

**12555**  
RONALDSON  
ROAD

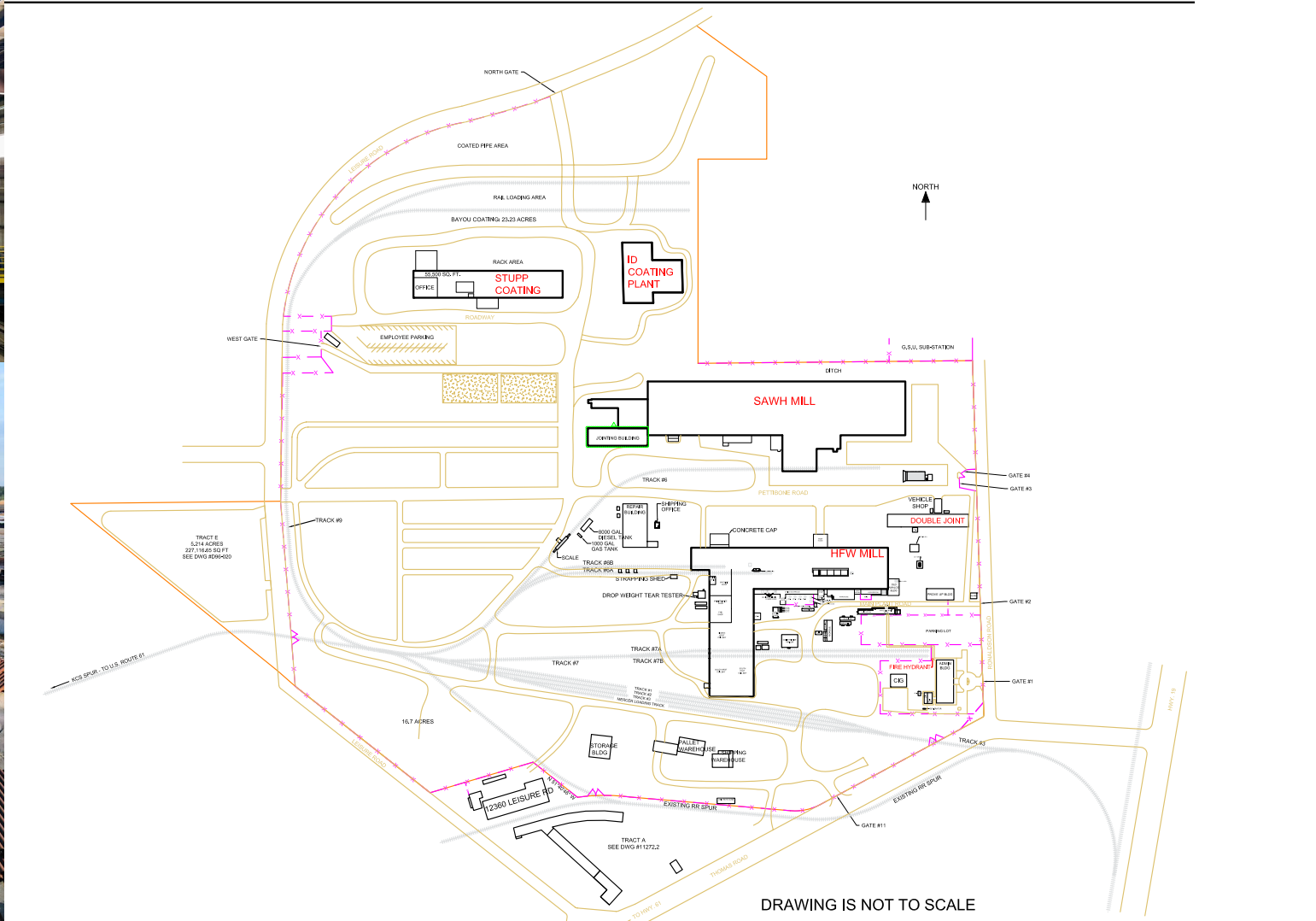
# RAIL SERVED COMPLEX FOR SALE OR LEASE

BATON ROUGE, LA 70807

MISSISSIPPI RIVER

61

SCOTLAND AVE



DRAWING IS NOT TO SCALE



Divisible 162 -acre site



5 major buildings totaling ±550,000 SF



Close proximity to the Mississippi River



Heavily stabilized/paved site



11 heavy duty cranes



Outside 500 Year flood plain



Direct, Daily Service by 2 Class 1 Railroads



Close proximity to airport



~ 7 miles of internal rail

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SITES			
Site 1	+33.4 acres	Site 4 - Wetlands	+25.1 acres
Site 2	+17.3 acres		
.....	up to +28.6 acres		
Site 3	+73.6 acres		

BUILDINGS	SF	CRANES
Site 1   Stupp Coatings Facility	118,048 SF	Two (2) 5-ton
Site 3   HFW Mill	188,876 SF	Four (4) 10-ton   Two (2) 54-ton cranes
Site 2   Spiral Mill	230,000 SF	Two (2) 30 ton   One (1) 54 ton



