

12555
RONALDSON
ROAD

RAIL SERVED COMPLEX FOR SALE OR LEASE

BATON ROUGE, LA 70807

MISSISSIPPI RIVER

61

SCOTLAND AVE

VIRTUAL TOUR

CBRE



Divisible 129.4-acre site



5 major buildings
totaling ±550,000 SF



Heavily stabilized/paved site



Outside 500 Year flood plain



Close proximity to airport



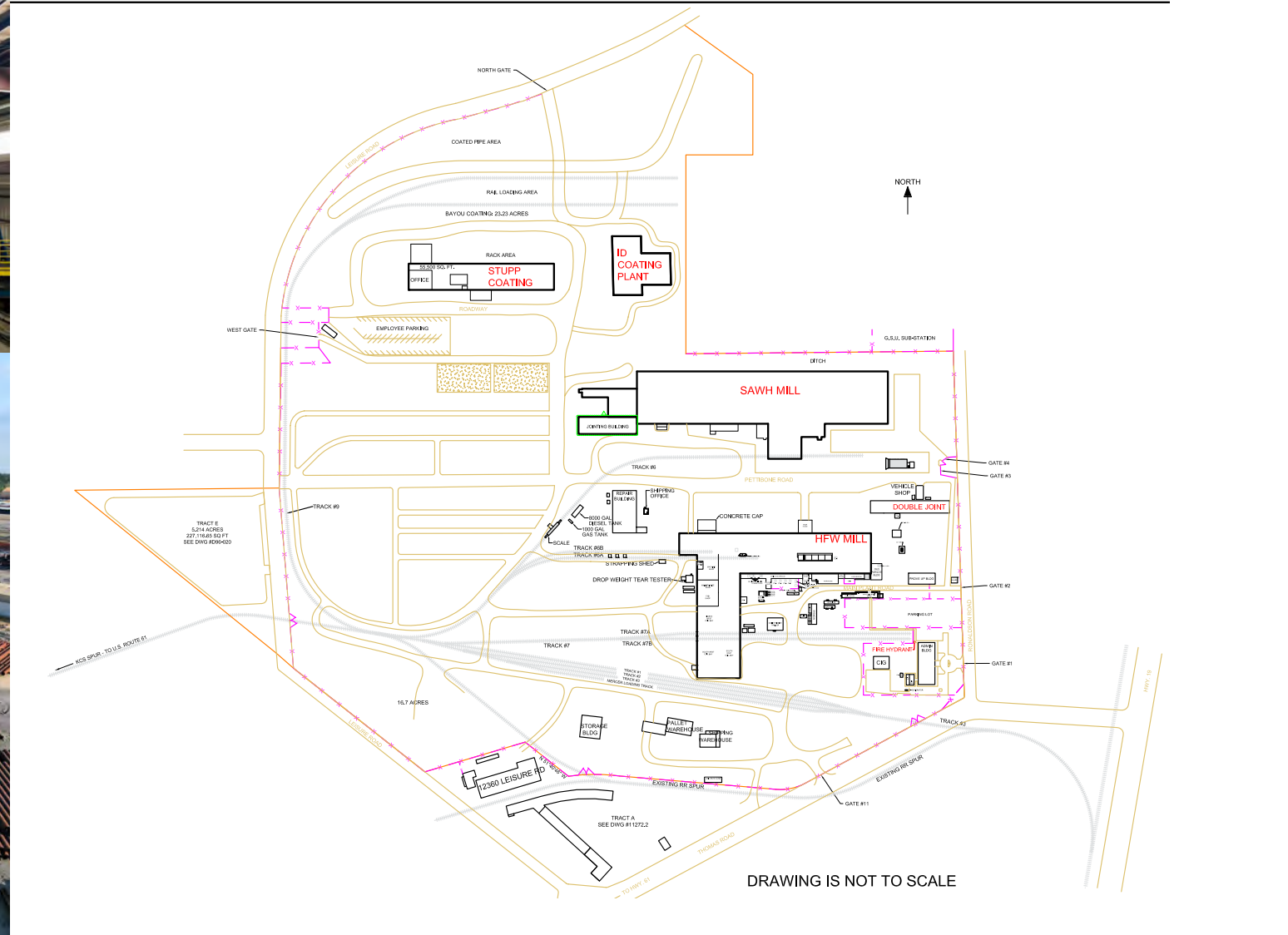
Close proximity to the
Mississippi River



11 heavy
duty cranes



Direct, Daily Service by 2
Class 1 Railroads



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SITES	
Site 1	±37 acres
Site 2	±17.3 acres
.....	up to ±28.6 acres
Site 3	±73.6 acres
Leisure Rd.	±1.5 acres
.....	up to ±6.5 acres

BUILDINGS	SF	CRANES
Site 1 Stupp Coatings Facility	118,048 SF	None
Site 2 Spiral Mill	230,000 SF	Two (2) 30-ton One (1) 54-ton
Site 3 HFW Mill	188,876 SF	Four (4) 10-ton Two (2) 54-ton cranes (Two (2) additional 5-ton cranes in adjacent processing building)
Leisure Rd.	27,500 SF	None

