



RIVERMARK 185
Industrial + Logistics Park

60,000 - 254,000 SF
AVAILABLE FOR LEASE
OR BUILD TO SUIT

GEISMAR, LA

FOR MORE INFORMATION

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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES



RIVERMARK 185

Industrial + Logistics Park

RIVERMARK 185 is a fully entitled 96-acre Industrial and Logistics Park currently in development in the Baton Rouge MSA. When completed RIVERMARK 185 will consist of more than 1M square feet of Class A tilt wall, warehouse and distribution space. Adjacent to the 185th mile marker along the Mississippi River and located just east of the intersection of Highway 73 and Highway 30 along Industrial Drive in Geismar, Louisiana, the development is less than two miles from Interstate 10.

Building 1 broke ground in April of 2023 with a 200,000 square foot, rear-loading, concrete tilt wall facility and was completed in early 2024. Reaching 100% occupancy prior to construction completion with Marucci Sports, RaceTrac and DelVal leasing the multitenant building. Sold in April of 2025, Building 1 of Rivermark 185 was a success start to finish.

Building 2 is a 254,000 SF, rear load, concrete tilt wall distribution facility. This facility features a 32' clear height, 54'x46' column spacing, 200' bay depth, 58 dock-high doors, 2 grade-level doors, ESFR sprinklers and high bay LED lighting. Building 2 office space is to be built to suit per tenant specific requirements.