BATON ROUGE AIRPORT

KINDER MORGAN

Exxon Mobil

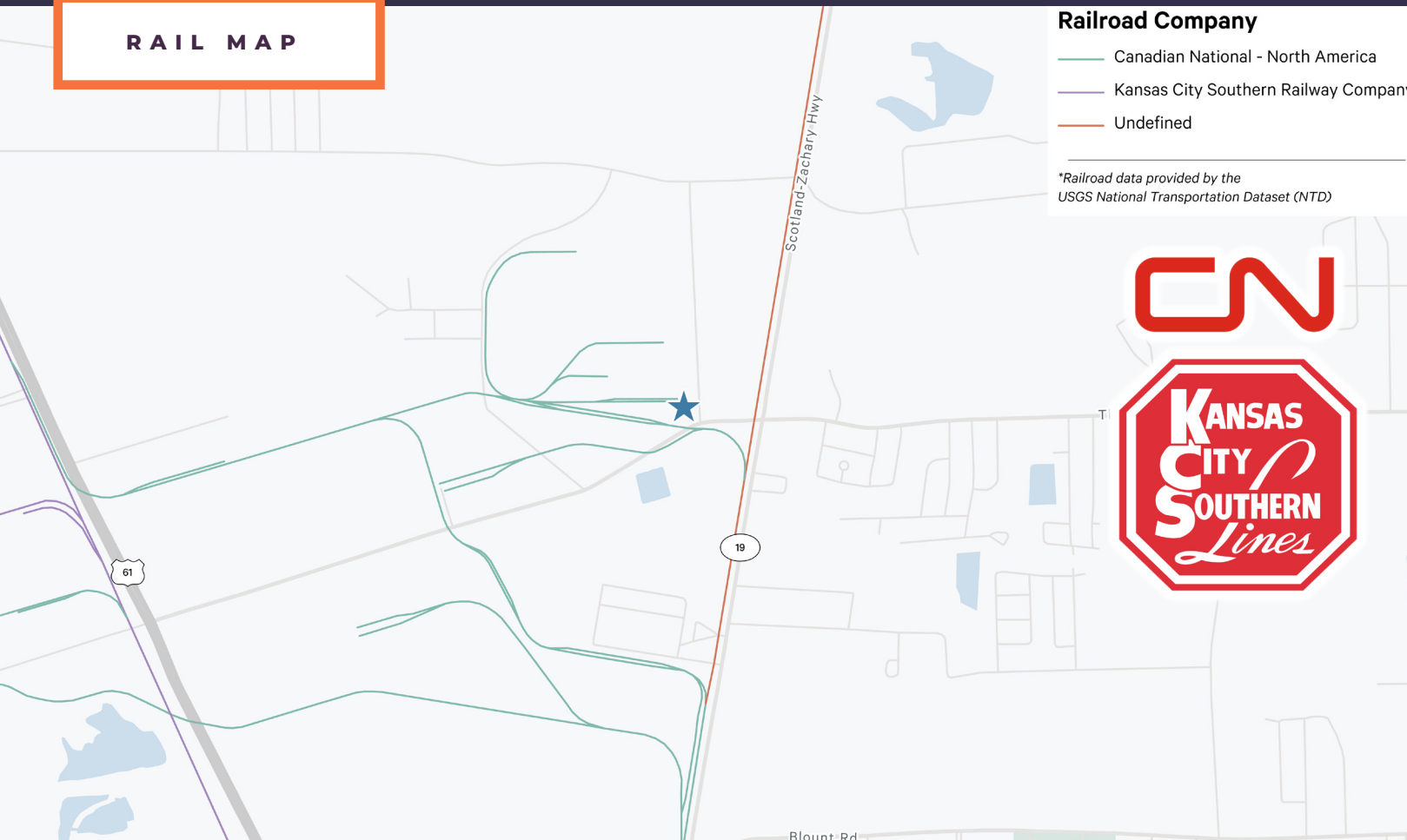
SAVAGE

MISSISSIPPI RIVER

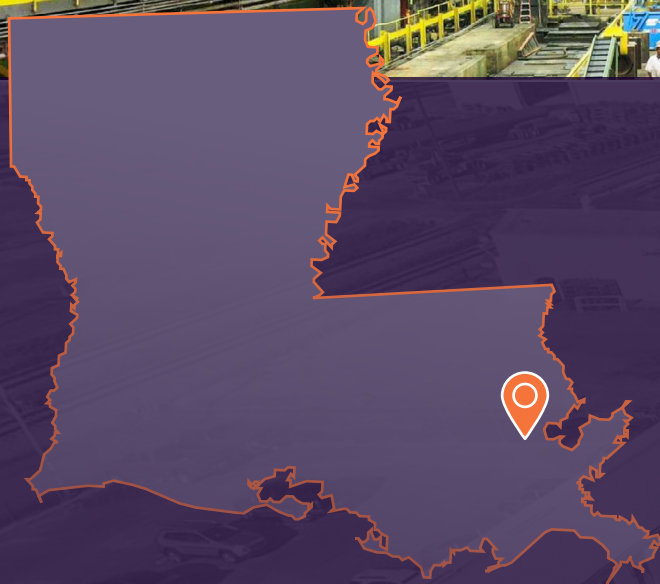
