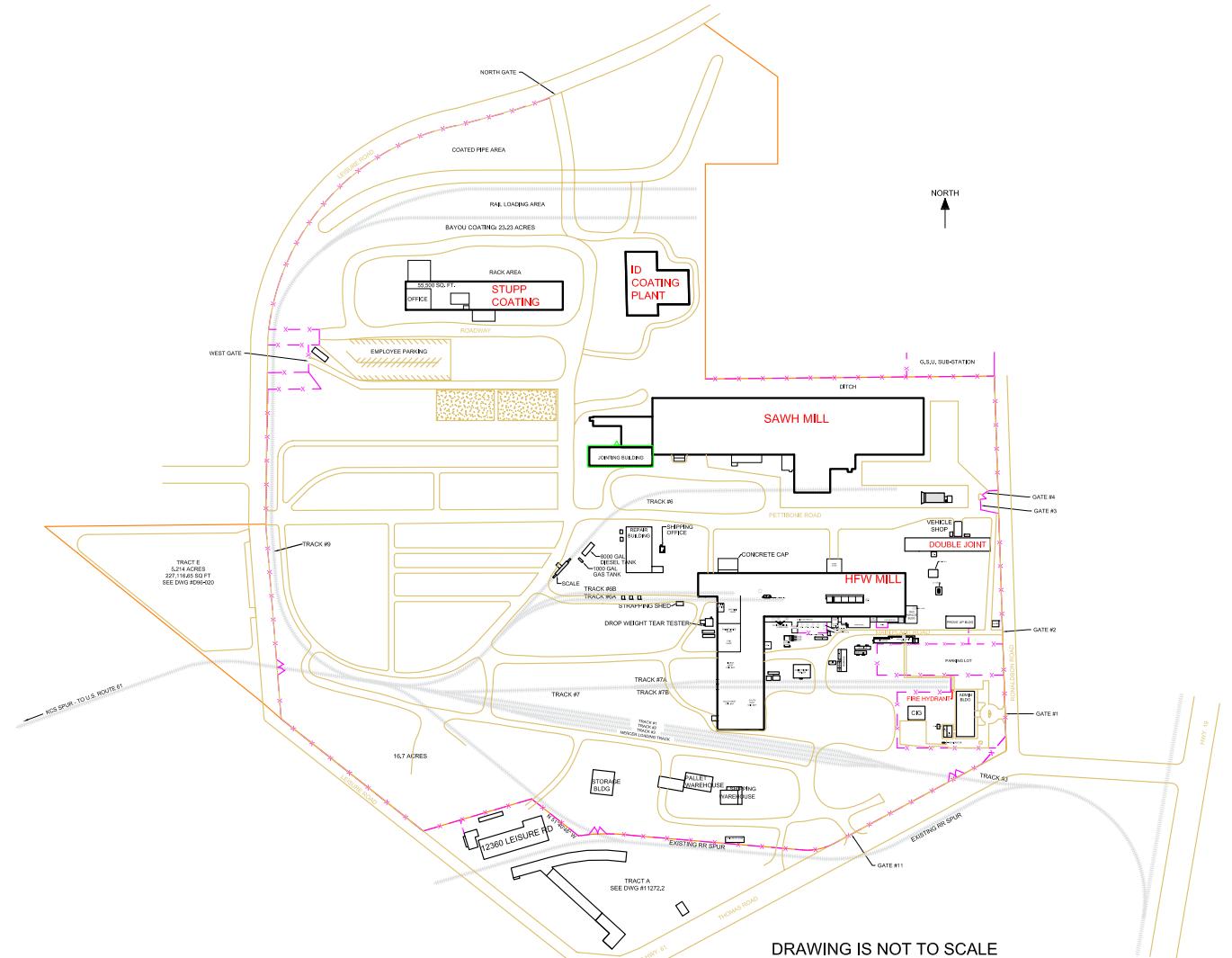
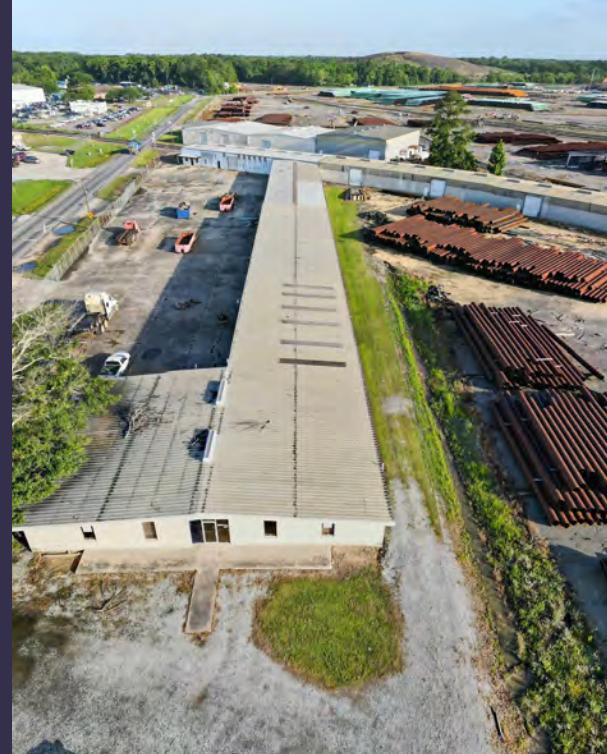
Heavily stabilized/paved site



