



12555

RONALDSON ROAD

BATON ROUGE , LA 70807

118,048 SF WAREHOUSES & LAYDOWN YARD FOR SALE OR LEASE

CBRE

SITE DETAILS



Two buildings totaling
±118,048 SF on 37 AC



Multiple ingress/egress points



Direct, daily service by
(2) Class 1 Railroads



±3,300 ft of rail (expandable)



Heavily stabilized/paved site



Power: 230/138 kva (Entergy)



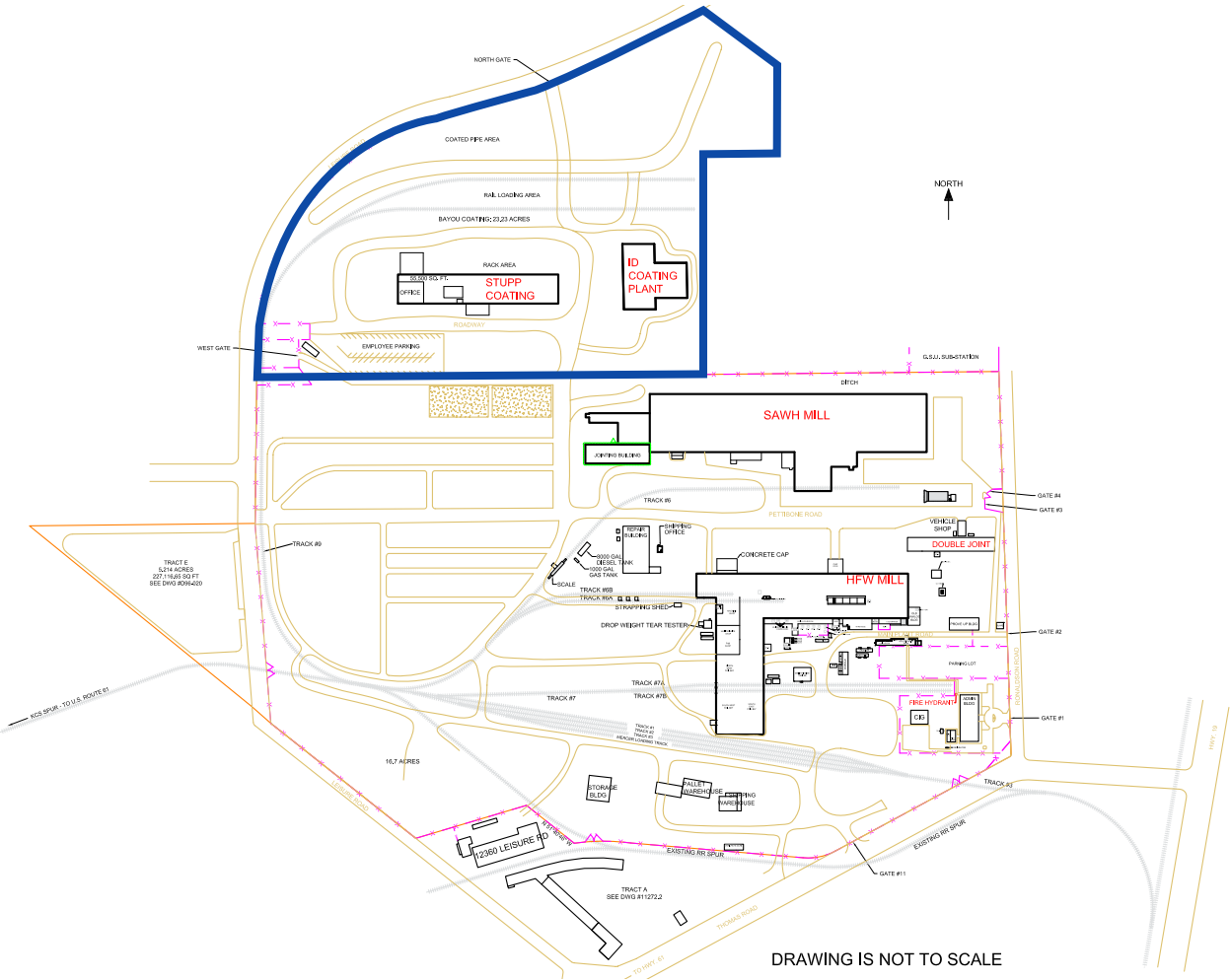
Outside 500-year flood plain



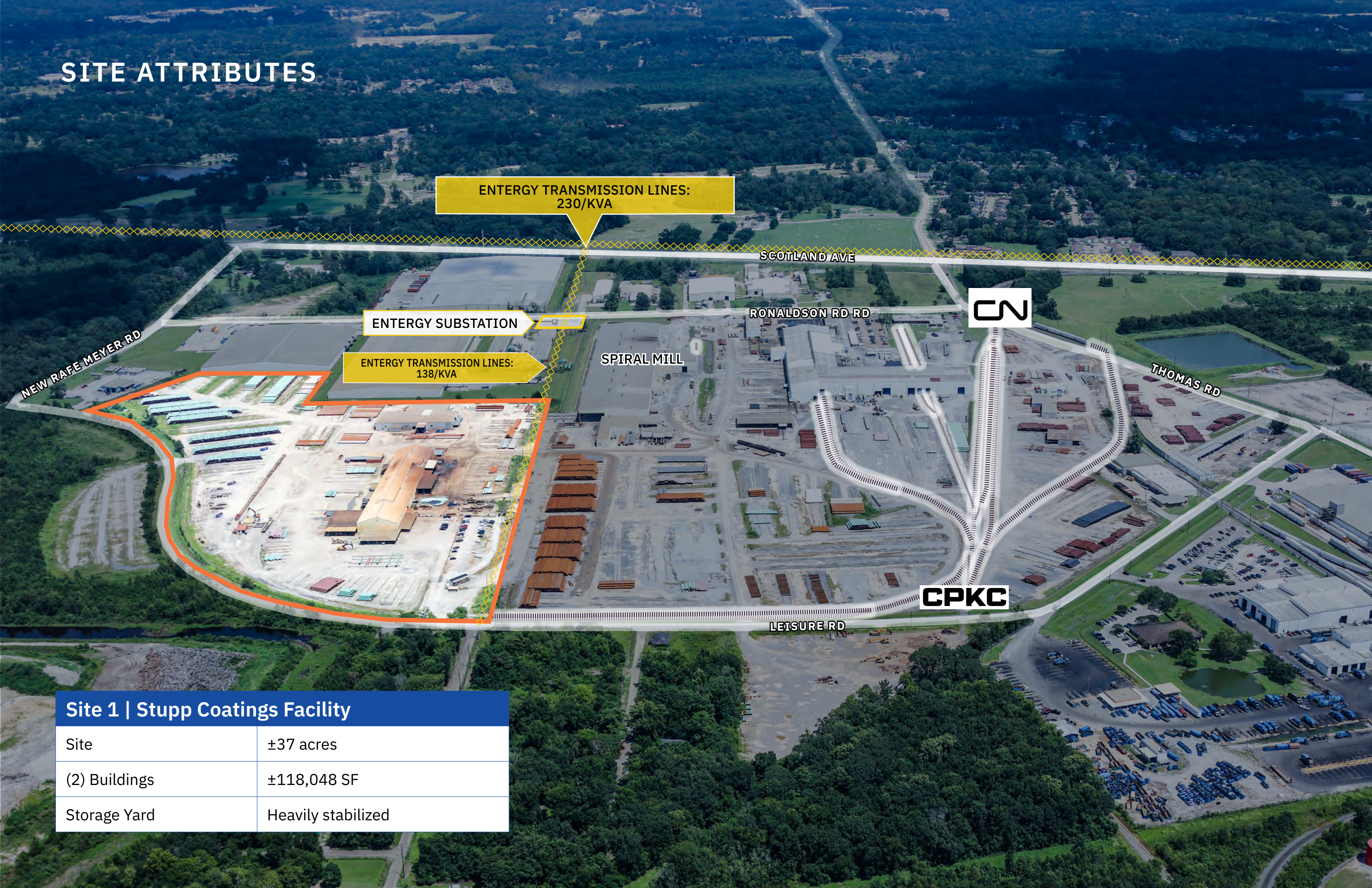
Close proximity to the
Mississippi River