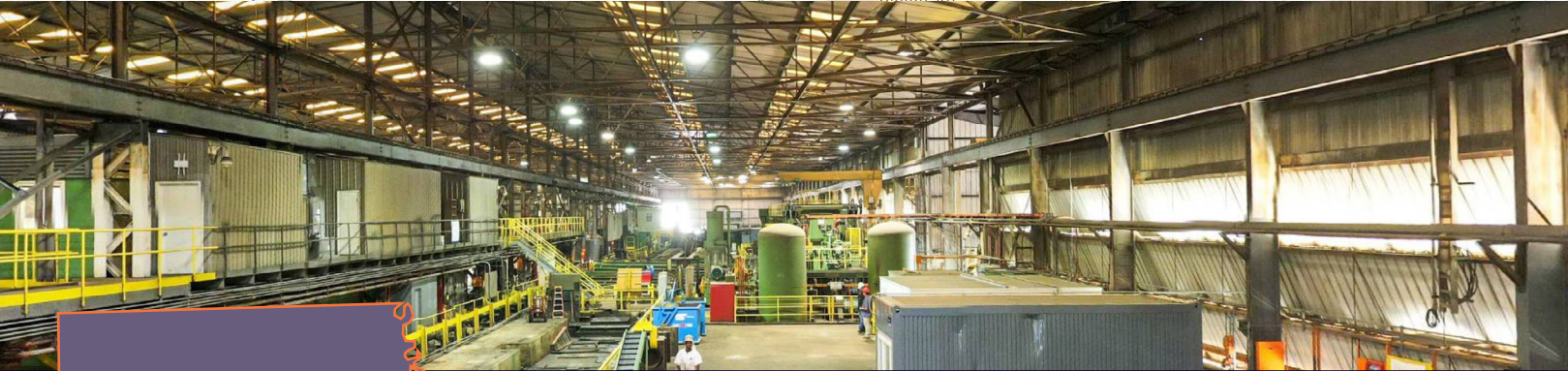
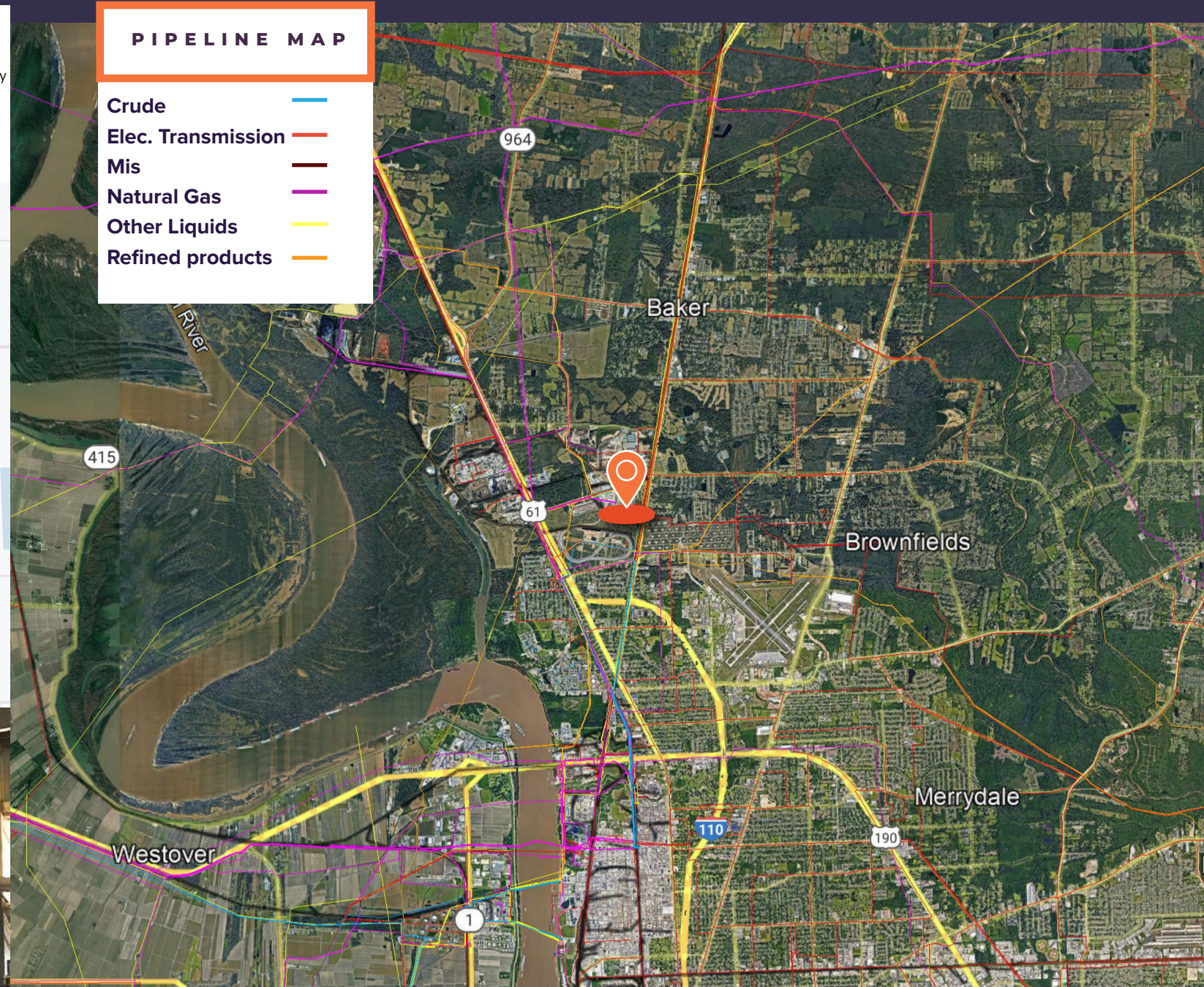
SCOTLAND AVE

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RAIL MAP



PIPELINE MAP



- Located less than 10 miles from Baton Rouge CBD
- Offers 162 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

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