The site has adequate size to accommodate up to a 600,000 SF single tenant, cross dock facility, multiple 250,000 SF front or rear load facilities, or a single tenant, ±200,000 SF facility with 10-plus acres of outdoor, secured, and stabilized yard.

RIVERMARK 185 offers infrastructure, availability and transportation accessibility that are unmatched in the regional market. Less than 1,000' from an Entergy served electrical substation, this site offers significant capacity for projects with substantial power requirements.



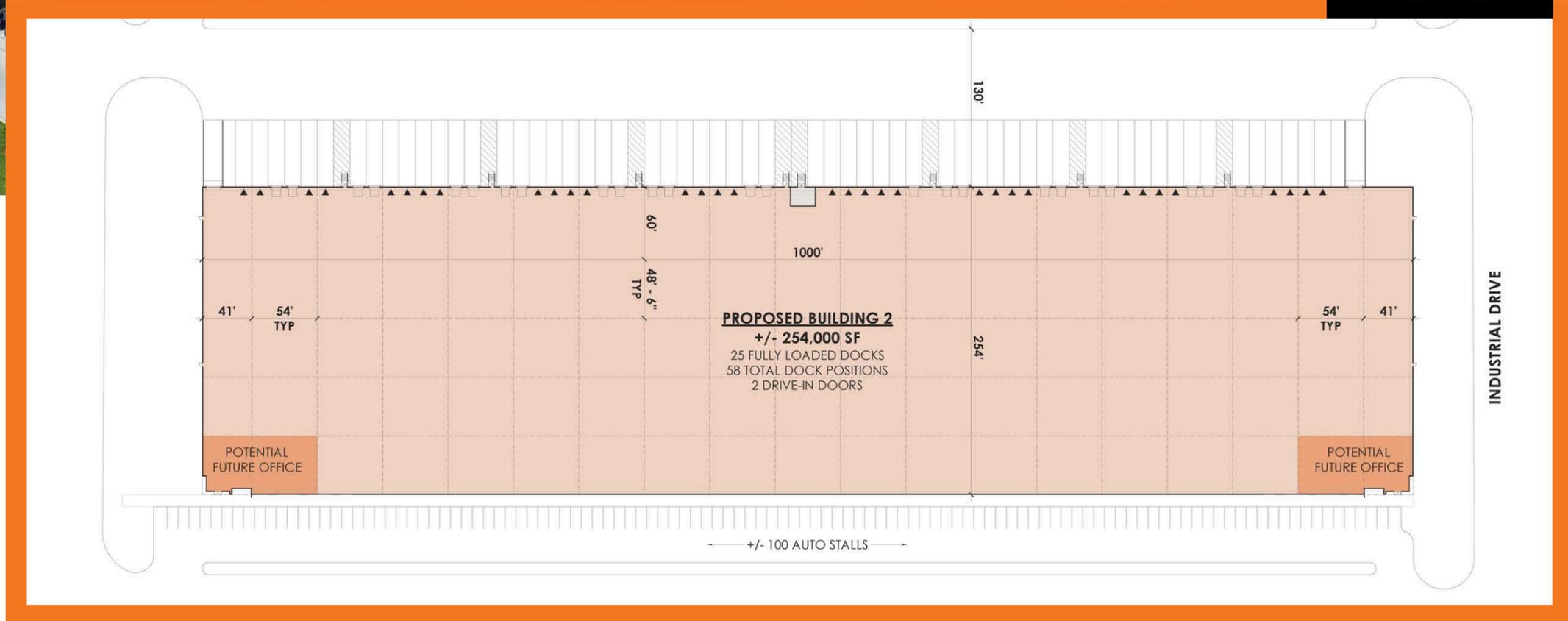
- > Class A Tilt Wall Warehouse and Distribution Space
 - > 11,000 Amps of Power Available
 - > Flexible Design and Site Configurations
 - > Industrial Outdoor Storage Space Available
 - > All Zoning and Entitlements in Place
 - > Drainage And Storm Water Management in Place
- > Energy Electrical Substation Within 1,000' Of Development
- > Located In the Heart of the Gulf South Logistics and Petrochemical Corridor
 - > Less Than 2 Miles To I-10
 - > 60 Miles to Port Of New Orleans
 - > 25 Miles to Port of Greater Baton Rouge
- > Phase I Construction Completed December 15, 2023
- > Phase II Construction to Begin 2025



