

An aerial photograph of an industrial park in Baton Rouge, Louisiana. The image shows various industrial buildings, parking lots, and a large area of land outlined in orange, which is the 5-acre laydown yard for sale or lease. The background features a river and dense greenery.

12370

LEISURE ROAD

BATON ROUGE , LA 70807

5 ACRES OF LAYDOWN YARD FOR SALE OR LEASE

CBRE

SITE DETAILS



±5 acres of laydown yard



Direct, daily service by
(2) Class 1 Railroads



Heavily stabilized/paved site



Power: 230/138 kva (Entergy)



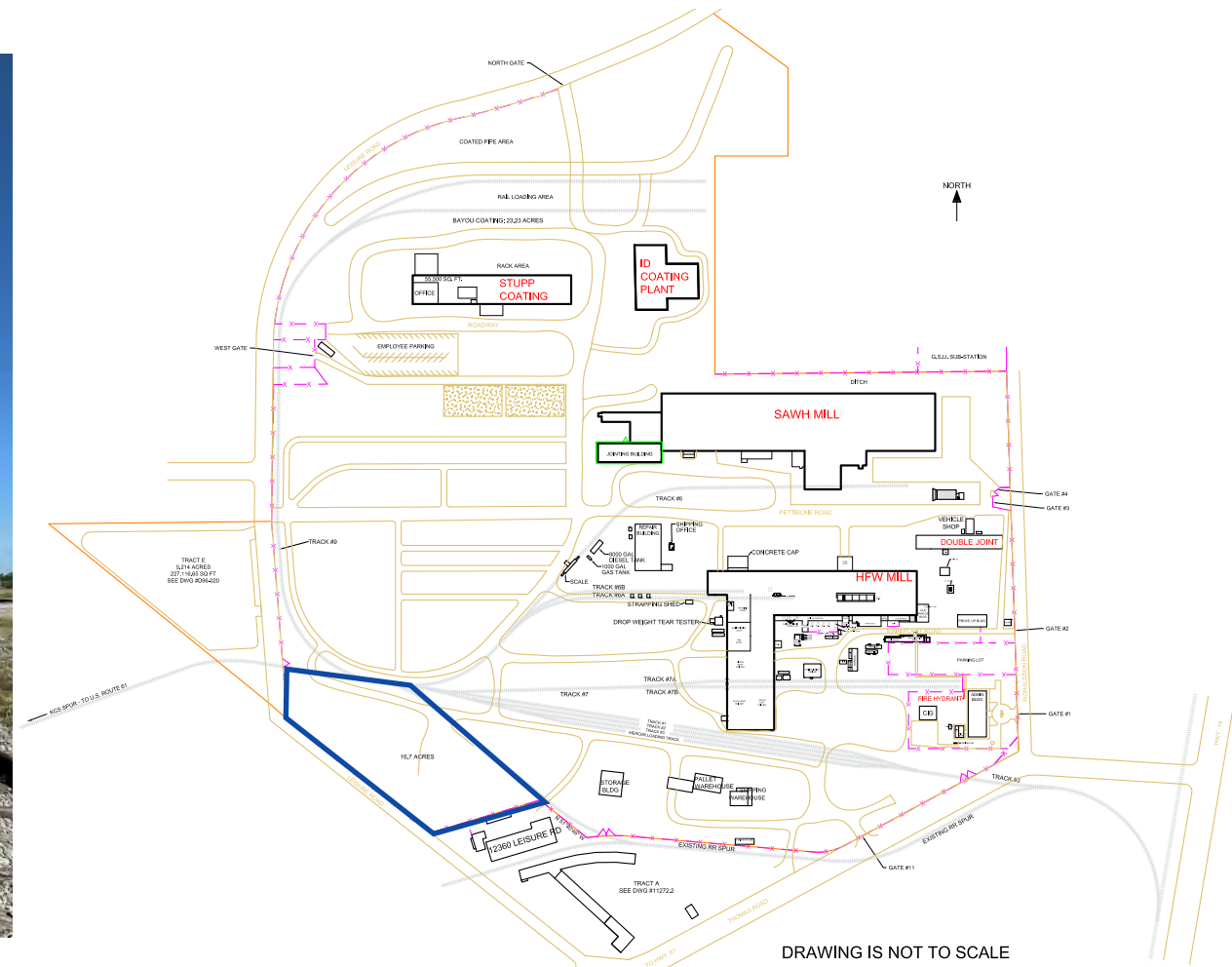
Outside 500-year flood plain



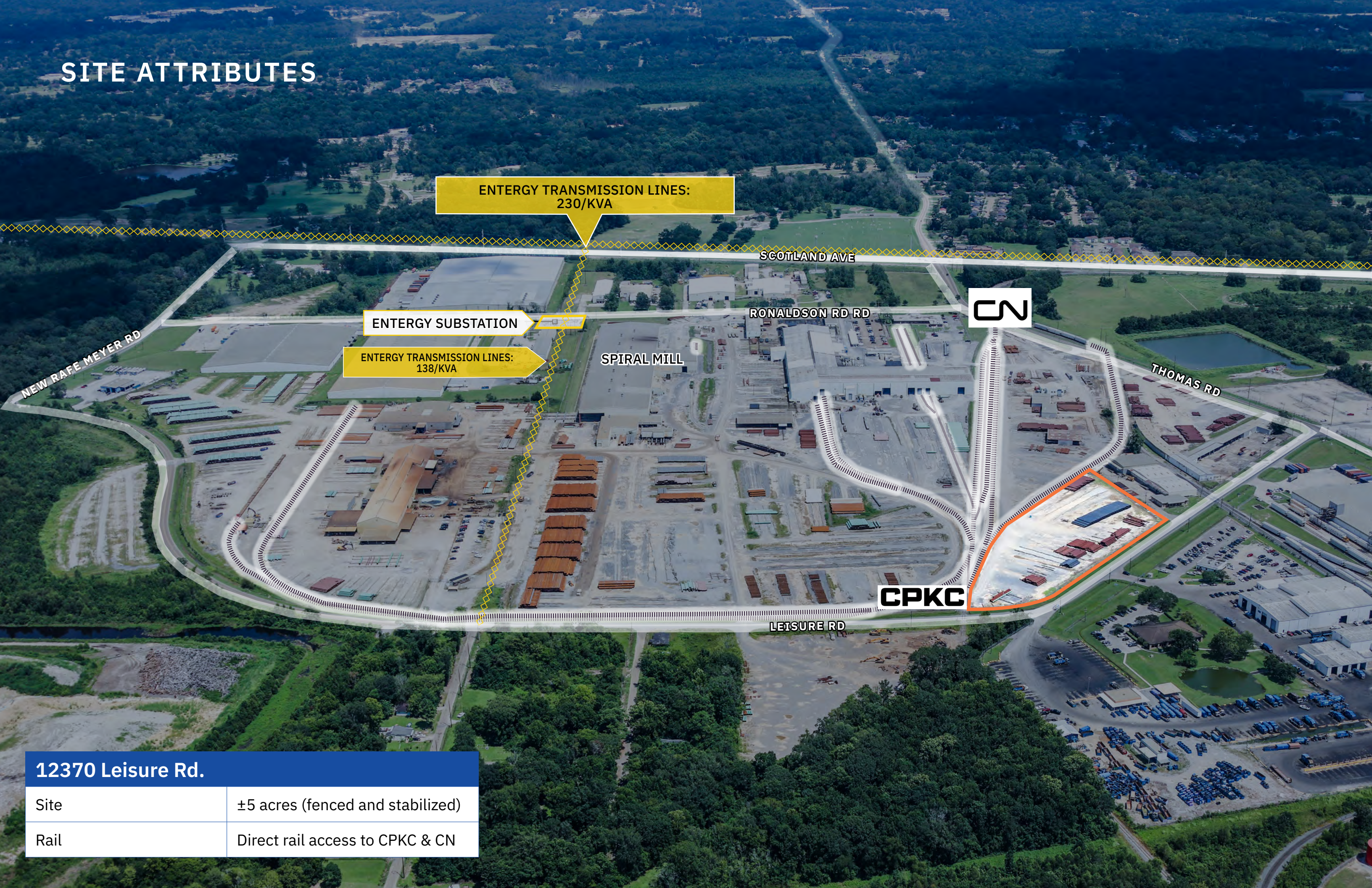
Close proximity to the Mississippi River



