

FOR SALE OR LEASE



PORTNICKEL

INDUSTRIAL TRACT

SALE: \$29.9M

LEASE: \$2.99M ANNUAL NNN

3607 ENGLISH TURN ROAD | BRAITHWAITE, LA 70040

WWW.PORTNICKEL.COM

INDUSTRIAL TRACT WITH SHIP DOCK AND RAIL

CBRE

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

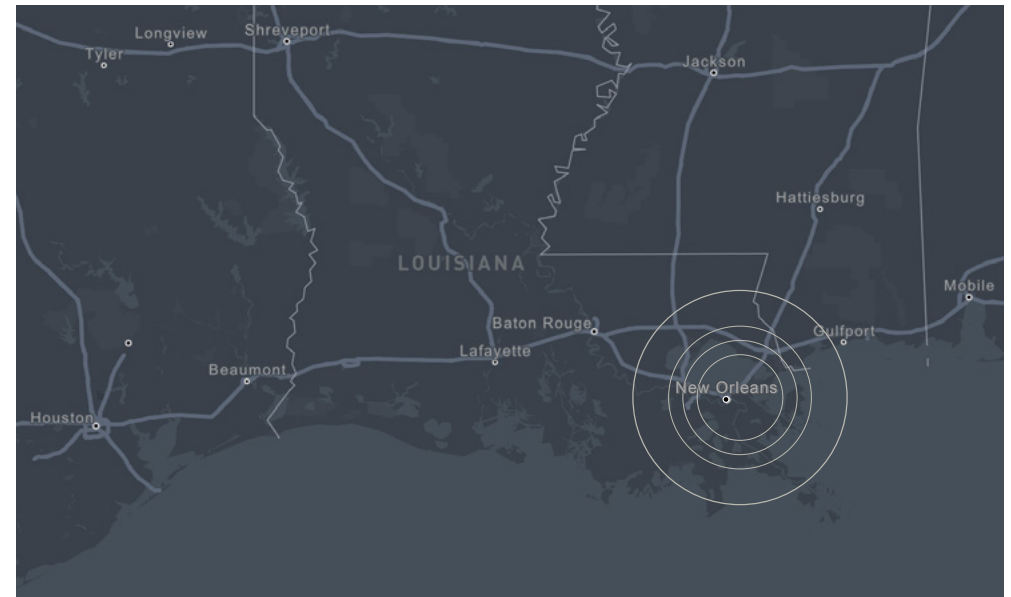
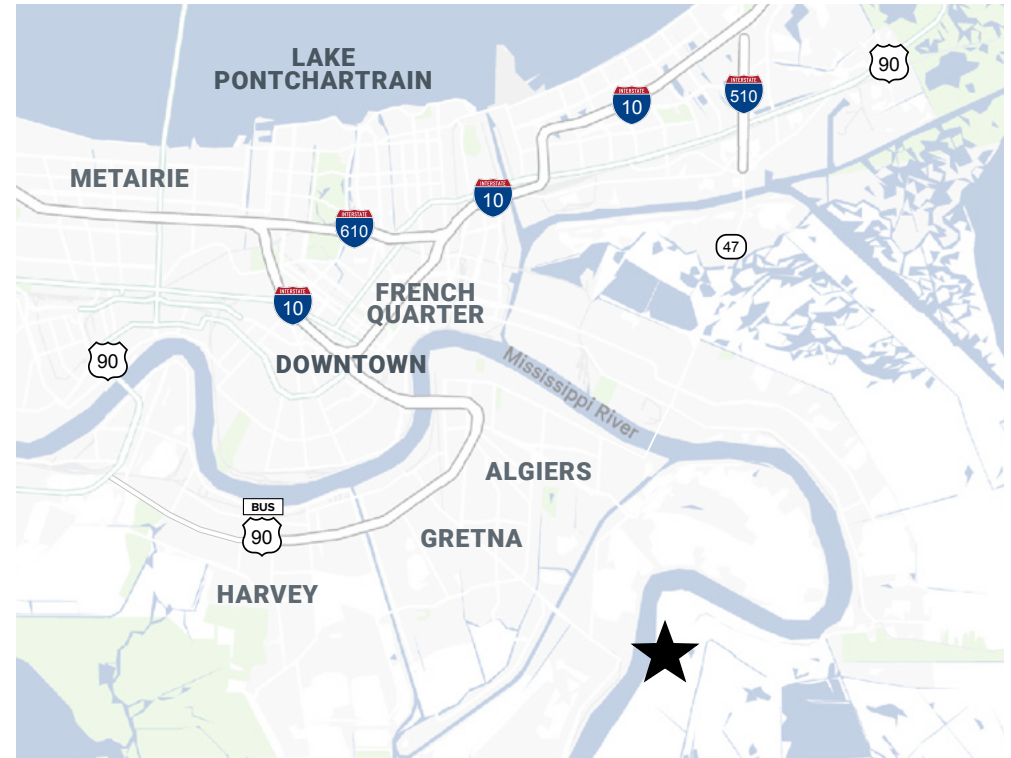
Power, water, natural gas.