SPECIFICATIONS

BUILDING SIZE	254,000 SF
BUILDING DIMENSIONS	254' X 1,000'
SITE SIZE	13 ACRES
CONSTRUCTION	CONCRETE TILT WALL
CONFIGURATION	REAR LOAD
DOCK POSITIONS	58
GRADE LEVEL DOORS	2
CLEAR HEIGHT	32'
LIGHTING	HIGH-BAY LED
COLUMN SPACING	54' X 48.5'
CAR PARKING	100
TRUCK PARKING	30

SITE PLAN





BUILDING 2

±254,000 SQUARE FEET
CONSTRUCTION UNDERWAY

PHOTO TAKEN JAN 2026

PROJECT PROGRESS



BUILDING 2

±254,000 SQUARE FEET
CONSTRUCTION UNDERWAY

PHOTO TAKEN JAN 2026

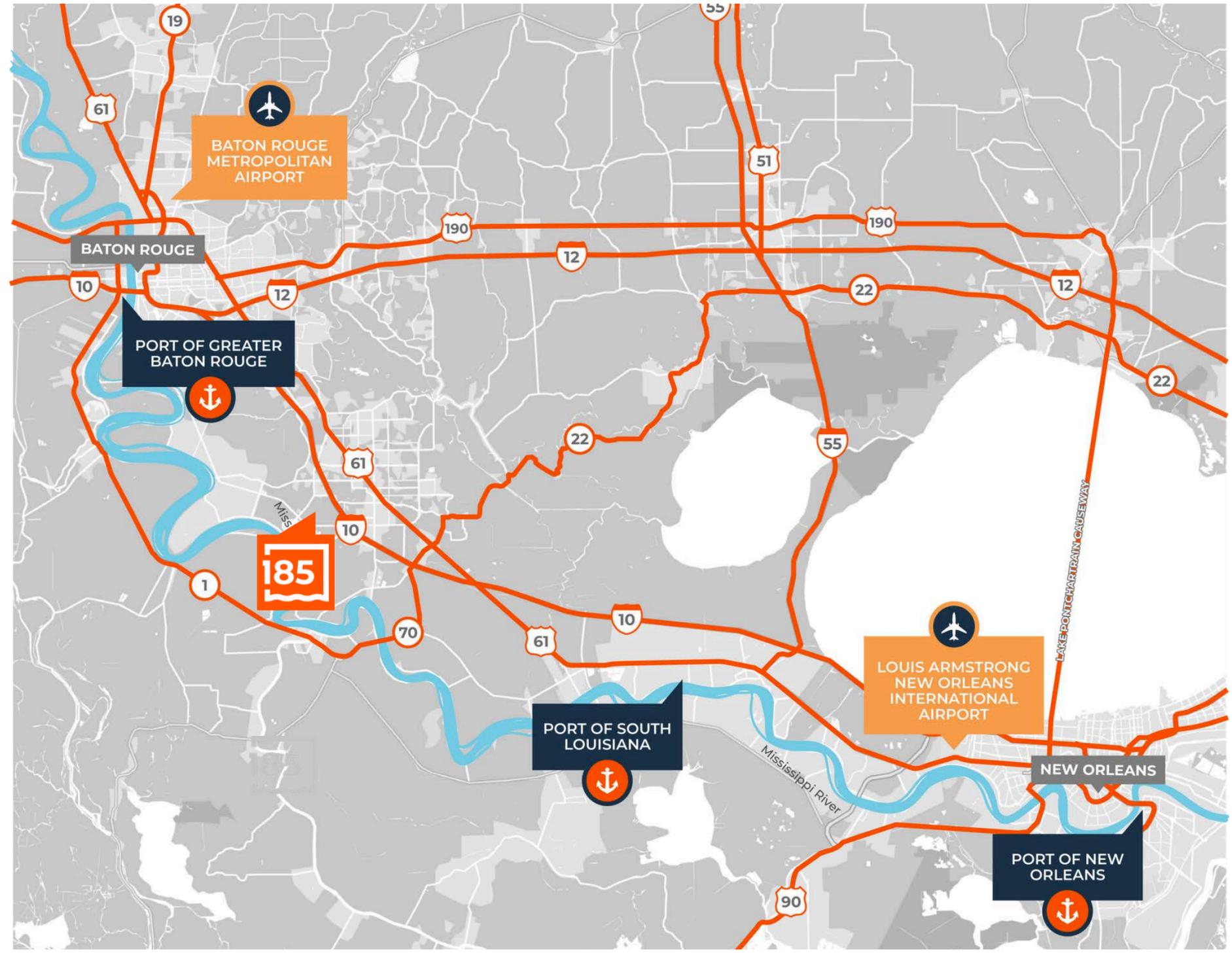
