

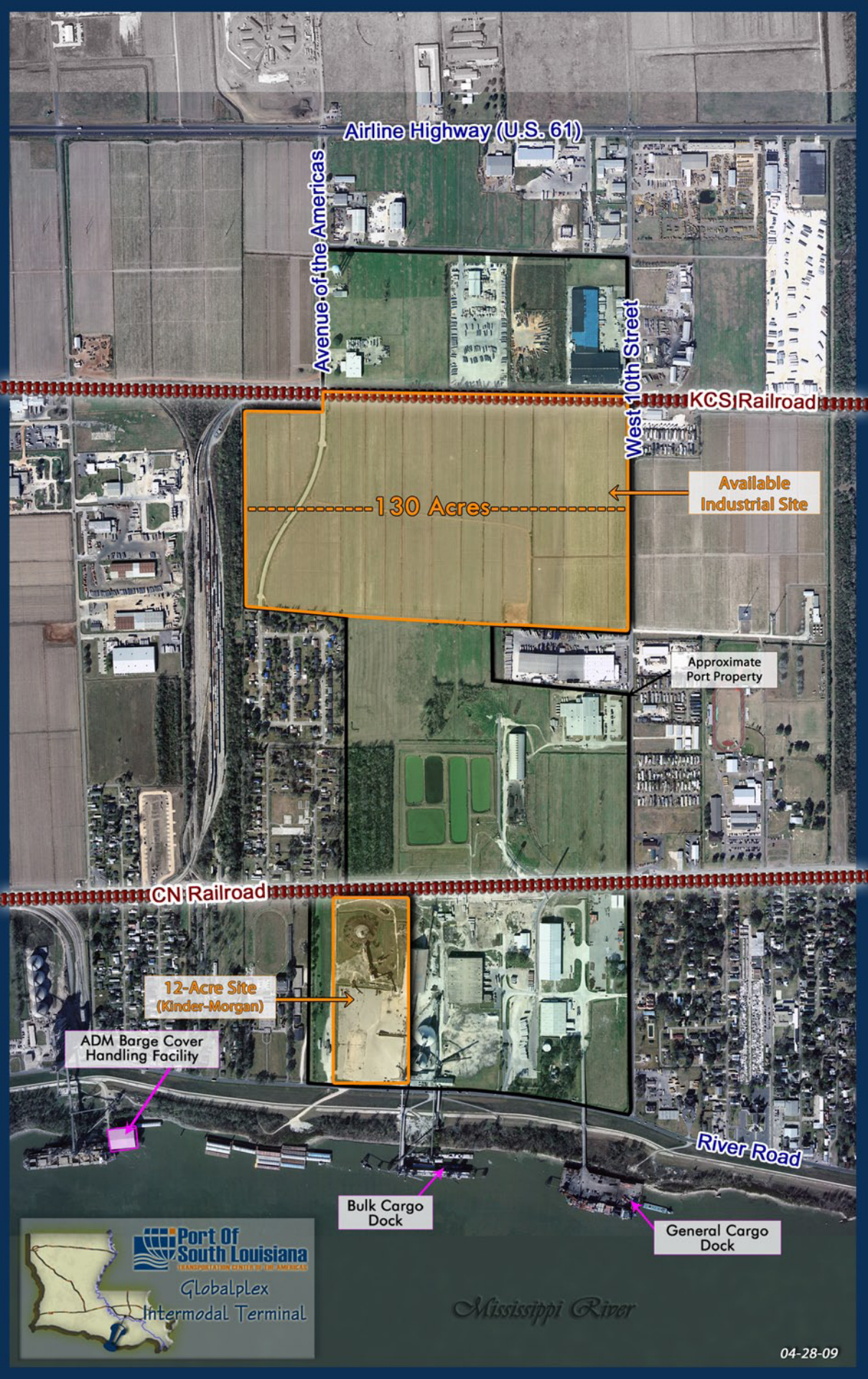
Name of site:
Globalplex Intermodal Terminal
130-Acres for Build-to-Suit

Location:
St. John the Baptist Parish
Reserve, Louisiana

Site Requirements	Description
1. Deepwater Port	Site located within Globalplex Intermodal Terminal, located at Mississippi River mile 138.5 at the deepwater (45 ft. draft) Port of South Louisiana, between the ports of New Orleans and Baton Rouge. Onsite are two deep water docks . The general cargo dock is 204 x 660 ft. capable of handling bulk, break-bulk and containerized cargoes. The bulk handling dock is 570' x 44' equipped with Carlesen screw-type unloader.
2. Industrial Park Setting	The Globalplex Intermodal Terminal is a 335-acre industrial park facility designated as a foreign trade zone.
3. Acreage	Acreage available for build-to-suit turnkey operation at the Globalplex Intermodal Industrial Park - 130 acres, out of which all or a portion can be made available.
4. Highway Access	U.S. 61 – less than 1 mile Interstate 10 – 5-7 miles Interstate 55 - 12 miles
5. Rail Access	Globalplex is serviced onsite by the CN and the KCS.
6. Airports	Globalplex is located 23 miles from Louis Armstrong International Airport and 3 miles from St. John the Baptist Parish General Aviation airport.

7. Work Force	Applicants in the River Parishes (St. Charles, St. James and St. John) continue to prepare themselves for employment opportunities by gaining information, knowledge, and experience. The Louisiana Technical College (River Parishes Campus), located in Reserve, Louisiana, is one of 66 technical colleges in the state dedicated to meet the growing needs of business and industry. Thus, the River Parishes offers businesses an extremely productive workforce with an abundance of skilled labor and competent office operations employees.
8. Utilities	<p>Electricity: Entergy Corporation</p> <p>Gas: Louisiana Gas</p> <p>Telephone: Bell South/Reserve Telephone Co.</p> <p>Water & Sewage: St. John Parish Utilities</p>
9. Build-to-Suit Capabilities	The Port of South Louisiana is authorized, based on the company's financials, to enter into build-to-suit long-term lease.

The Port of South Louisiana is authorized to issue both taxable and tax-exempt bonds to assist in the location of industrial enterprises within its jurisdiction. These bonds may be used to finance construction of docks, wharves and related storage facilities according to a set of guidelines established by the state and the federal government. Generally, Port facilities are leased to participating companies for an amount sufficient to retire the bonds. At the end of the term the lease, the company has the option to negotiate a new lease or to acquire the facility.



Mississippi River