

# 7555 CHOCTAW RD

BRUSLY, LOUISIANA

## FOR SALE OR LEASE

84 ACRES | ±211,648 SF  
INDUSTRIAL WAREHOUSE  
DEVELOPMENT ON  
INTRACOASTAL WATERWAY

WATCH VIDEO

FOR SALE- \$14,500,000

FOR LEASE

BUILDING - \$6.00/SF/YR NNN

LAND - \$1,000/AC/MO NNN

[AS-IS]

CHOCTAW RD

PORT ALLEN LOCK

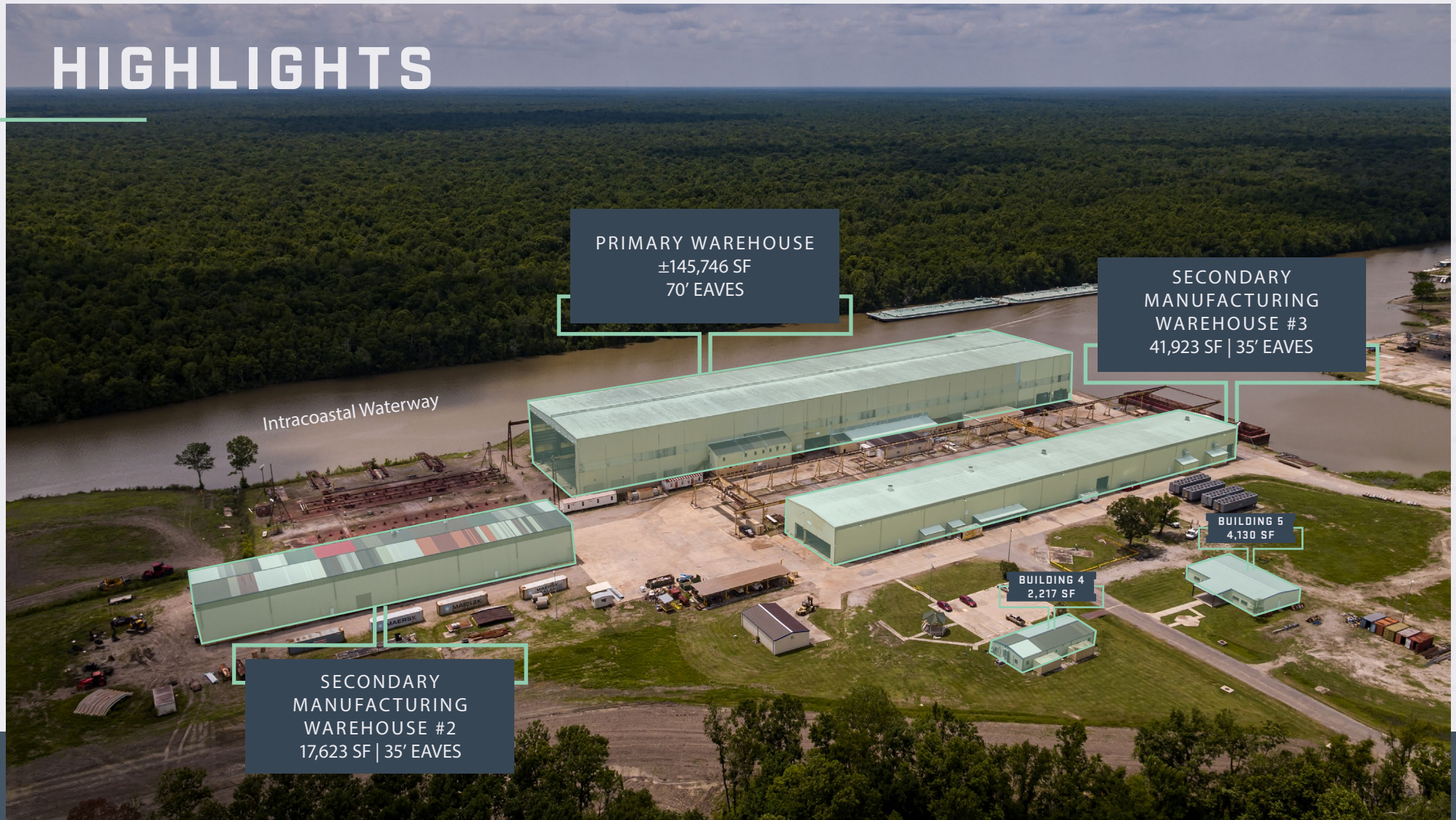
INTRACOASTAL WATERWAY

BRYCE FRENCH | Senior Vice President | +1 504 427 2090 | [bryce.french@cbre.com](mailto:bryce.french@cbre.com)