Close proximity to airport



SITE ATTRIBUTES



ENTERGY TRANSMISSION LINES:
230/KVA

ENTERGY SUBSTATION

ENTERGY TRANSMISSION LINES:
138/KVA

SPIRAL MILL

RONALDSON RD RD



THOMAS RD

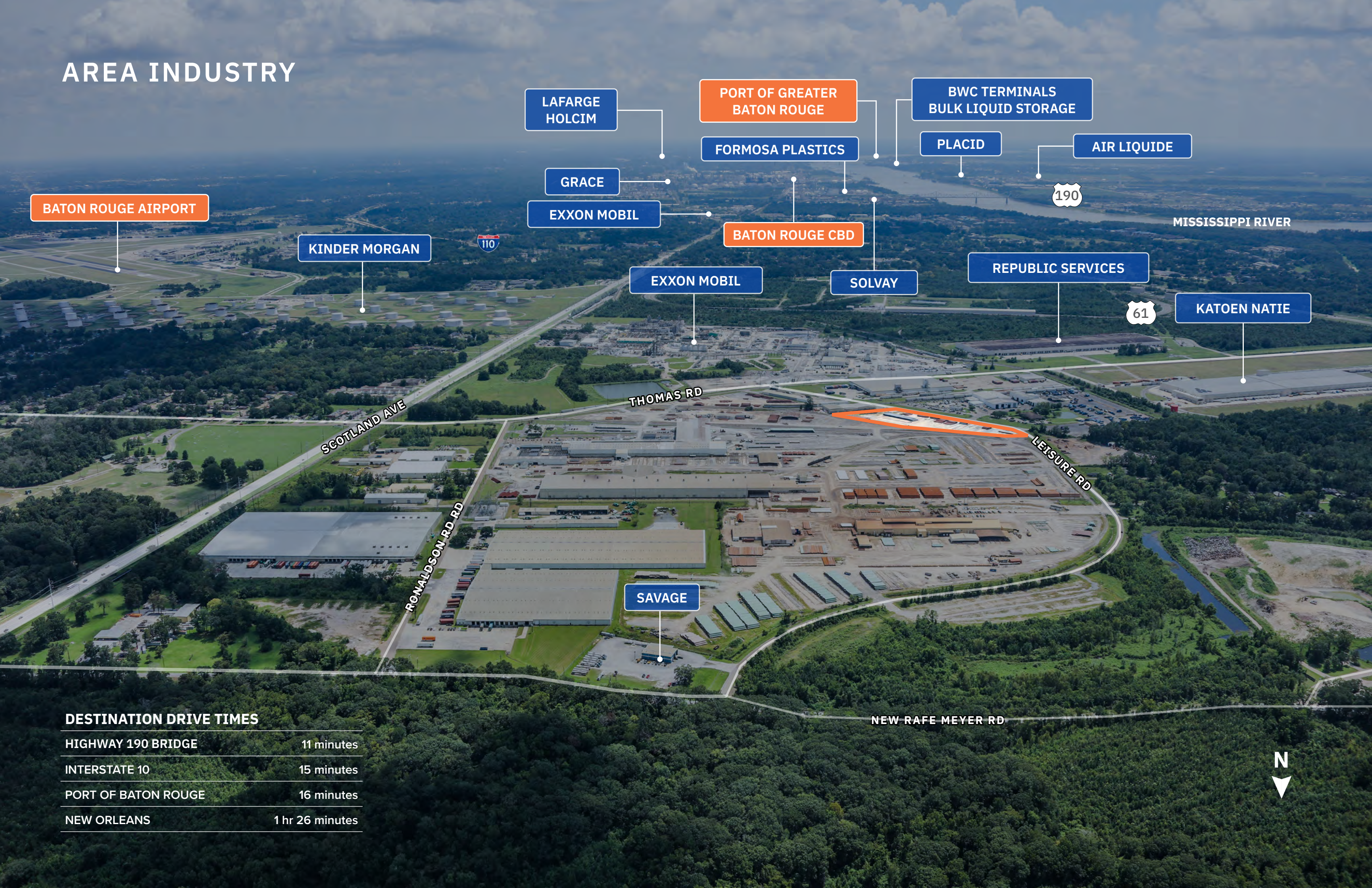
CPKC

LEISURE RD

12370 Leisure Rd.

Site	±5 acres (fenced and stabilized)
Rail	Direct rail access to CPKC & CN

AREA INDUSTRY



BATON ROUGE AIRPORT

LAFARGE
HOLCIM

PORT OF GREATER
BATON ROUGE

BWC TERMINALS
BULK LIQUID STORAGE

FORMOSA PLASTICS

PLACID

AIR LIQUIDE

GRACE

EXXON MOBIL

BATON ROUGE CBD

EXXON MOBIL

SOLVAY

REPUBLIC SERVICES

KATOEN NATIE

KINDER MORGAN

