

An aerial photograph of an industrial park. A large, light-colored warehouse with a flat roof is highlighted with a thick orange border. The warehouse is situated in the center of the image, surrounded by various industrial buildings, parking lots, and a large open area. In the background, there are more industrial structures and a body of water. The foreground shows a road and some greenery.

12555

RONALDSON ROAD

BATON ROUGE , LA 70807

54-TON CRANE SERVED WAREHOUSE & LAYDOWN YARD WITH DUAL CLASS 1 RAIL ACCESS FOR SALE OR LEASE

CBRE

SITE DETAILS



One building totaling ±230,000
SF plus storage yard



(2) 30-ton and (1) 54-
ton (over rail) cranes



Direct, daily service by
(2) Class 1 Railroads



Heavily stabilized/paved site



Power: 230/138 kva (Entergy)



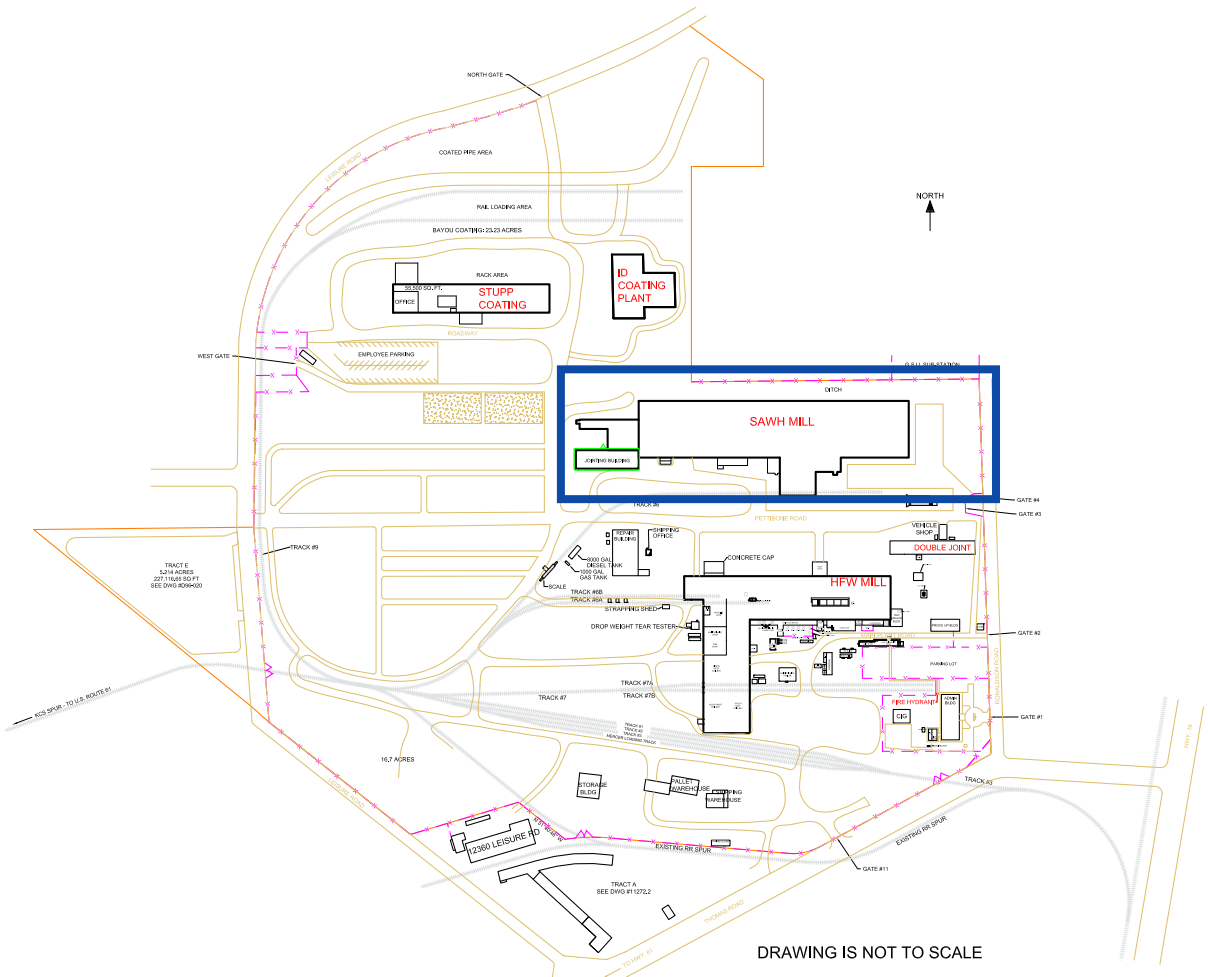
Outside 500-year flood plain



Close proximity to the
Mississippi River



Close proximity to airport

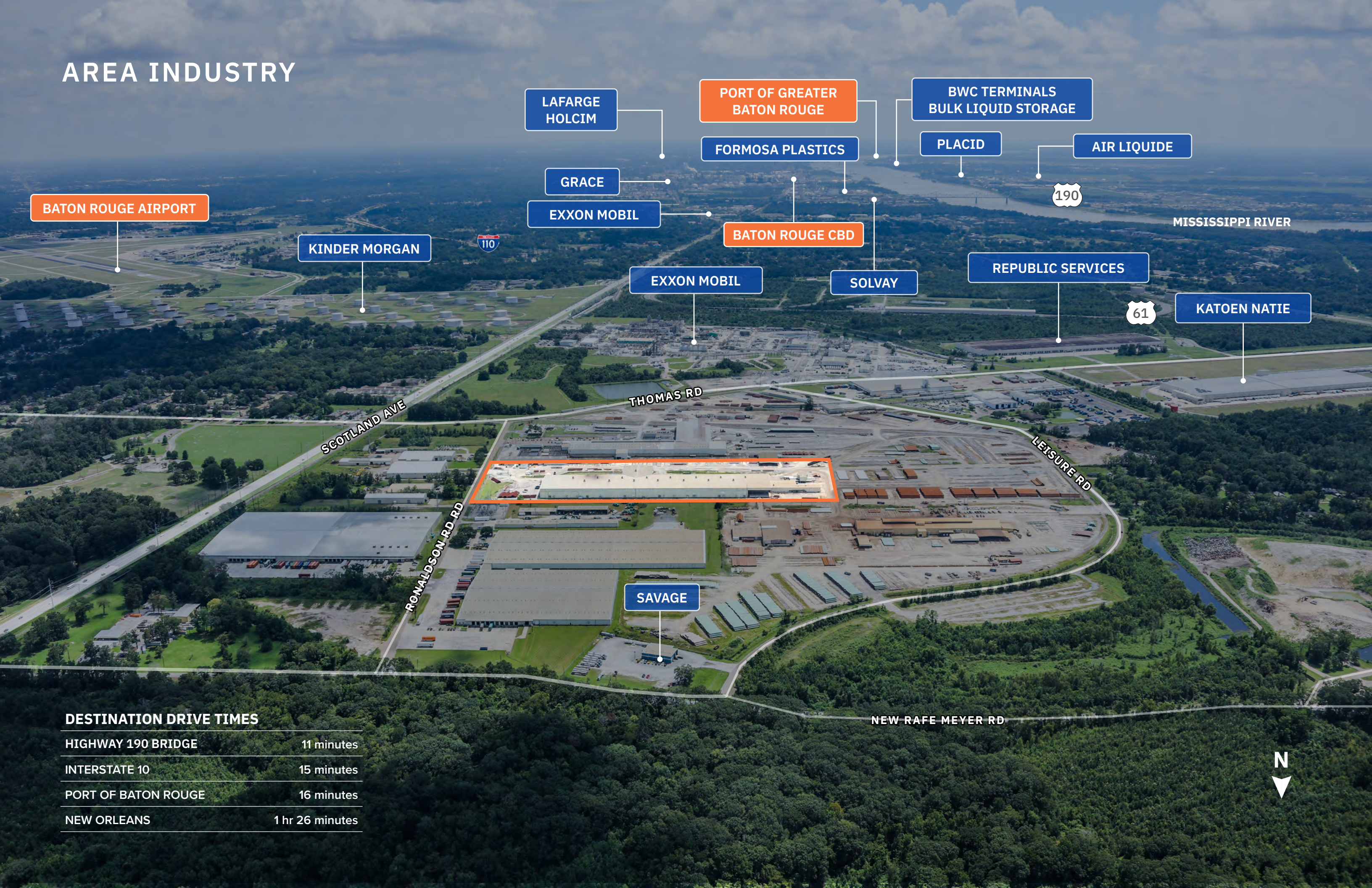


SITE ATTRIBUTES



Site 2 Spiral Mill	
Site	±17.25 acres
Building	±230,000 SF
Cranes	Two (2) 30-ton One (1) 54-ton
Additional Yard Available	±9.225 acres heavily stabilized