**CBRE**



# HIGHLIGHTS



## HIGHLIGHTS



### Barge Access

2,550 LF of bulkhead with barge access



### Manufacturing

±145,746 of heavy manufacturing space with 40' to 70' eaves and 100' deep pylons in primary warehouse plus additional ±59,546 SF manufacturing space in buildings 2 & 3



### Site Improvements

250,000 SF of stabilized aggregate and 150,000 SF of concrete for parking and storage



### Crane Served

Cantilevered overhead rail system with 20 cranes (1, 5, 10, 20 and 50 ton cranes)





## PROPERTY OVERVIEW

### Heavily Crane Served 84-Acre Industrial Development

7555 Choctaw Road is an 84-acre industrial development located in Brusly, Louisiana along the gulf intracoastal waterway. The Property consists of ±211,648 SF of industrial manufacturing warehouse space spanning across 5 buildings ranging in various sizes. The site is improved with approximately 250,000 SF of stabilized aggregate and 150,000 SF of concrete paving for parking and material storage as well as waterfront improvements totaling 2,550 liner feet of bulkhead varying in construction from rip rap to sheet metal and concrete.

The property is heavily crane served with cranes ranging from 1-ton to 50-ton. The building has it's own 7.5 megawatt electrical substation with 13,800 primary underground to 480 volt distribution.



**7.5 MEGAWATT**  
**ELECTRICAL SUBSTATION**  
**WITH 13,800 PRIMARY**  
**UNDERGROUND TO 480**  
**VOLT DISTRIBUTION**



# BUILDING SPECIFICATIONS

## Property Highlights

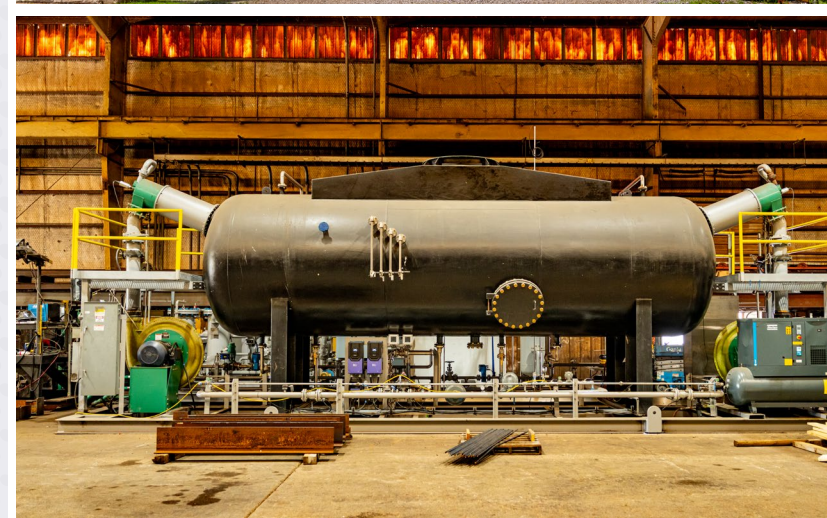
- + 85 acres of land
- + 2,500 LF of water frontage
- + Office: ±8,678 SF
- + Additional laydown yard capabilities
- + Operating shipyard with barge access
- + Cantilevered overhead rail system with 20 cranes

### PRIMARY WAREHOUSE 1

±145,746 SF	Heavy Manufacturing Space
40' to 70'	Eave Heights
100'	Deep Pylons
Craneways	Multiple Bridge/Overhead Cranes