CBRE

STUPP CORPORATION

RAIL SERVED INDUSTRIAL COMPLEX FOR SALE OR LEASE

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ENTERGY TRANSMISSION LINES:
230/kV

SCOTLAND AVE

ENTERGY SUBSTATION

RONALDSON RD RD



ENTERGY TRANSMISSION LINES:
138/kV

SPIRAL MILL



BATON ROUGE AIRPORT

KINDER MORGAN

Exxon Mobil

SAVAGE

SOLVAY

LAFARGE Holcim

BATON ROUGE CBD

GRACE

Formosa Plastics

PORT OF GREATER BATON ROUGE

BWC Terminals

PLACID

Air Liquide

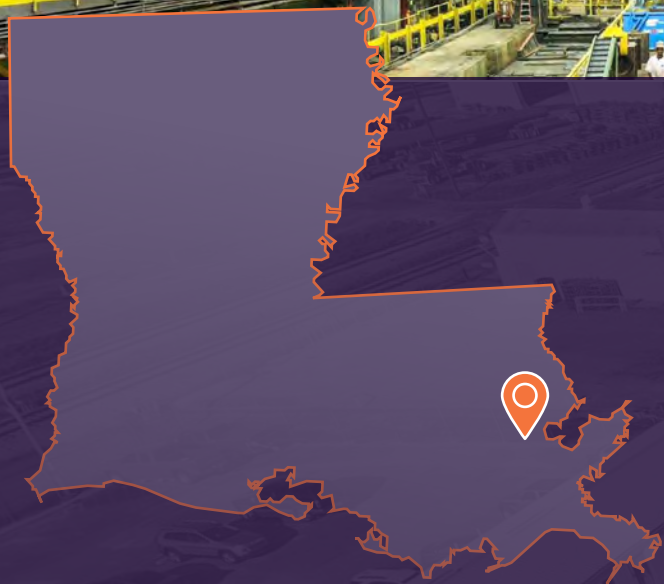
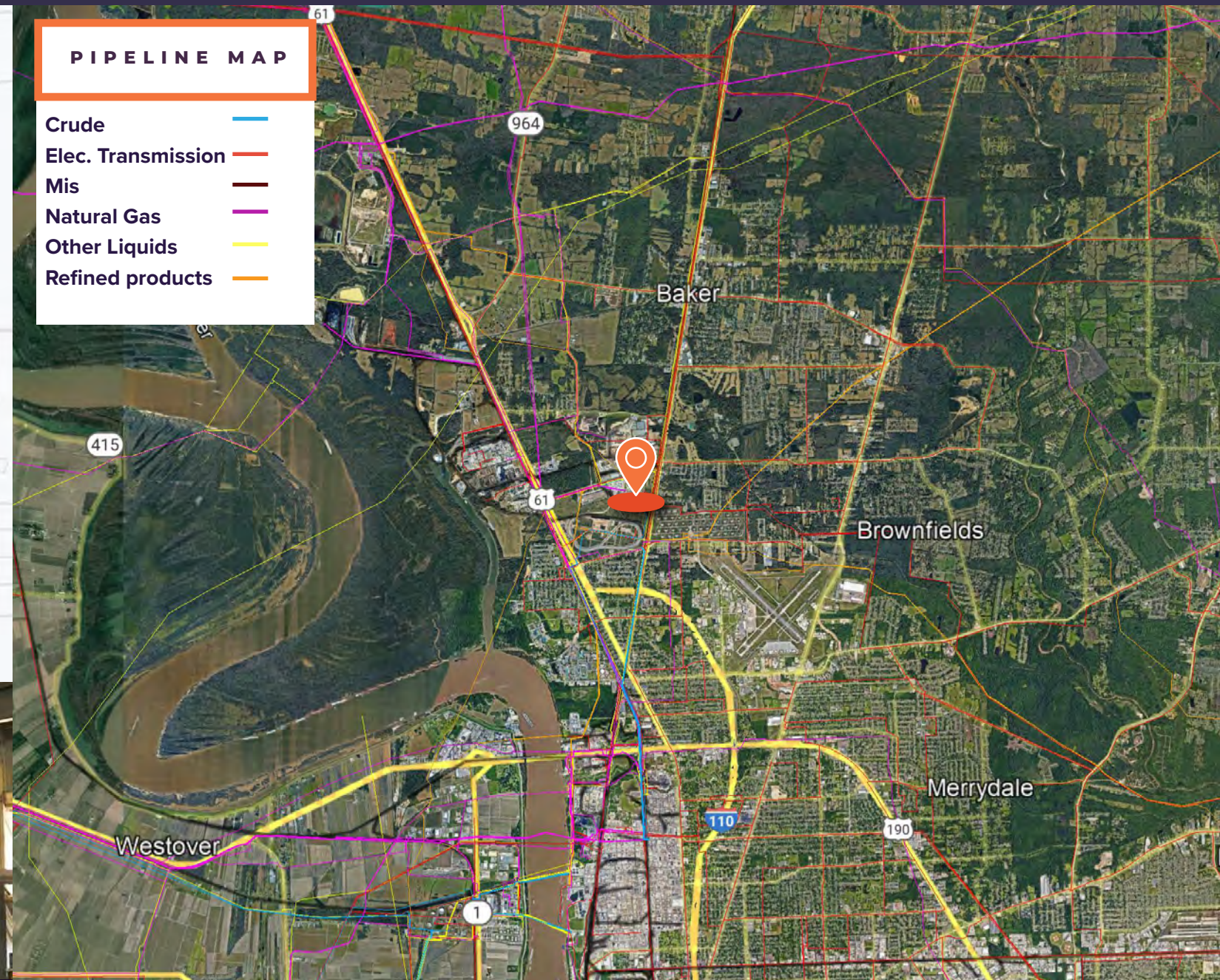
