

NAIRampart

M&W REAL
ESTATE

AVAILABLE

Rail-Served Industrial Facility

1219 S Elm St, Hodge, LA 71247

Presented By:

Dex Shill

Commercial Sales & Leasing

225.284.9092

dexshill@rampartcre.com

Jake Wilkinson

President & Managing Broker

214.926.9361

jake@mwrealestate.com



PROPERTY DESCRIPTION

Hodge Railcar Services, located at 1219 Elm Street, is a fully secured ± 11.65 -acre railcar facility with $\pm 24,000$ SF of warehouse space. Designed for transloading, cleaning, maintenance, and storage, the site features:

6 (14'x18') overhead doors
16'-30' clear heights
3 pits (4'x70')
7,000 feet of rail track with capacity for up to 100 cars
Direct LAS rail service for in/out movements

The property's partnership with Watco, operator of the LAS system, ensures efficient railcar handling and access to the CPKC, a Class I connection — making Hodge an ideal base for industrial and logistics operations across the region.

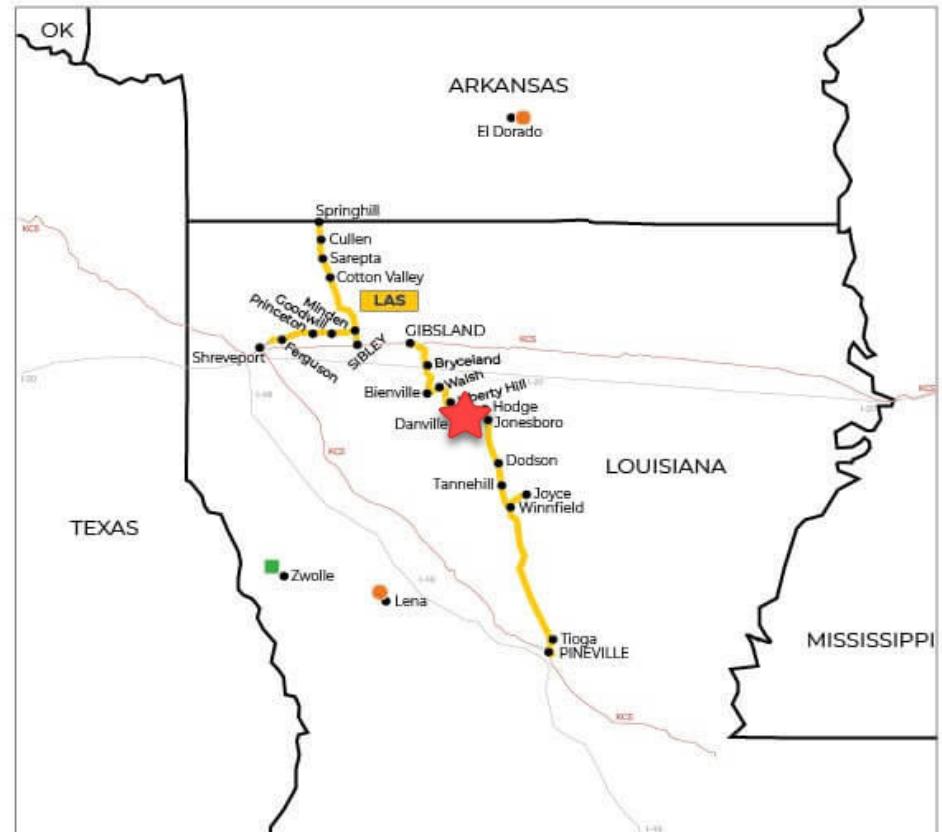
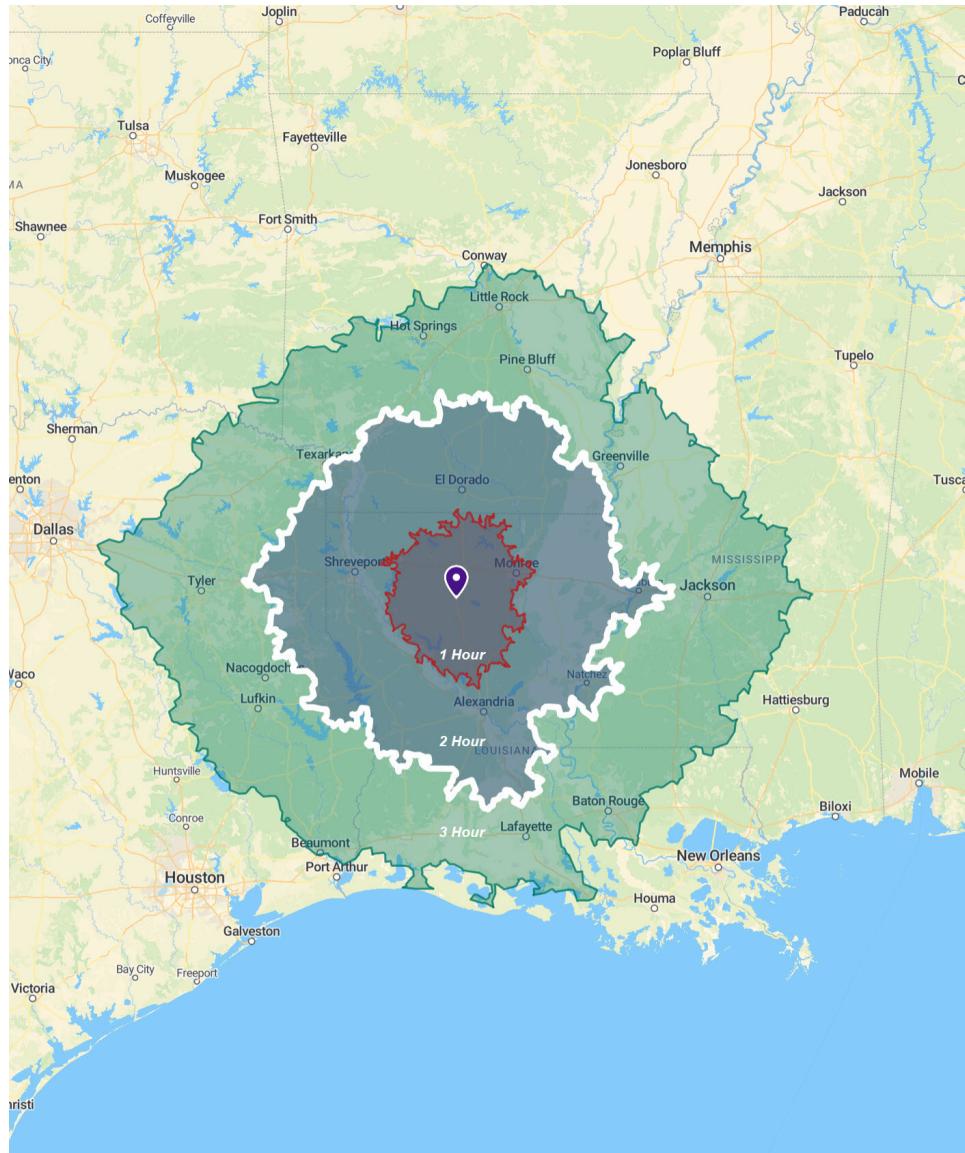
PROPERTY HIGHLIGHTS

