

12555
RONALDSON
ROAD

RAIL SERVED COMPLEX FOR SALE OR LEASE

BATON ROUGE, LA 70807

MISSISSIPPI RIVER

61

SCOTLAND AVE



Divisible 170 -acre site



6 major buildings
totaling ±600,000 SF



Heavily stabilized/paved site



Outside 500 Year flood plain



Close proximity to airport



Close proximity to the
Mississippi River



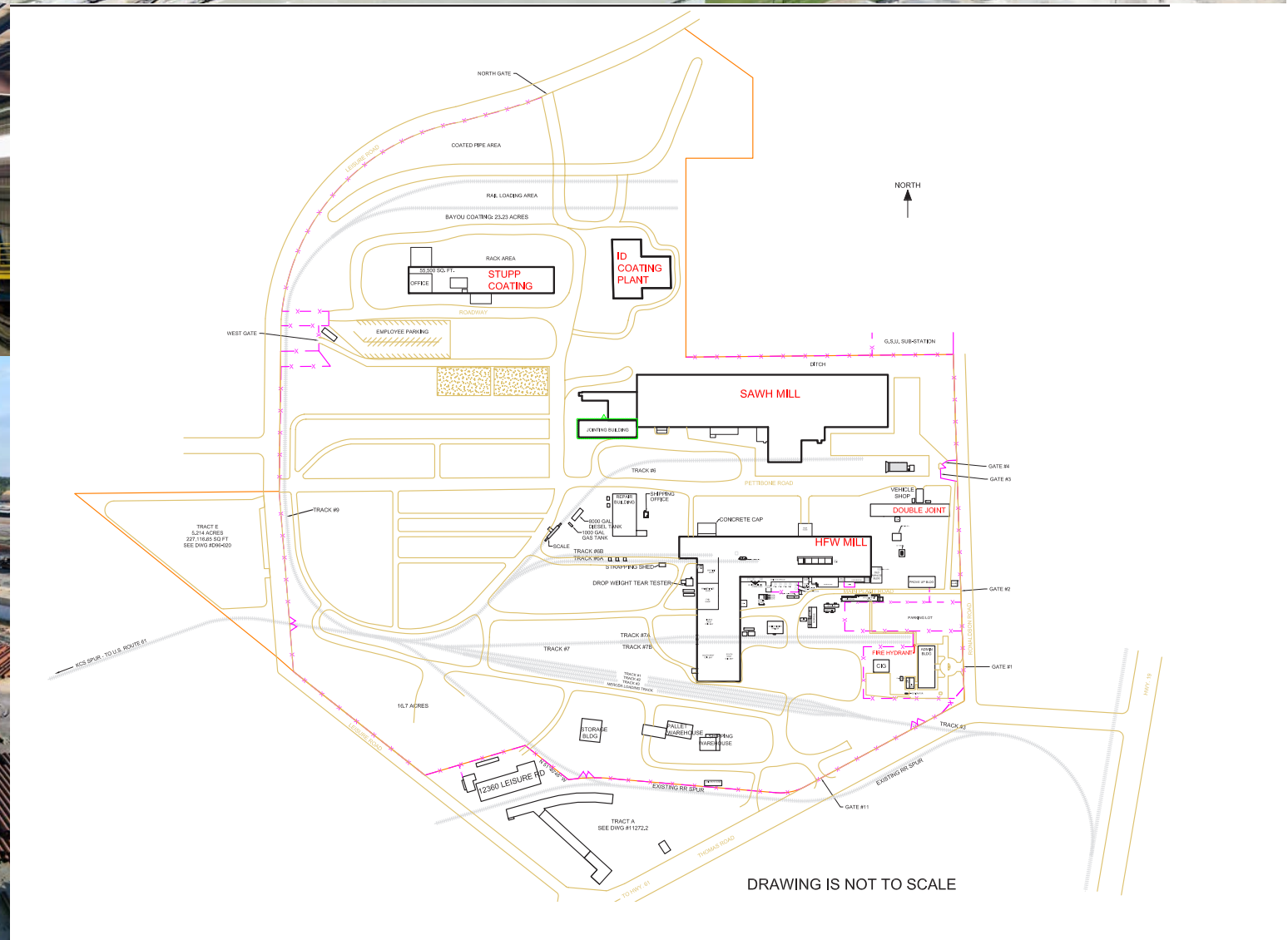
9 heavy
duty cranes



Access to 2 Class I railroads



~ 4.00 miles of internal rail



12555
RONALDSON
ROAD

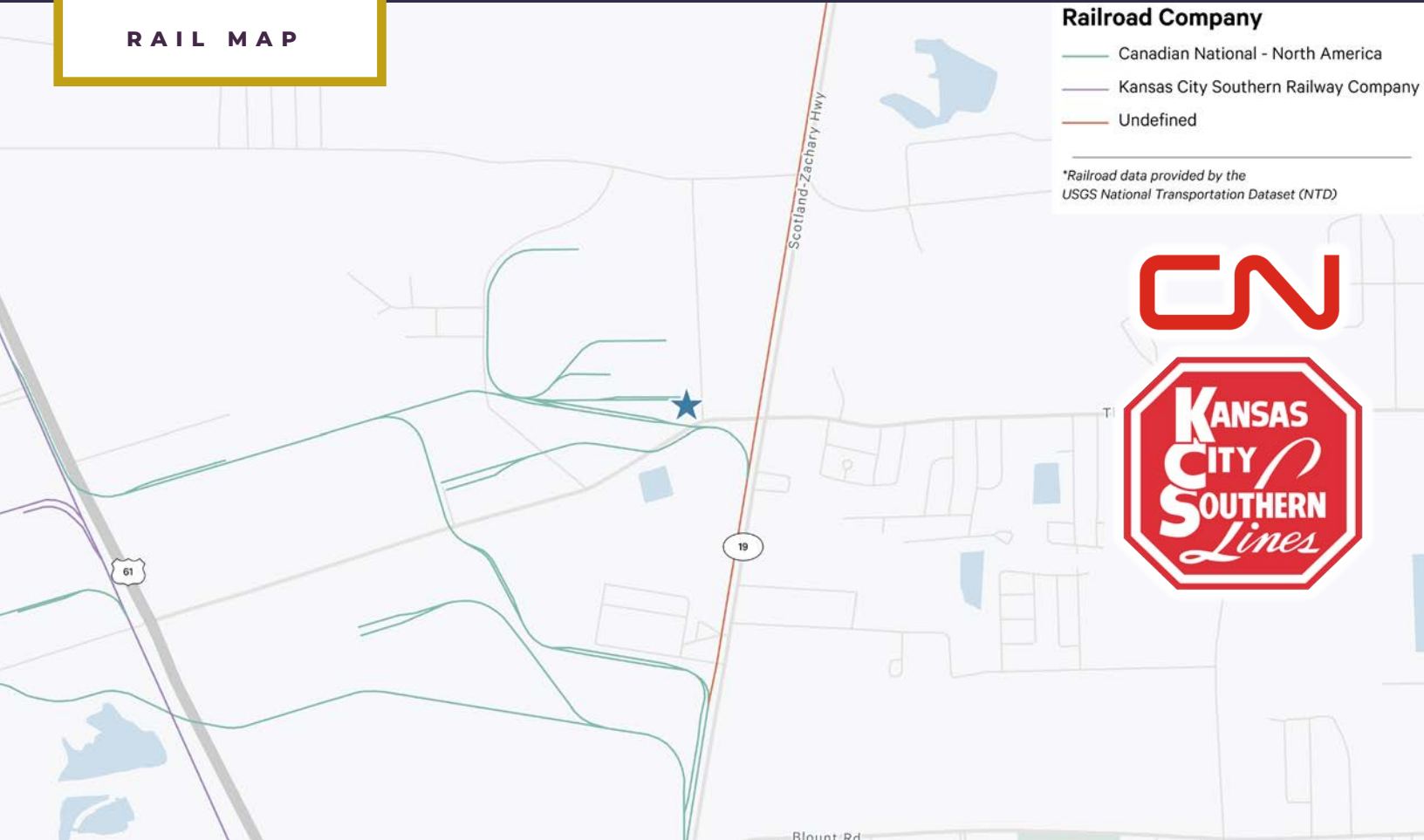


SITES			
Site 1	±33.4 acres	Site 4	±8.7 acres
Site 2	±17.3 acres up to ±28.6 acres	Site 5 - Wetlands	±25.1 acres
Site 3	±73.6 acres		