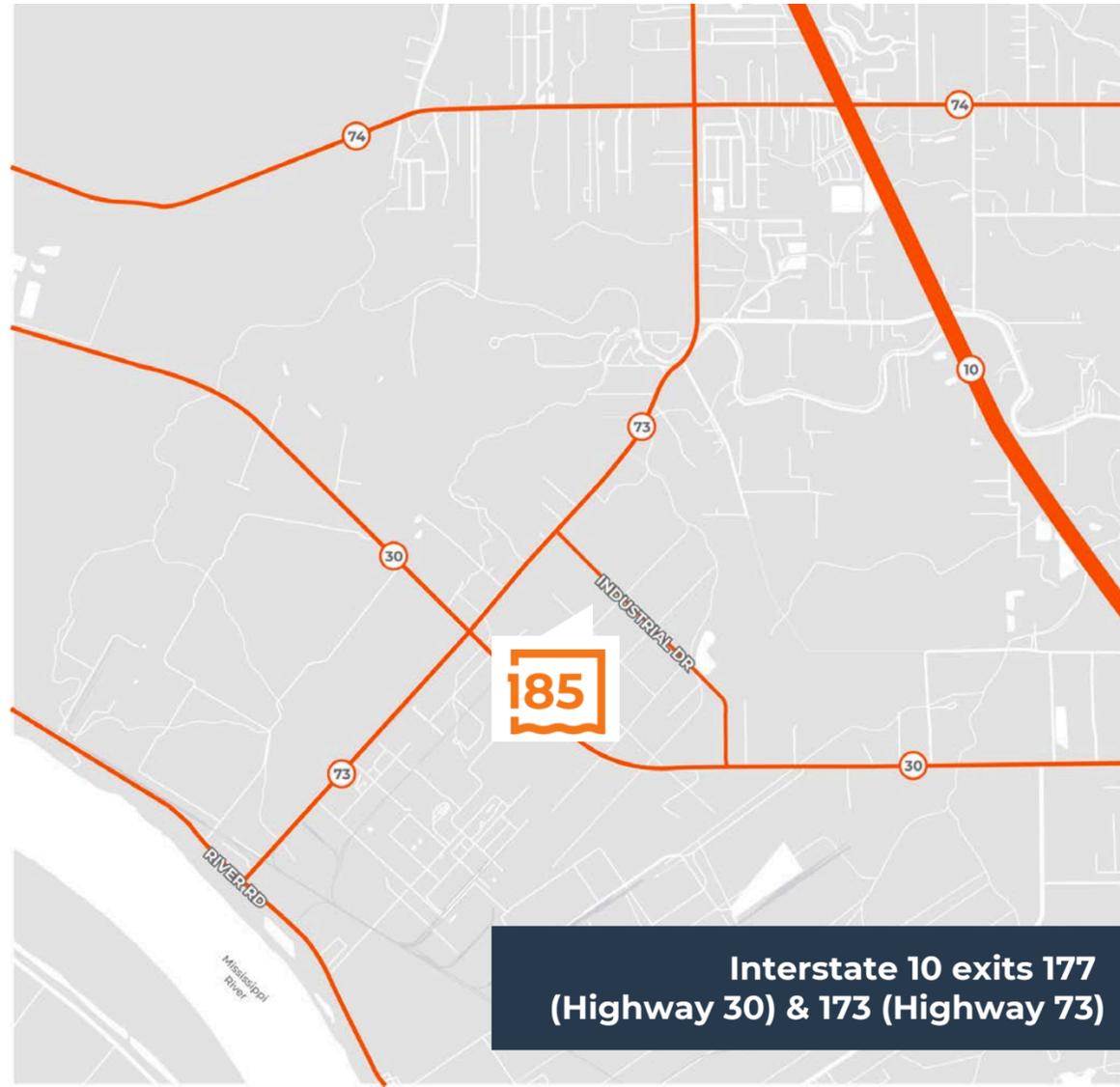
- 1 BASF
- 2 PRAXAIR
- 3 METHANEX
- 4 AIR LIQUIDE AMERICA CORP.
- 5 OCCIDENTAL CHEMICAL CORP.
- 6 SHELL PLANT
- 7 IMIT GEISMAR
- 8 RUBICON
- 9 RENEWABLE ENERGY GROUP
- 10 LION COPOLYMER GEISMAR
- 11 WESTLAKE CHEMICAL
- 12 ENTERPRISE PRODUCTS CO.
- 13 ONNOPHOS INC.
- 14 NUTRIEN
- 15 NOVA CHEMICALS OLEFINS
- 16 TOTAL ENERGIES PETROCHEMICALS AND REFINING USA
- 17 SYNGENTA
- 18 OLIN CHLOR ALKALI PRODUCTS
- 19 SHINTECH
- 20 DOW CHEMICAL
- 21 CF INDUSTRIES