AREA INDUSTRY



BATON ROUGE AIRPORT

LAFARGE
HOLCIM

PORT OF GREATER
BATON ROUGE

BWC TERMINALS
BULK LIQUID STORAGE

GRACE

FORMOSA PLASTICS

PLACID

AIR LIQUIDE

KINDER MORGAN

EXXON MOBIL

BATON ROUGE CBD

EXXON MOBIL

SOLVAY

REPUBLIC SERVICES

KATOEN NATIE

THOMAS RD

SCOTLAND AVE

RONALDSON RD RD

LEISURE RD

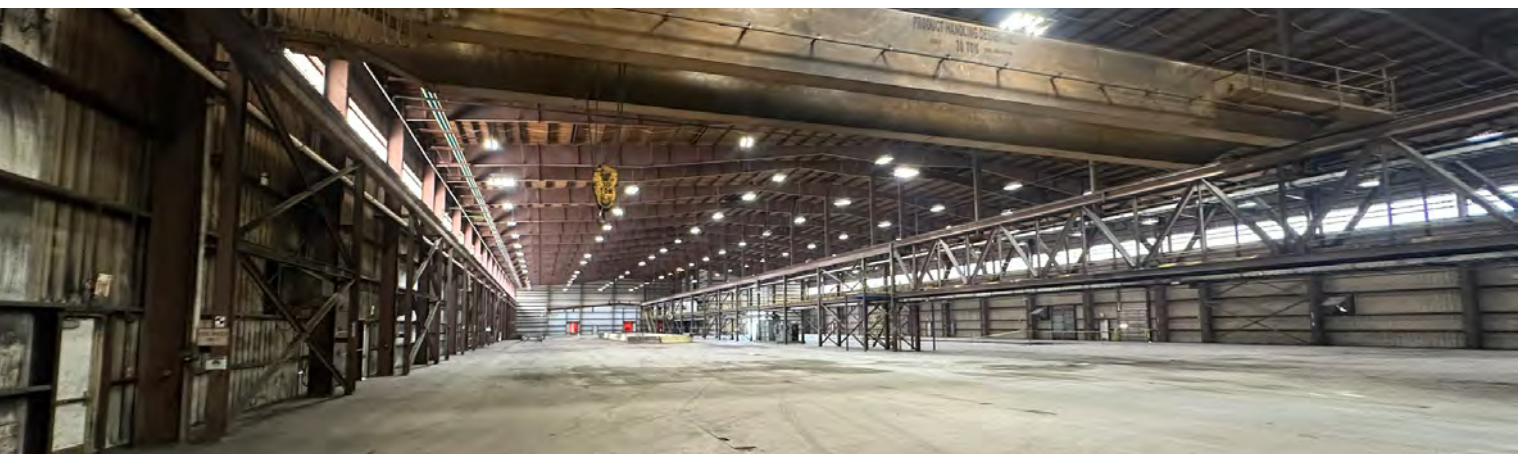
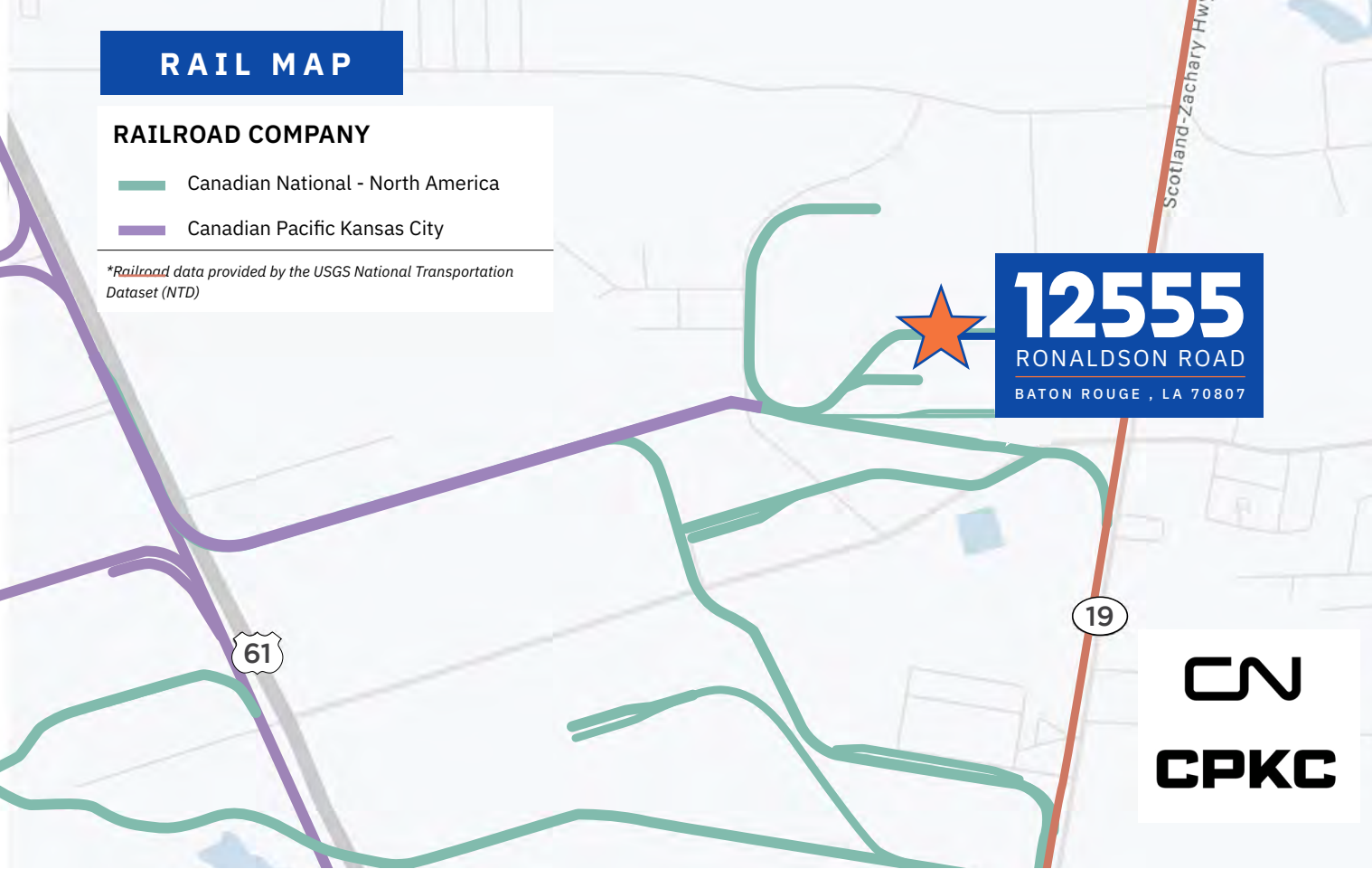
SAVAGE

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

N



- 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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