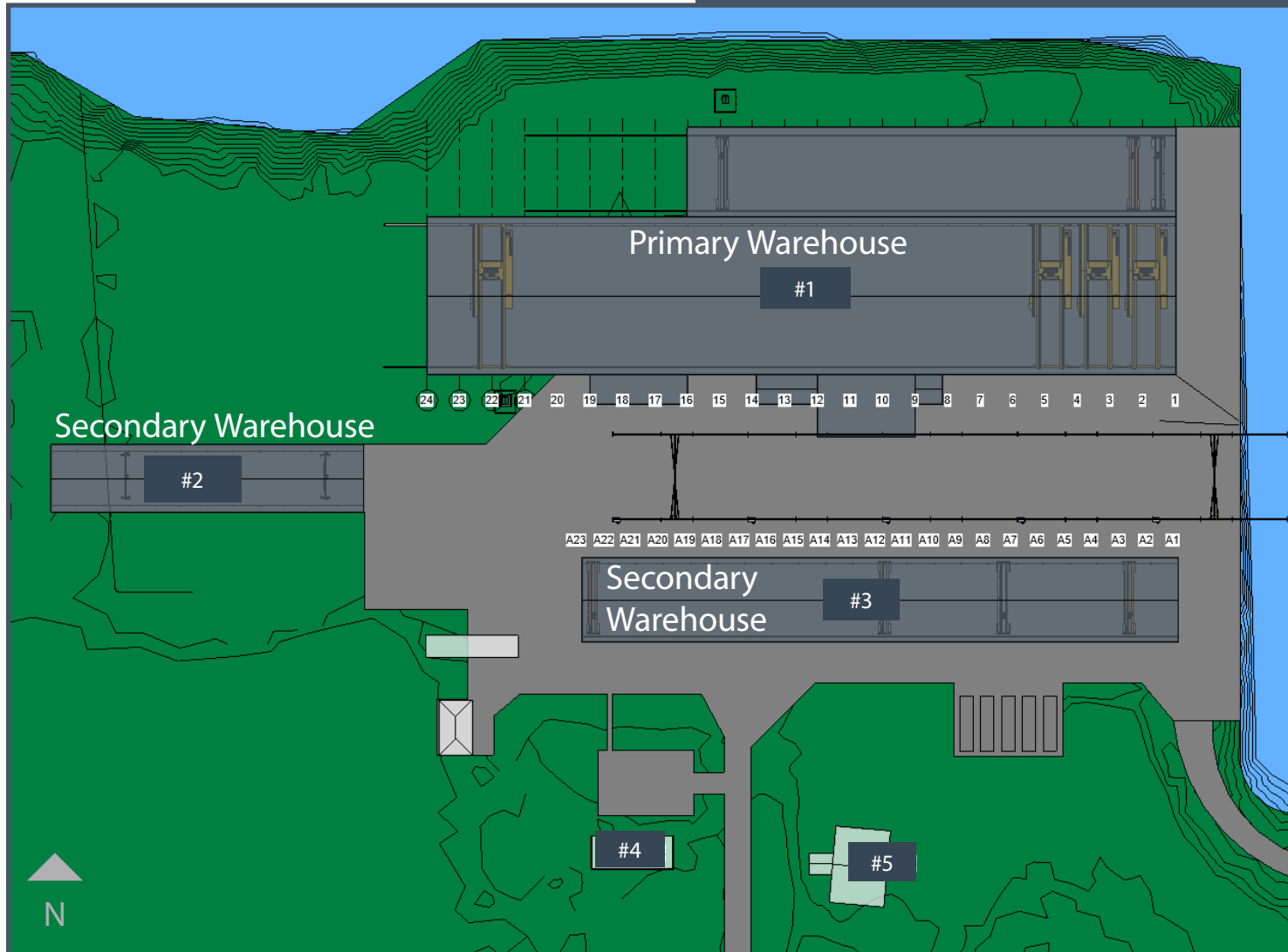
### SECONDARY MANUFACTURING WAREHOUSES 2 & 3

±59,546	Manufacturing Space
35'	Eave Heights
Craneways	Multiple Bridge/Overhead Cranes