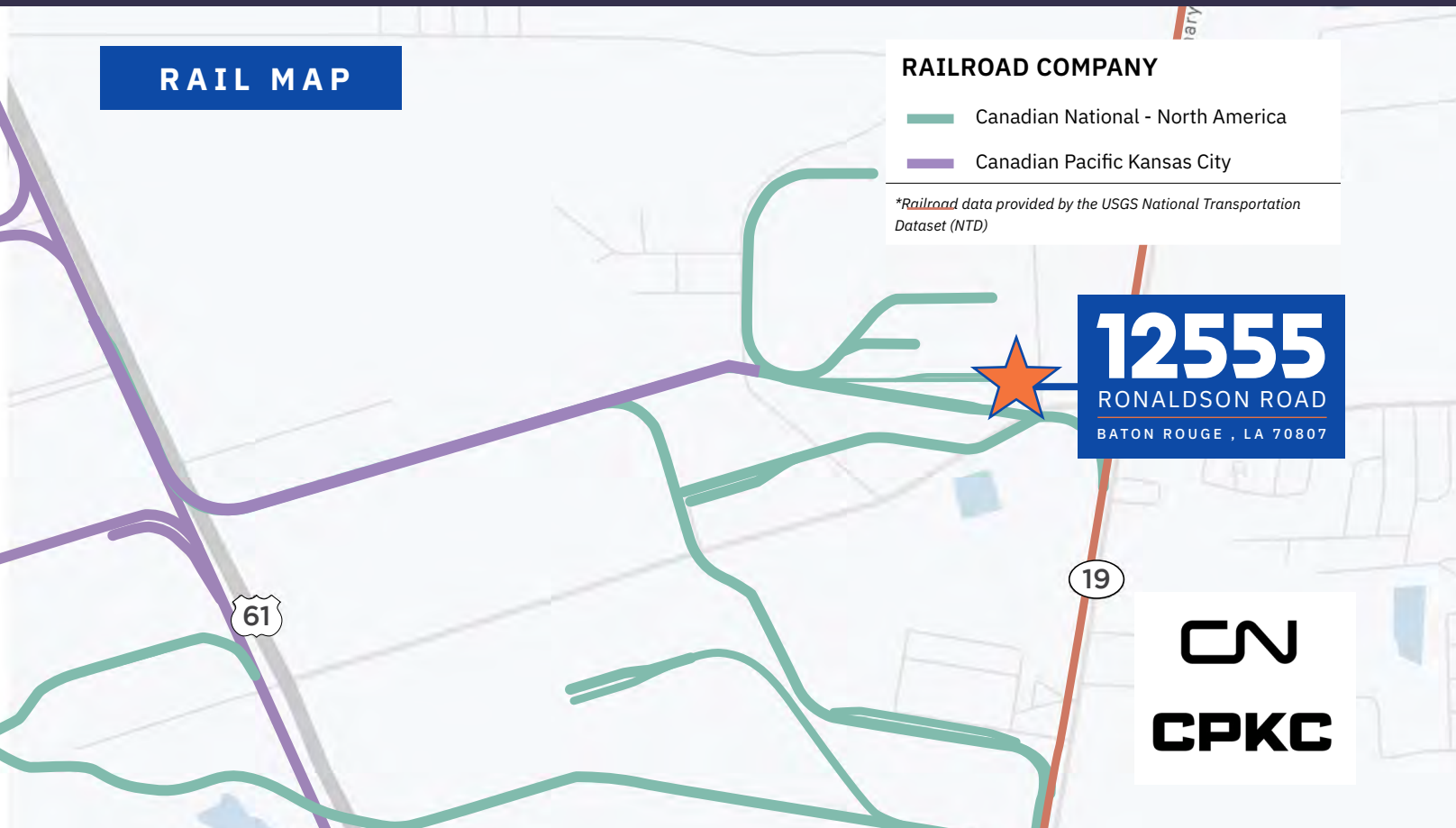
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MISSISSIPPI RIVER

61

REPUBLIC SERVICES

SCOTLAND AVE



- Located less than 10 miles from Baton Rouge CBD
- Offers 129.4 acres of Rail yard, laydown yard and manufacturing facilities near major waterway
- Connects rail commerce with road
- Unparalleled rail service
- Includes over 550,000 square feet of convertible manufacturing and warehouse space

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