Close proximity to airport



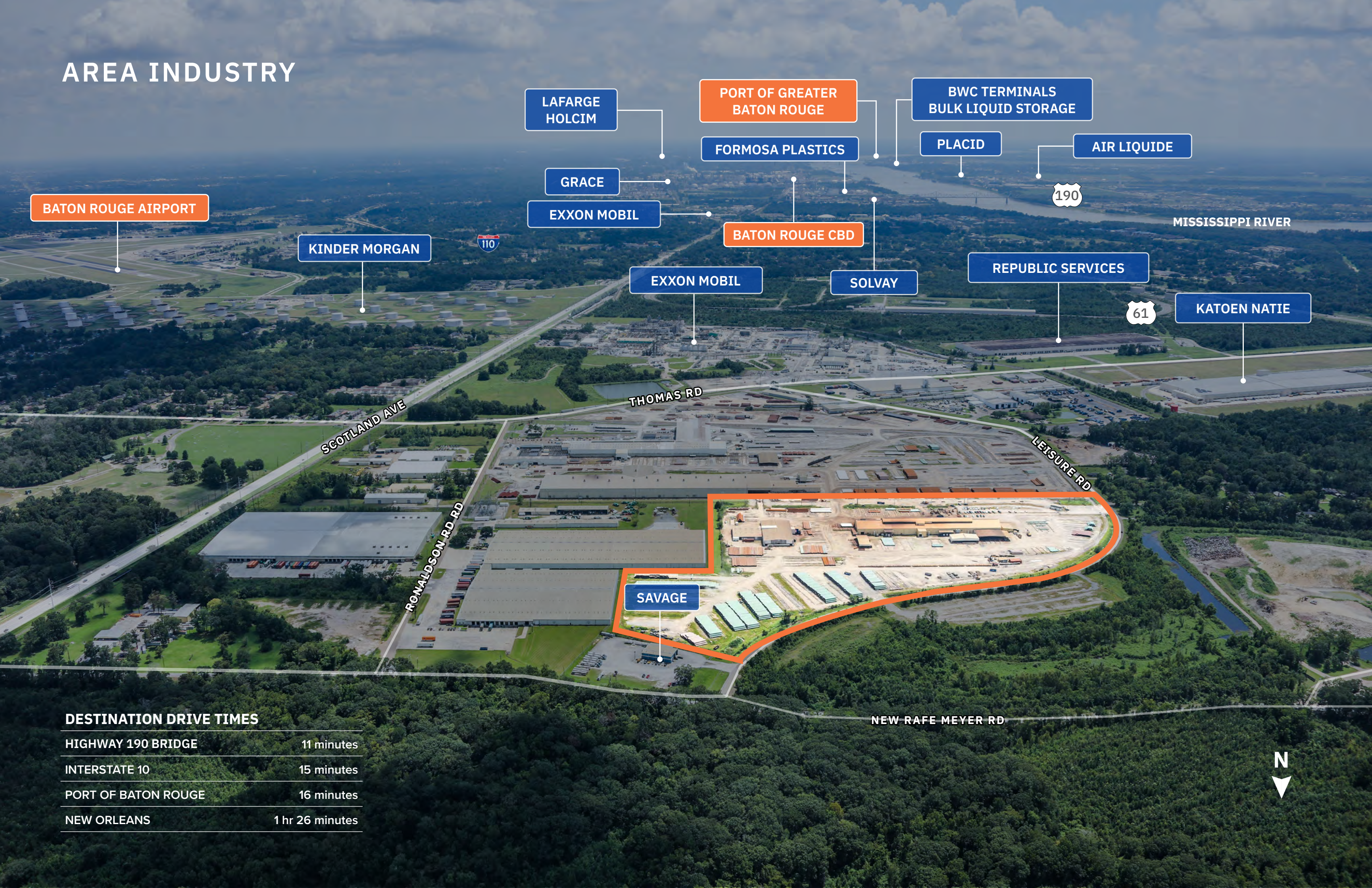
SITE ATTRIBUTES



Site 1 | Stupp Coatings Facility

Site	±37 acres
(2) Buildings	±118,048 SF
Storage Yard	Heavily stabilized

AREA INDUSTRY



BATON ROUGE AIRPORT

LAFARGE
HOLCIM

PORT OF GREATER
BATON ROUGE

BWC TERMINALS
BULK LIQUID STORAGE

PLACID

AIR LIQUIDE