# SITE PLAN



Primary Warehouse  
 $\pm 145,746$  SF

Secondary Warehouse 2  
 $\pm 17,623$  SF

Secondary Warehouse 3  
 $\pm 41,923$  SF

Building 4  
 $\pm 2,217$  SF

Building 5  
 $\pm 4,130$  SF



# AERIAL



INTRACASTAL WATERWAY

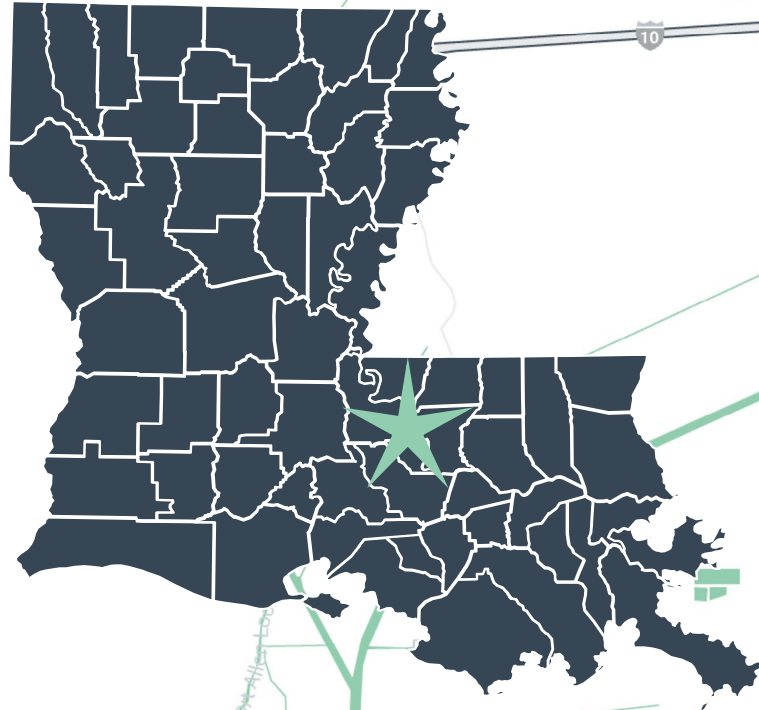
PORT ALLEN LOCK

LAYDOWN YARD /  
STORAGE LAND  
±41.5 ACRES  
\$1,000/AC/MO NNN

CHOCTAW RD



# LOCATION MAP



SITE



INTRACOASTAL WATERWAY

INTRACOASTAL WATERWAY



Brusly

Antonio

Addis

MISSISSIPPI RIVER

Mississippi River

DOWNTOWN

Baton Rouge

Port Allen

Nicholson Dr

Highland Rd

LAKE

327

42

HARWICH

ARLINGTON

Brightside Dr

River Rd

River Rd

Ben Hur Rd

415

76

986

986

190

190

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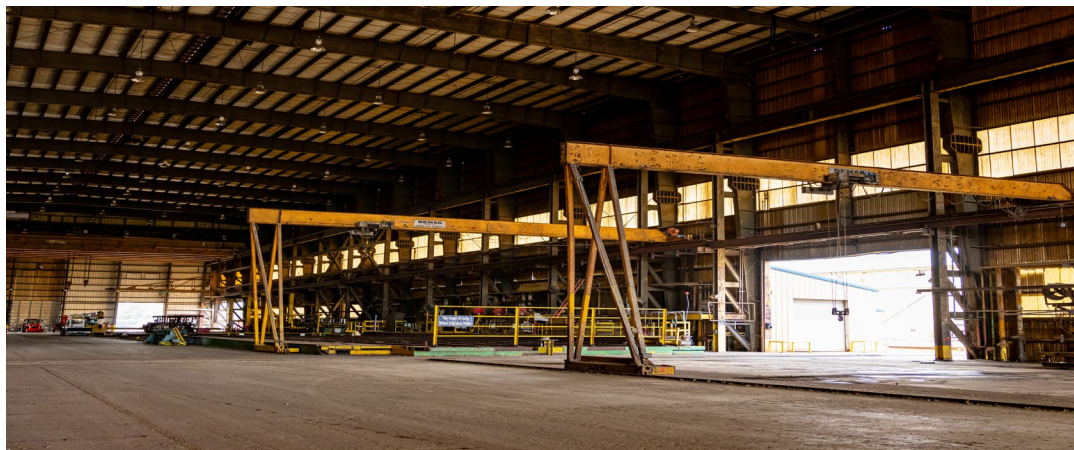
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FOR SALE/ LEASE

WATCH VIDEO

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CHOCTAW  
RD

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INDUSTRIAL DEVELOPMENT  
ON INTRACOASTAL  
WATERWAY

**BRYCE FRENCH**

Senior Vice President

+1 504 427 2090

bryce.french@cbre.com

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