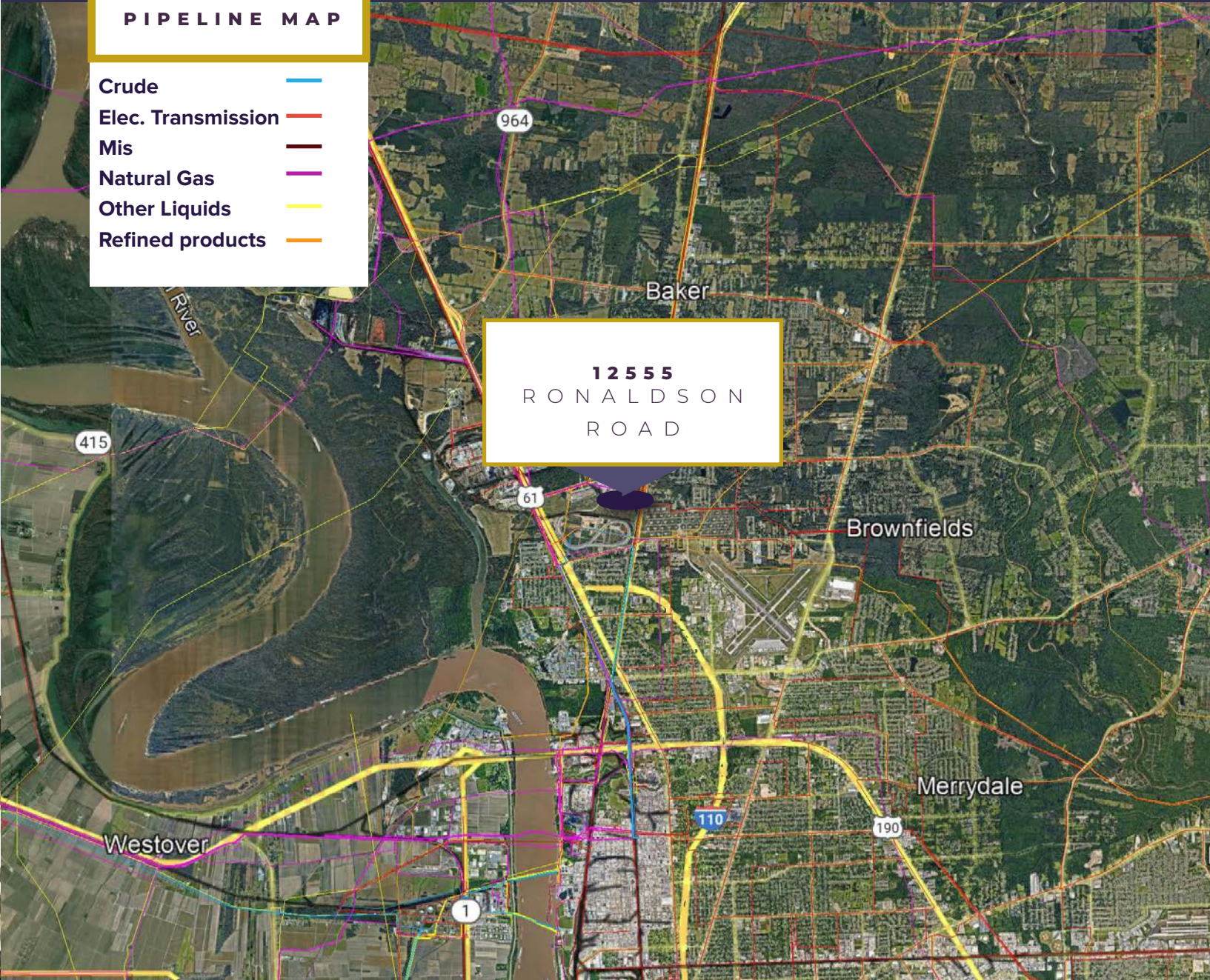
BUILDINGS	SF	CRANES
Site 1 Stupp Coatings Facility	118,048 SF	
Site 3 HFW Mill	188,876 SF	Three (3) 10-ton Two (2) 54-ton cranes
Site 2 Spiral Mill	230,00 SF	One (1) 15-ton Two (2) 30 ton One (1) 54 ton



RAIL MAP



PIPELINE MAP



- Located less than 10 miles from Baton Rouge CBD
- Offers 170 acres of Rail yard, laydown yard and manufacturing facilities near major waterway
- Connects rail commerce with road
- Unparalleled rail service
- Includes over 600,000 square feet of convertible manufacturing and warehouse space

ANDREW JEWETT
+1 713 577 1735
andrew.jewett@cbre.com

TY GOSE
+1 225 295 0800
ty@latterblum.com

CBRE

NALatter & Blum

STUPP CORPORATION