GRACE

EXXON MOBIL

FORMOSA PLASTICS

BATON ROUGE CBD

EXXON MOBIL

SOLVAY

REPUBLIC SERVICES

KATOEN NATIE

KINDER MORGAN

SCOTLAND AVE

RONALDSON RD

THOMAS RD

LEISURE RD

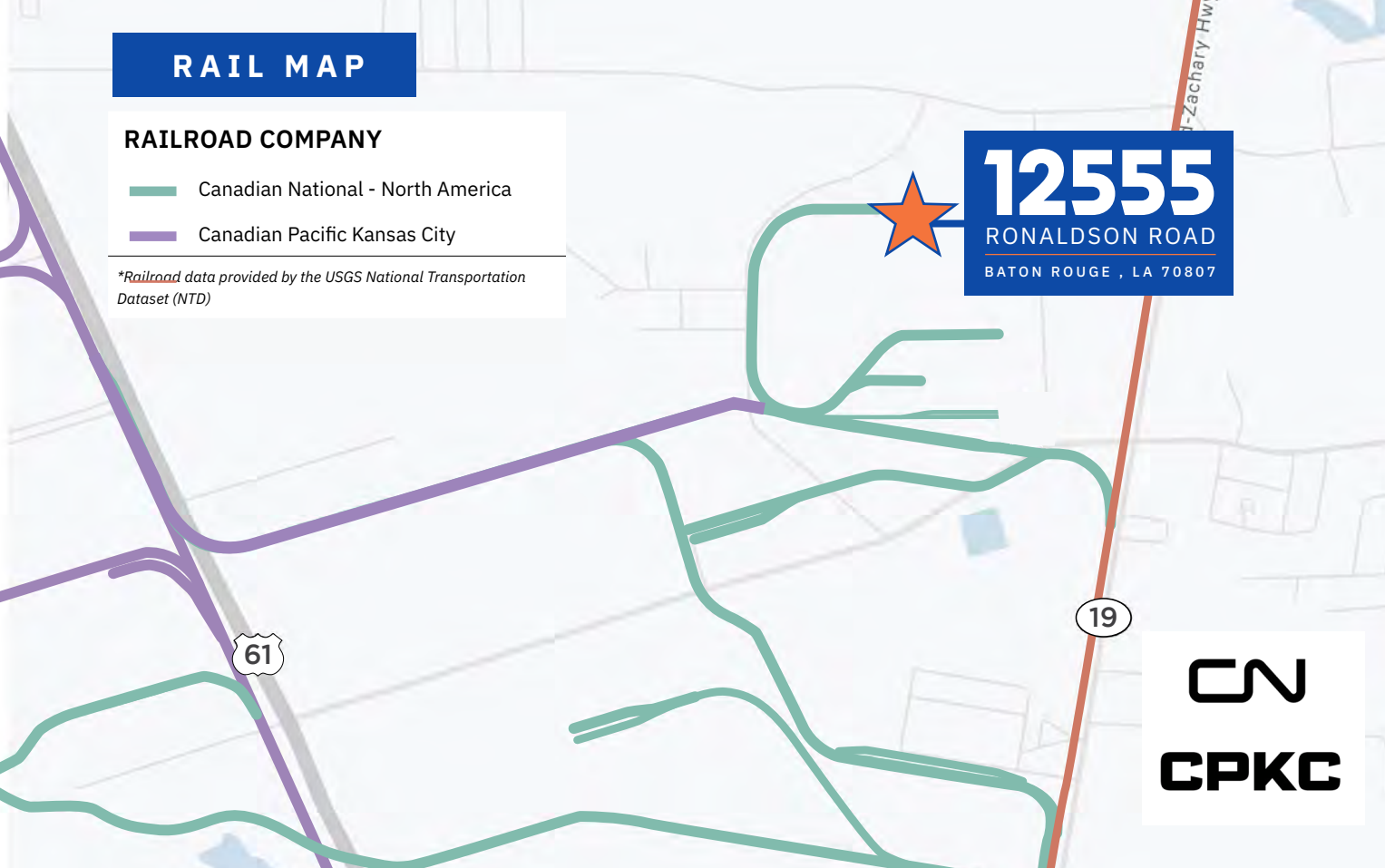
SAVAGE

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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