RIVERMARK 185

Industrial + Logistics Park

RIVERMARK 185 is located in Geismar, Louisiana. Geismar is located in Ascension Parish, one of the fastest growing parishes in state. Ascension Parish is part of the Baton Rouge MSA and has experienced significant economic development over the last decade. Currently, there are \$25B of economic development projects occurring in Ascension Parish. RIVERMARK 185 is strategically positioned between Interstate 10 exits 177 (Highway 30) and 173 (Highway 73) and less than two miles from Interstate 10. The Park's location in a regional context is equally impressive. Positioned directly between Baton Rouge



and New Orleans and 75 miles east of Lafayette RIVERMARK 185 is within 90 minutes of the three largest MSAs in Louisiana comprising 2.5M people, 1.0M households, and 54% of the state's population. Within 60 miles of the Port of New Orleans and 25 miles from the Port of Greater Baton Rouge, RIVERMARK 185 provides tenants unparalleled access to critical distribution and logistics infrastructure in addition to access to the south Louisiana Petrochemical corridor.

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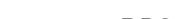
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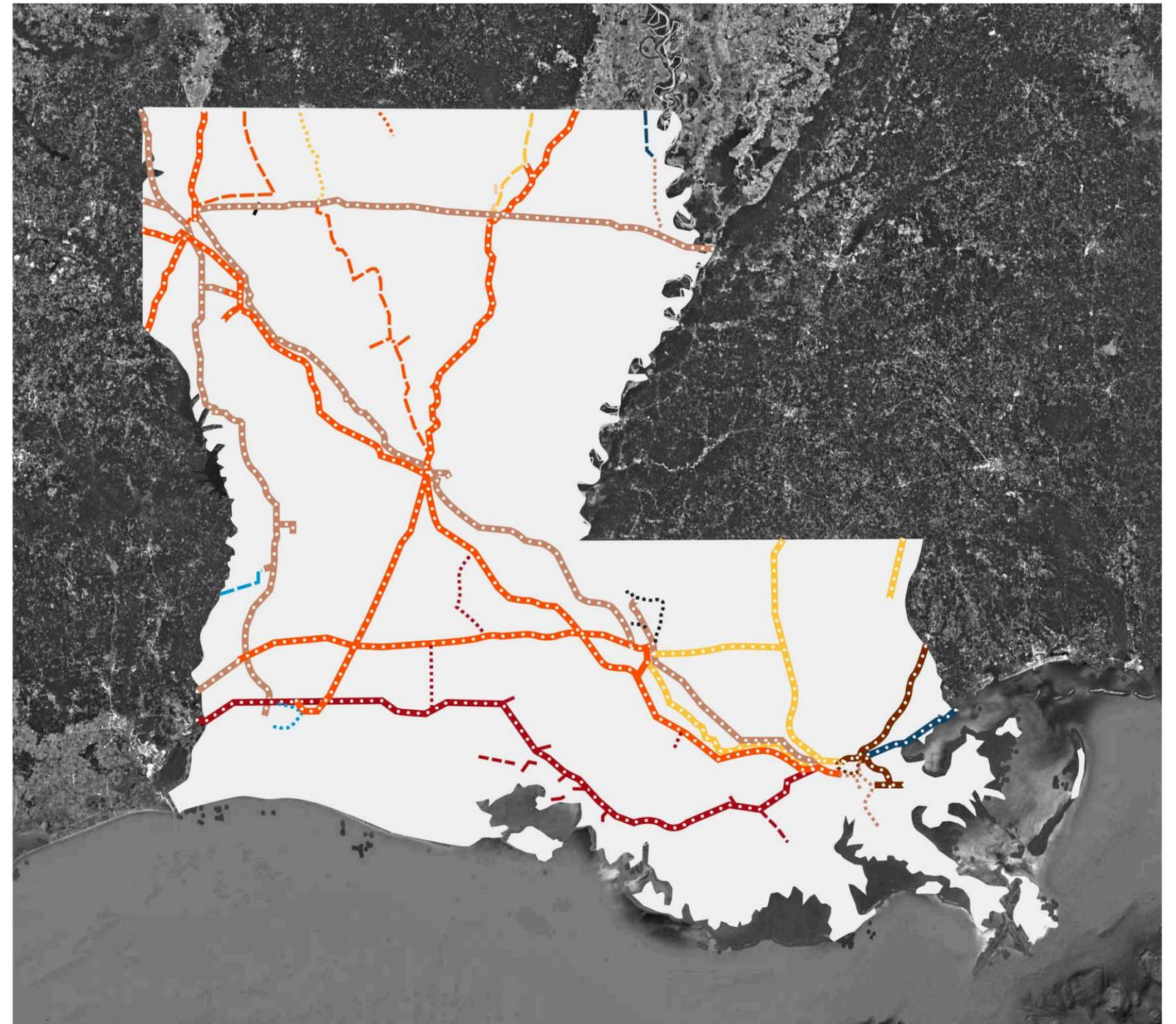
CLASS I RAILROADS