- Strategic North Louisiana location with direct Class I rail connectivity
- Served by Louisiana Southern Railroad (LAS) with in/out car handling by Watco
- Ideal for railcar staging, transloading, maintenance, or storage operations
- Central location with short drive times to Ruston, Monroe, Shreveport, Alexandria, and Baton Rouge
- LAS interchanges with CPKC
- Positioned for regional and national freight distribution across Louisiana, Texas, and the Gulf South

OFFERING SUMMARY

Sales Price:	\$ 3,600,000.00
Lease Rate:	\$20,000.00/month (NNN)
Available SF:	24,000 SF

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



LEGEND

- Louisiana Southern Railroad (LAS)
- KCS
- Switching
- Mechanical Services

Interchanges

- Gibson - KCS
- Pineville - KCS
- Sibley - KCS

Total Miles: 195.4

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

NAIRampart

M&W REAL
ESTATE

Rail-Served Industrial Facility

1219 S Elm St, Hodge, LA 71247



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

NAI RAMPART // 225.295.0800 // 1700 CITY FARM DRIVE, BATON ROUGE, LA 70806 // RAMPARTCRE.COM

NAIRampart

M&W REAL
ESTATE

Rail-Served Industrial Facility

1219 S Elm St, Hodge, LA 71247



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

NAI RAMPART // 225.295.0800 // 1700 CITY FARM DRIVE, BATON ROUGE, LA 70806 // RAMPARTCRE.COM