

FOR SALE OR LEASE



PORTNICKEL

INDUSTRIAL TRACT



3607 ENGLISH TURN ROAD | BRAITHWAITE, LA 70040

WWW.PORTNICKEL.COM

INDUSTRIAL TRACT WITH SHIP DOCK AND RAIL

CBRE

ANCHOR
PORTNICKEL
INDUSTRIAL TRACT



THE OFFERING

Mississippi River Frontage

5,720 linear feet with federal levee protection.

Zoning

This site has been a designated Foreign Trade Zone since 2012.
Of the upland useable acreage:

Heavy Industrial	±217 acres
Light Industrial	±75 acres
A-1 Agricultural	±42 acres

Lay Down Yard

±386,000 SF of pile supported lay down yard.

Warehouse

±66,763 SF of warehouse improvements.

Docks

510' x 52' concrete dock with ±774' dock mooring area.
Second inoperable former liquids dock in need of refurbishment.

Rail

Norfolk Southern Class 1 rail service with active spur on site, on-site rail car storage capacity, and multiple rail loading docks. Reciprocal switching to KCS, CN, UP, BNSF & CSX.

Truck Scale

70' x 11' Deck with 100,000 lbs concentrated load capacity.

Utilities

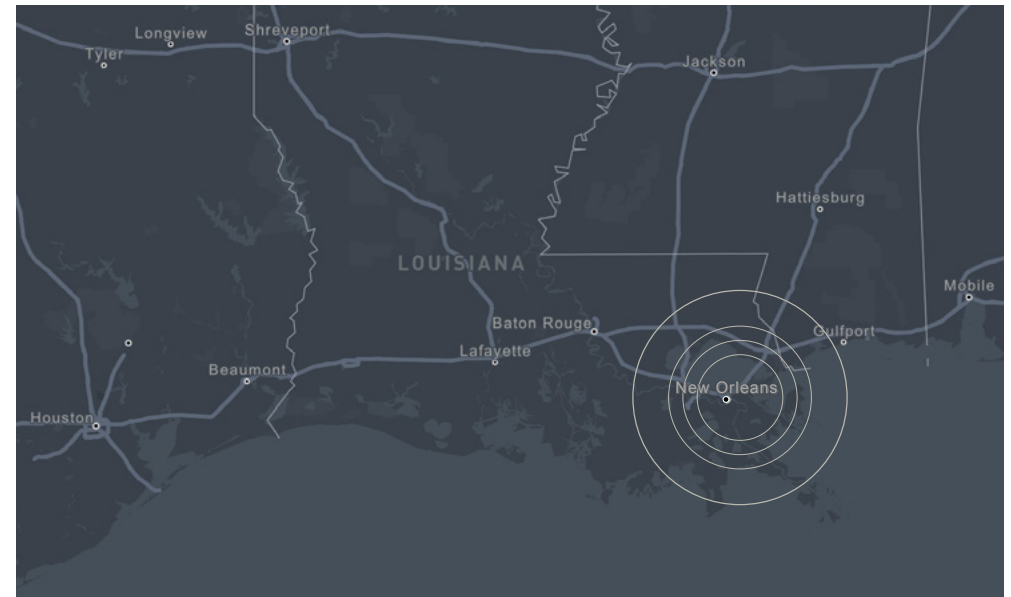
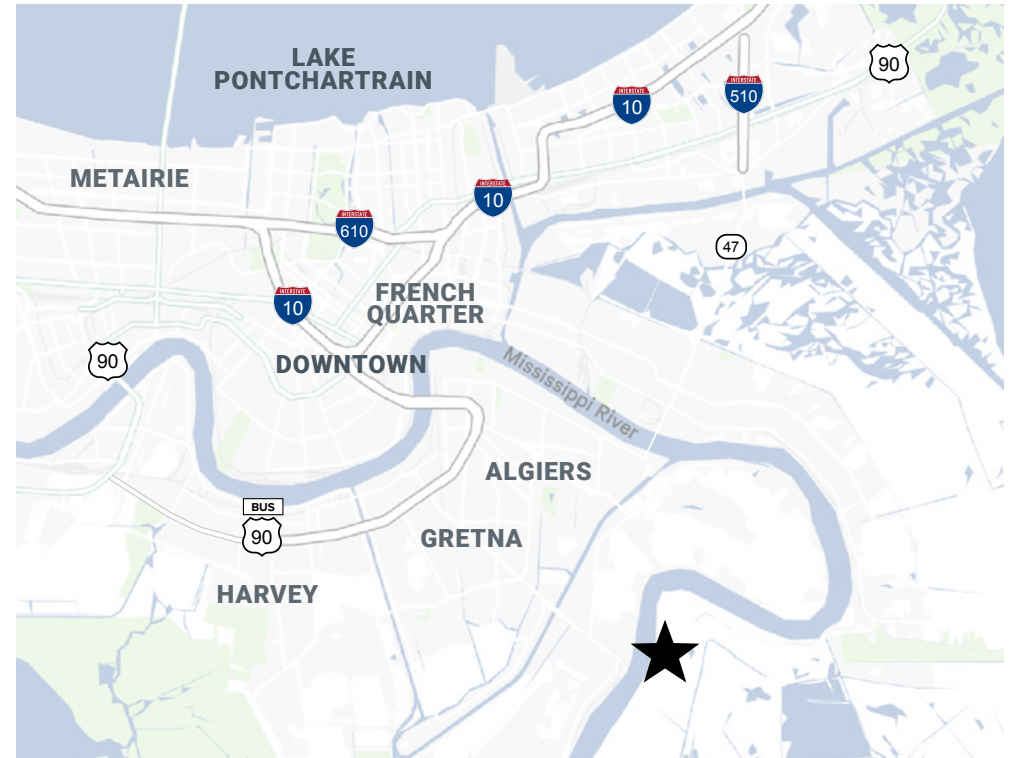
Power, water, natural gas.