-  BNSF / UP JOINT TRACKAGE
-  CN
-  CSXT
-  KCS
-  NS
-  UP

CLASS II RAILROADS

- | | |
|--|--|
|  AKDN |  LDRR |
|  ALM |  LNW |
|  BRS |  NLA |
|  DSRR |  NOGC |
|  EACH |  NOPB |
|  GOGR |  OUCH |
|  LAS |  TIBR |
|  LCHD | |

- **Class I railroads** have annual operating revenues of \$250 million or more.
- **Class II railroads** have annual operating revenues of between \$250 million and \$20 million.
- **Class III railroads** have annual operating revenue of under \$20 million.



CLASS I

BNSF: Burlington Northern and Santa Fe Railway | **CN:** Canadian National Railway | **CSXT:** Chessie and Seaboard System | **KCS:** Kansas City Southern Railway | **NS:** Norfolk Southern Railway | **UP:** Union Pacific Railroad

CLASS II

AKDN: Acadiana Railway | **ALM:** Arkansas, Louisiana and Mississippi | **BRS:** Baton Rouge Southern Railway | **DSRR:** Delta Southern Railroad | **EACH:** East Camden and Highland Railroad | **GOGR:** Geaux Geaux Railroad | **LAS:** Louisiana Southern Railroad | **LCHD:** Lake Charles Station | **LDRR:** Louisiana and Delta Railroad | **LNW:** Louisiana and North West Railroad | **NLA:** North Louisiana and Arkansas Railroad | **NOGC:** New Orleans and Gulf Coast Railway | **NOPB:** New Orleans Public Belt Railroad | **OUCH:** Ouachita Railroad | **TIBR:** Timber Rock Railroad

RIVERMARK 185

Industrial + Logistics Park

Serving as a modern multi-modal gateway for global commerce, the **PORT OF NEW ORLEANS (PORT NOLA)** delivers seamless, integrated logistics solutions for shippers using a variety of different transportation modes.

A diverse deep-water port, Port NOLA is uniquely located on the Mississippi River near the Gulf of Mexico. With access to 30-plus major inland hubs such as Memphis, Chicago, and Canada via 14,500 miles of waterways, six Class I railroads and interstate roadways.

The Port is a driver of the economy for the state of Louisiana and the United States with its four lines of business cargo, cruise, rail and industrial real estate. As the only deep-water container port in the state of Louisiana, Port NOLA continues to attract new services and ocean carriers that include all three major mega-container carrier alliances. Port NOLA features 11 weekly container services from three major global alliances as well as independent carriers, with direct connections to 58 global ports and more than 450 others through connecting services.



With nine gantry cranes the port has a container capacity of 1.0M TEUs annually. Onsite, there is room to add three additional gantry cranes providing an annual container of 1.5M TEUs. In December of 2022, the state announced a private public partnership with New Jersey-based Ports America, one of North America's largest marine terminal operators, and Geneva, Switzerland-based Mediterranean Shipping Company,

through its terminal development and investment arm Terminal Investment Limited (TiL) to build a \$1.8B state of the art container facility on the lower Mississippi River. The Louisiana International Terminal to be built in St. Bernard Parish and completed in 2028 will be able to handle 2.0M TEUs.



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