THOMAS RD

SCOTLAND AVE

RONALDSON RD

LEISURE RD

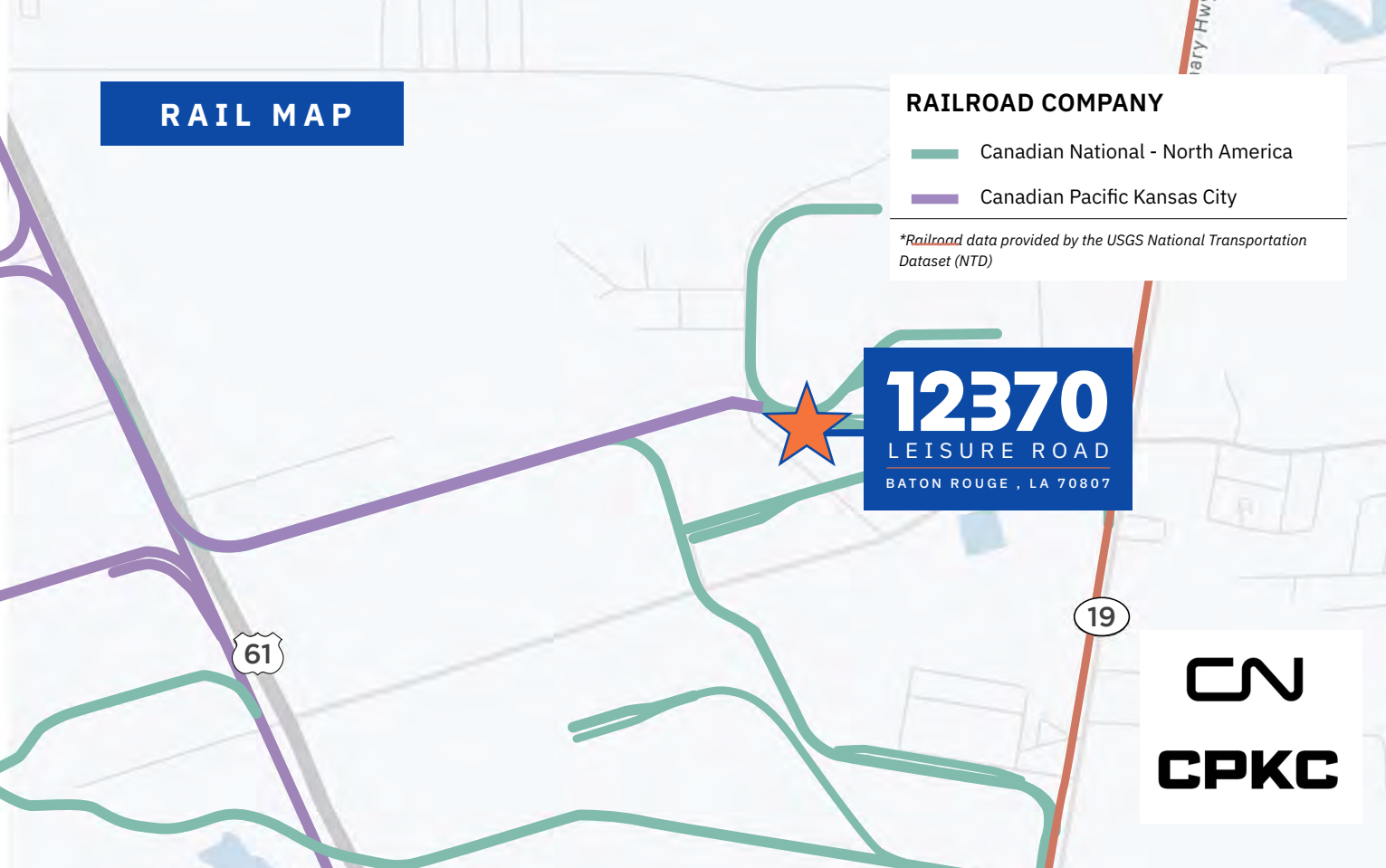
SAVAGE

NEW RAFF MEYER RD

DESTINATION DRIVE TIMES

HIGHWAY 190 BRIDGE	11 minutes
INTERSTATE 10	15 minutes
PORT OF BATON ROUGE	16 minutes
NEW ORLEANS	1 hr 26 minutes





- Located less than 10 miles from Baton Rouge CBD
- Connectivity to Interstates 10, 12, 55 and 49
- Near major waterway
- Connects rail commerce with road
- Unparalleled rail service

RAIL SERVED INDUSTRIAL COMPLEX FOR SALE OR LEASE

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CBRE

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