Wetlands

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

±342 acres – non-wetland

±120 acres – currently cleared

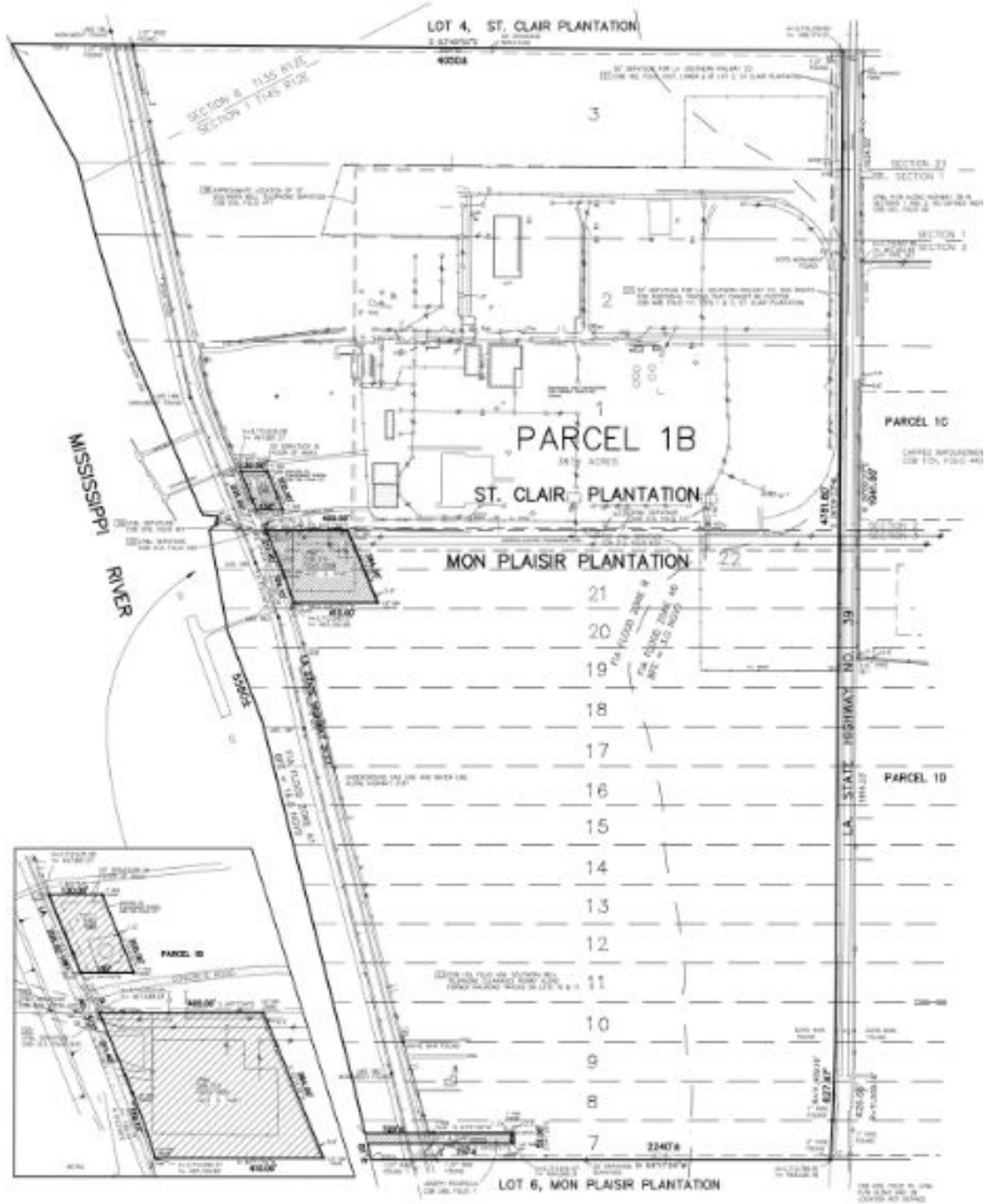




RAIL SERVICE

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



FOR SALE OR LEASE



PORTNICKEL

INDUSTRIAL TRACT

3607 ENGLISH TURN ROAD
BRAITHWAITE, LA 70040

INDUSTRIAL TRACT WITH SHIP DOCK AND RAIL

WWW.PORTNICKEL.COM

CBRE

Bryce French

+1 504 427 2090

bryce.french@cbre.com

Andrew Jewett

+1 713 577 1735

andrew.jewett@cbre.com

Bill Boyer

+1 713 881 0919

bill.boyer@cbre.com

©2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE