

An aerial photograph of an industrial facility. A large, irregularly shaped area in the center is outlined with a thick orange line. This area contains several large white warehouse buildings, a large paved laydown yard with many orange shipping containers, and various industrial structures. Surrounding this central area are other industrial buildings, parking lots, and green spaces. In the background, a large body of water is visible under a clear sky.

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
±188,876 SF



Freestanding office building



Four (4) 10-ton | Two
(2) 54-ton Cranes



Direct, daily service by
(2) Class 1 Railroads



Heavily stabilized/paved site



Power: 230/138 kva (Entergy)



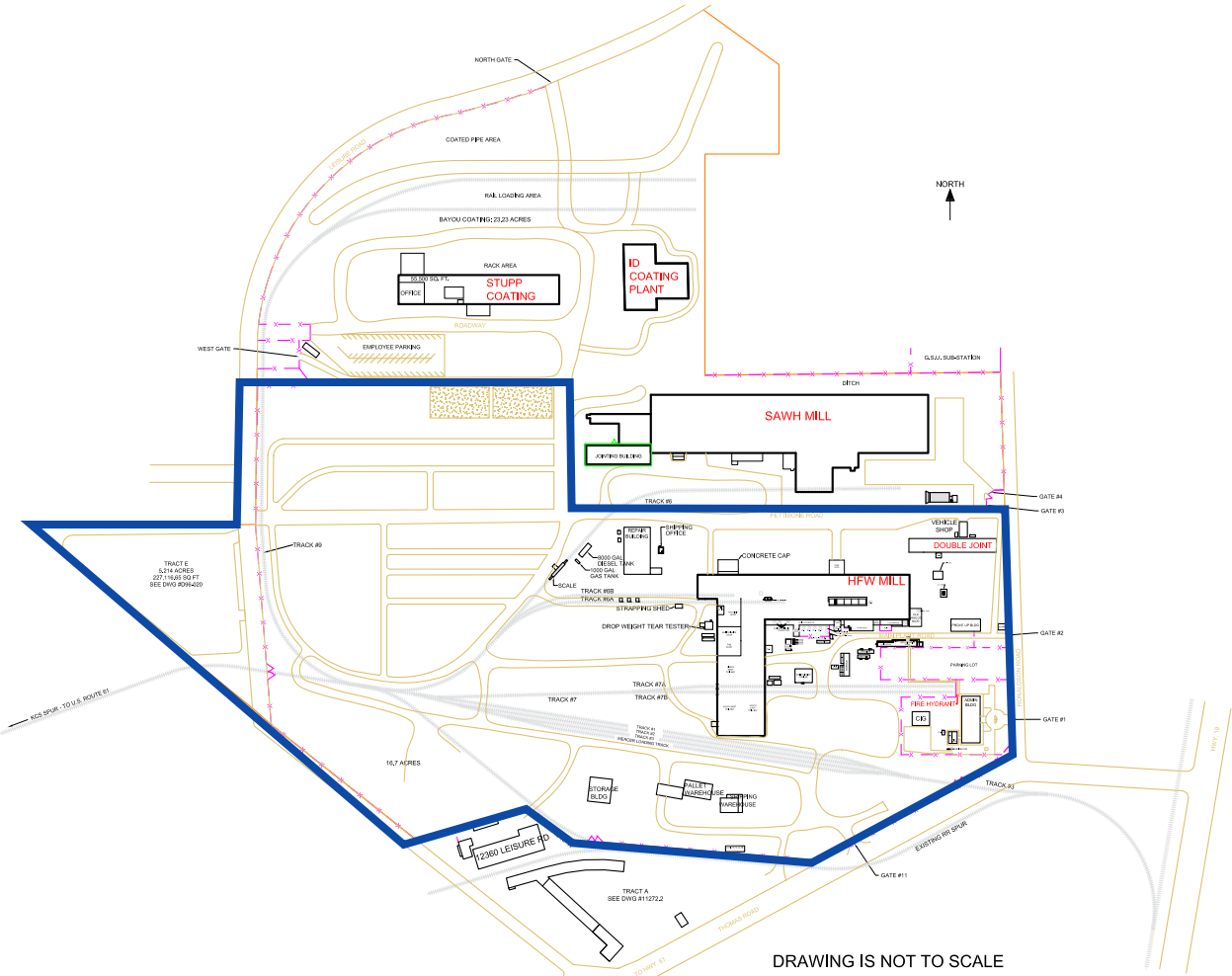
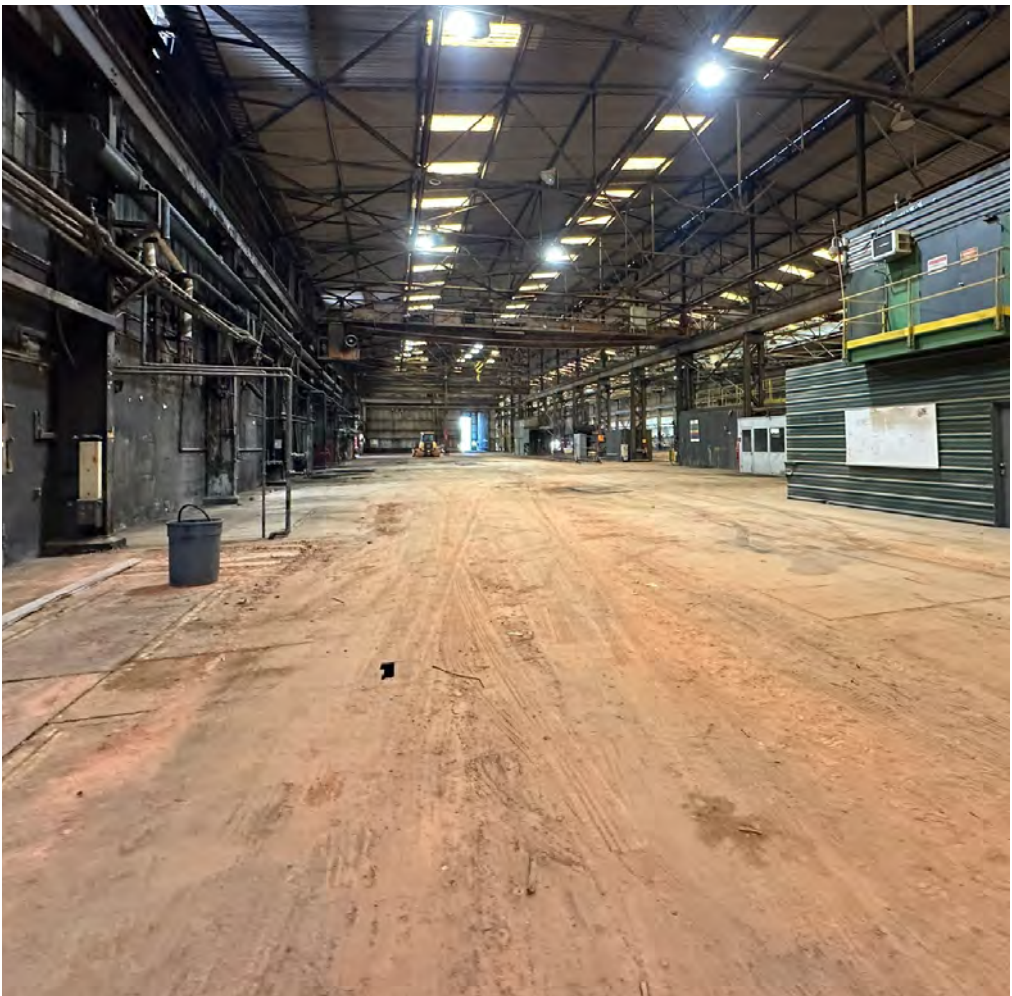
Outside 500-year flood plain



Close proximity to the
Mississippi River



Close proximity to airport

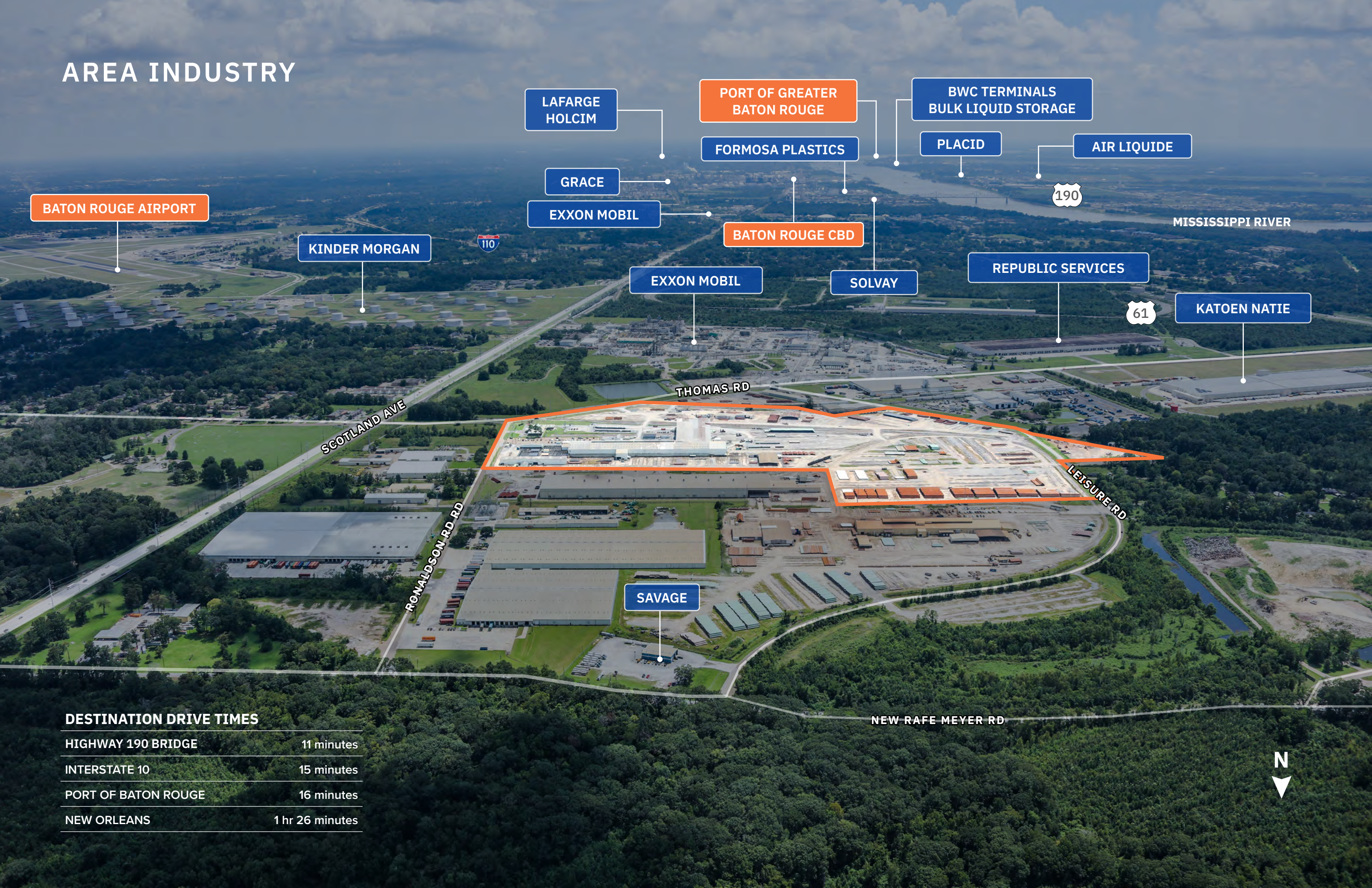


SITE ATTRIBUTES



Site 3 HFW Mill	
Site	±73.6 acres
Building	±188,876 SF + Office
Cranes	Four (4) 10-ton Two (2) 54-ton
Storage Yard	Heavily stabilized

AREA INDUSTRY



BATON ROUGE AIRPORT

KINDER MORGAN

LAFARGE
HOLCIM

PORT OF GREATER
BATON ROUGE

BWC TERMINALS
BULK LIQUID STORAGE

FORMOSA PLASTICS

PLACID

AIR LIQUIDE

GRACE

EXXON MOBIL

BATON ROUGE CBD

EXXON MOBIL

SOLVAY

REPUBLIC SERVICES

KATOEN NATIE

SAVAGE

DESTINATION DRIVE TIMES

HIGHWAY 190 BRIDGE	11 minutes
INTERSTATE 10	15 minutes
PORT OF BATON ROUGE	16 minutes
NEW ORLEANS	1 hr 26 minutes

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RAIL MAP

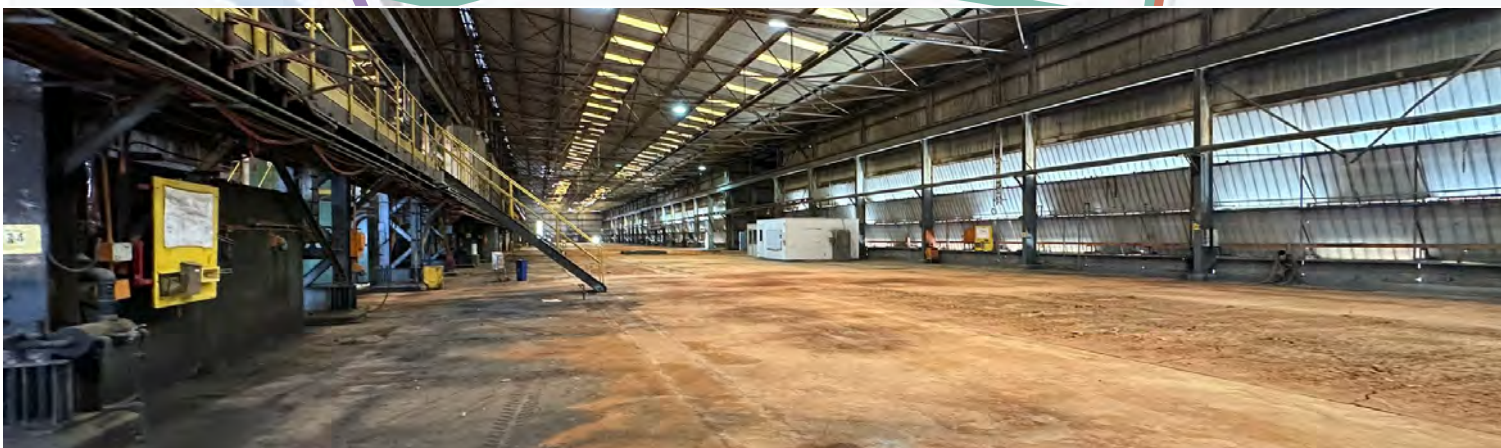
RAILROAD COMPANY

- Canadian National - North America
- Canadian Pacific Kansas City

*Railroad data provided by the USGS National Transportation Dataset (NTD)



12555
RONALDSON ROAD
BATON ROUGE, LA 70807



- 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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