



# WGT

## WILLOW GLEN

TERMINAL

**Up to 234 acres For Sale / For Lease**

Deep Draft Riverfront Development at Bulk Liquids Terminal with Shared Dock Usage, Full Suite of Terminal Services, and Access to All Site Amenities

2605 HWY 75, ST. GABRIEL, LOUISIANA

**CBRE**

## Ample Developable Acreage with River Frontage

Willow Glen Terminal is located on the Mississippi River in the heart of the Louisiana energy corridor, giving users unparalleled access to domestic and international renewable energy, chemical, and petroleum markets. The Terminal offers a speed-to-market solution for new-build, transitional energy facilities, offering logistics synergies including access to dock, rail, pipeline, and power infrastructure as well as options for terminalling services.



**234 acres available for development**



**3,500 LF of Mississippi River frontage with deep water dock**

SECOND BARGE ONLY DOCK PERMITTED AND UNDER DEVELOPMENT



**2.26 million barrels of liquid tank storage capacity**



**450 MW available on site and co-located with switchyard with 138 kV, 230 kV and 500 kV transmission lines**



**Manifest and unit train capabilities**

UNDER DEVELOPMENT



**Louisiana pipeline corridor intersection**

UNDER DEVELOPMENT



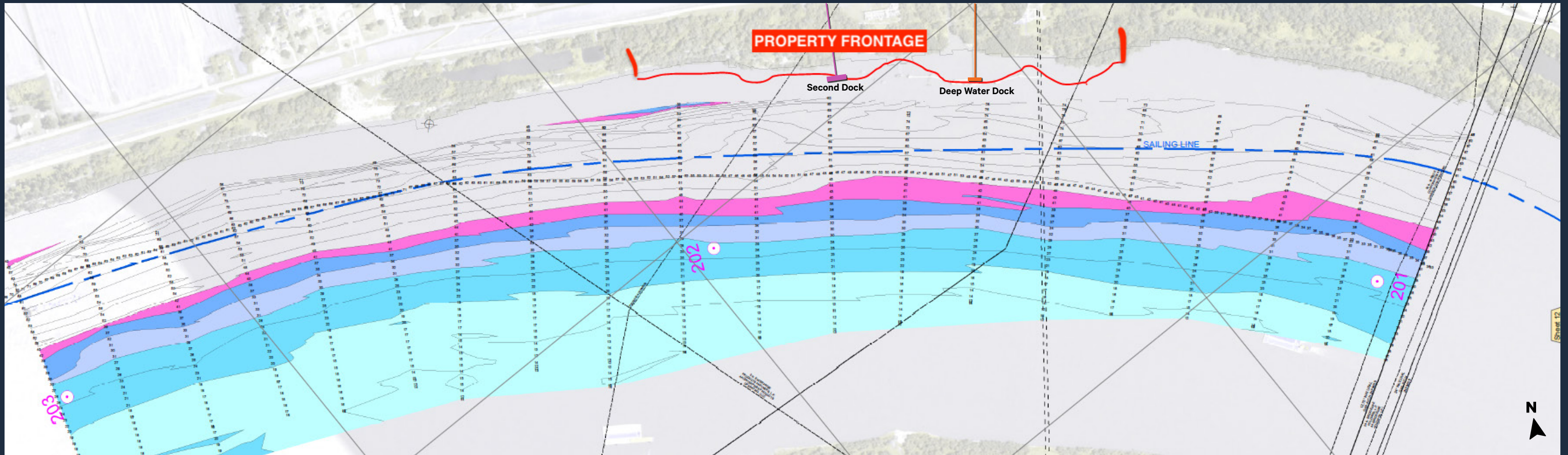
**Ample process water capacity and utilities for heavy industrial demand**



PROPERTY FEATURES

## Deep Water Dock

The 827' LOA, 145' beam deep water dock was refurbished in 2022 and provides 43' low water draft. Current terminal operations represent approximately 50% dock utilization providing ample dock days for additional users. A second barge-only dock is permitted which will increase the availability of the dock.



## Expansive Capacity

2.26-million-barrel tank farm total capacity, suitable for a variety of heated and non-heated products including but not limited to vegetable oils, renewable fuels, fertilizers, refined products, chemicals, and crude oil. The tanks have all been recently recertified for an additional 20 years of service and meet all emissions and spill control standards. An on-site vapor destruction unit provides for the ability to handle flammable products. The tank farm is equipped with a deep water marine dock and a multi-bay truck offloading facility. Rail access to the property is currently under development via the Canadian National Railway.

## Substation Co-Location

Entergy electrical switchyard on property providing 450MW capacity, 138 kV, 230 kV and 500 kV transmission lines.

## Rail Access

Class 1 Rail access through Canadian National Railway. Manifest and unit train engineering design in-progress to tie directly into storage infrastructure.

## Water Use

Once-through non-contact water cooling system capacity of 1.48 billion gallons per day. Mississippi River water intake/outflow infrastructure in place.





CORPORATE NEIGHBORS

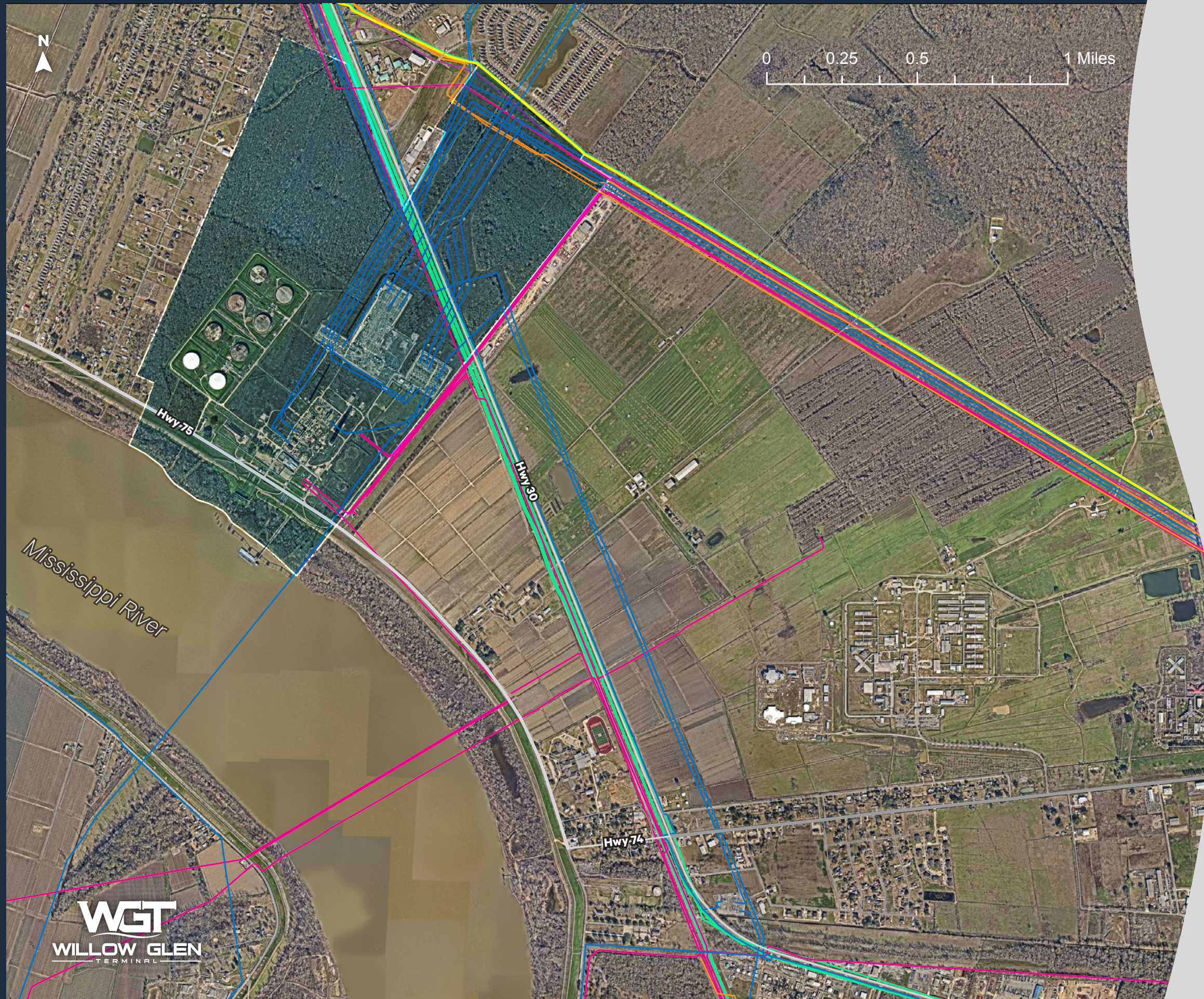
## Strategic Location. Superior Logistics.

Willow Glen Terminal offers unparalleled access to the Louisiana energy corridor, home to operations of major players in the renewable energy, chemical, and petroleum markets including leading U.S. renewable diesel and sustainable aviation fuel production facilities.

It is strategically positioned on the Mississippi River in between New Orleans and Baton Rouge, minutes from Interstate 10.

- Renewable Diesel Facility
- Petroleum Facility
- Chemical Facility
- Industrial Gases
- Mile Marker





BULK LIQUIDS INFRASTRUCTURE

## Superior Pipeline Connectivity

Willow Glen Terminal benefits from its location in the energy corridor, with a number of energy transmission and pipeline infrastructure adjacent to the site, with the ability to tie-in (pending final engineering and construction).

### Pipeline Key

- Crude Oil
- Other Liquids
- Electric Transmission
- Natural Gas
- Misc.
- Refined Product



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