Wetlands

Only ±45 acres wetland (2014 United States Army Corp of Engineers Jurisdictional Determination).

±342 acres – non-wetland

±120 acres – currently cleared

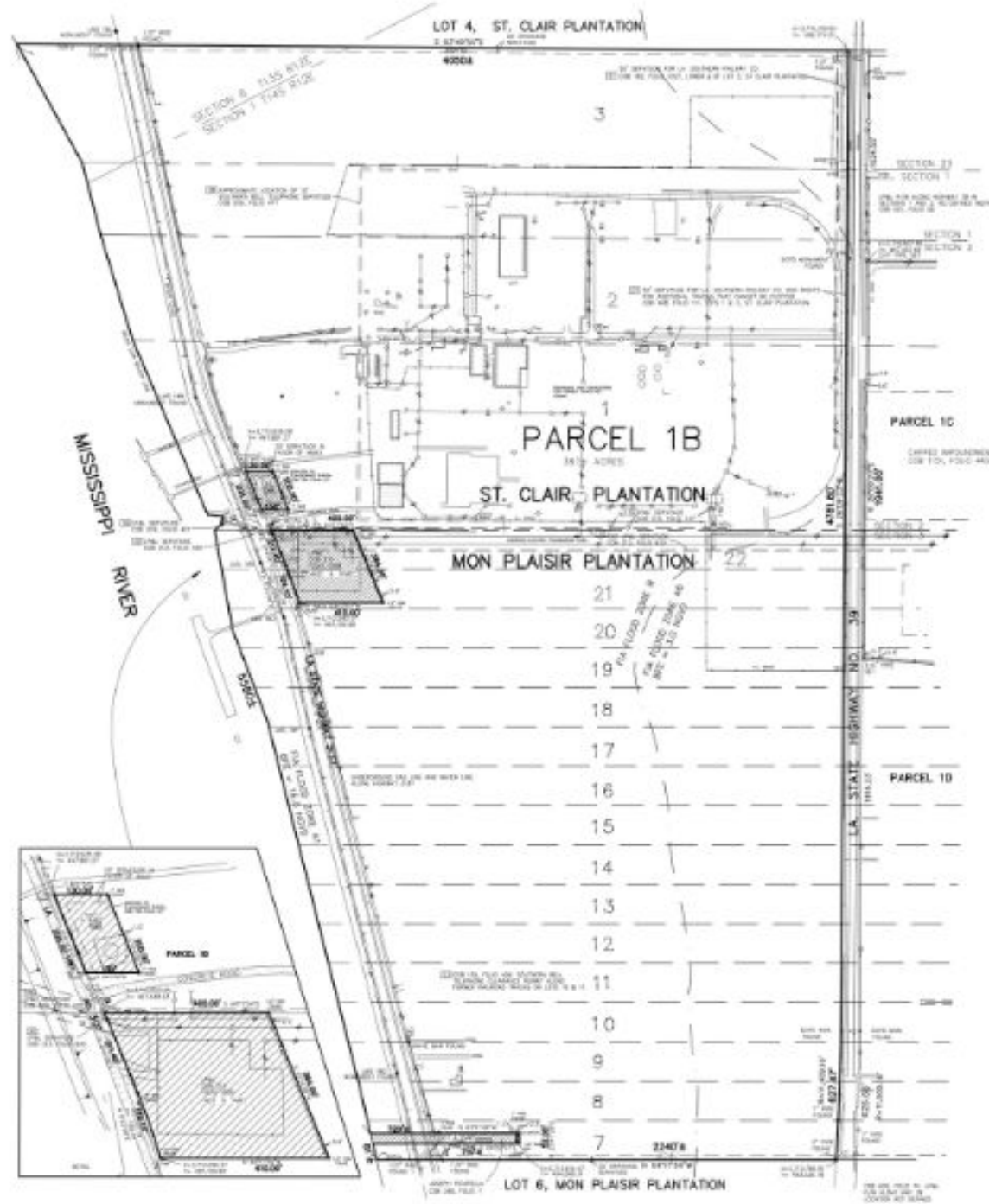




RAIL SERVICE

Norfolk Southern Class I rail service with active spur on site, on-site rail car storage capacity, and multiple rail loading docks. Reciprocal switching to KCS, CN, UP, BNSF, & CSX. The operating portion of the rail is serviced and maintained. The site has ample additional acreage to accommodate additional spurs or a complete rail loop within the site.

SITE PLAN



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