Outside 500 Year flood plain



Close proximity to airport



DRAWING IS NOT TO SCALE

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SITES

Site 1	± 37 acres
Site 2	± 17.3 acres
.....	up to ± 28.6 acres
Site 3	± 73.6 acres
Leisure Rd.	± 1.5 acres
.....	up to ± 6.5 acres

BUILDINGS

	SF	CRANES
Site 1 Stupp Coatings Facility	118,048 SF	None
Site 2 Spiral Mill	230,000 SF	Two (2) 30-ton One (1) 54-ton
.....		Four (4) 10-ton Two (2) 54-ton cranes
Site 3 HFW Mill	188,876 SF	(Two (2) additional 5-ton cranes in adjacent processing building)
Leisure Rd.	27,500 SF	None

CBRE

STUPP CORPORATION

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BATON ROUGE AIRPORT

KINDER MORGAN

SCOTLAND AVE

Exxon Mobil

SAVAGE



MISSISSIPPI RIVER

61

REPUBLIC
SERVICES



RAIL SERVED INDUSTRIAL COMPLEX FOR SALE OR LEASE

RAIL MAP



- Located less than 10 miles from Baton Rouge CBD
- Offers 129.4 acres of Rail yard, laydown yard and manufacturing facilities near major waterway
- Connects rail commerce with road
- Unparalleled rail service
- Includes over 550,000 square feet of convertible manufacturing and warehouse space

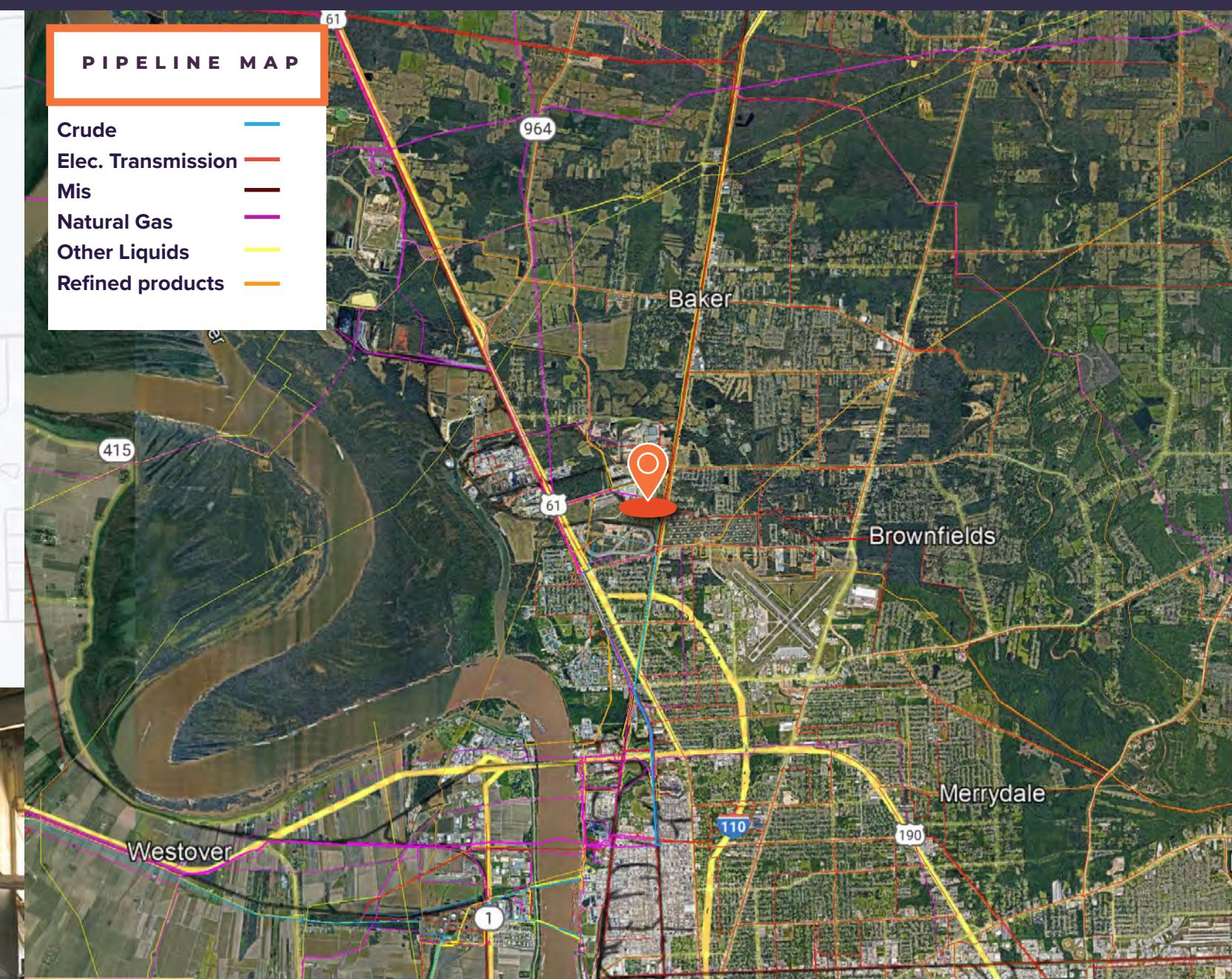
RAILROAD COMPANY

- Canadian National - North America
- Canadian Pacific Kansas City

*Railroad data provided by the USGS National Transportation Dataset (NTD)

PIPELINE MAP

- Crude
- Elec. Transmission
- Mis
- Natural Gas
- Other Liquids
- Refined products



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