



± 1,250 AC MISSISSIPPI RIVER  
DEEP DRAFT INTERMODAL SITE

West Bank River Mile Marker 145  
St. John the Baptist Parish, LA

FOR SALE  
**\$75,000,000**

 360 DEGREE VIEW

[SITE VIDEO](#)







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## Executive Overview

The St. John Intermodal site represents a rare opportunity to acquire a large-scale, industrial tract with extensive Mississippi River frontage in the heart of Louisiana's primary heavy-industrial and logistics corridor. Strategically located between Baton Rouge and New Orleans within the Port of South Louisiana, the property is uniquely positioned to support deep-draft marine facilities, bulk logistics, energy infrastructure, and large-format manufacturing uses. The site offers direct access to navigation on the Mississippi River, adjacency to Class I rail, and proximity to regional highway infrastructure, providing a true multimodal development platform. With its scale, configuration, and flexibility, the property can accommodate a single-user megasite or a phased, multi-user industrial campus, offering developers and end users a highly scarce combination of river access, transportation optionality, and long-term expansion potential.

 ± 1,250 Acres


 ± 11,000 LF of Mississippi River Frontage  
Deep Draft: ± 3,000' | Barge Depth: ± 8,000'

 Class 1 Rail Access  
Union Pacific

 Road Connectivity  
7 Miles to I-10  
28 Miles to Baton Rouge  
30 Miles to New Orleans

 Barge Fleeting Lease  
Existing lease and income.  
Can be terminated.

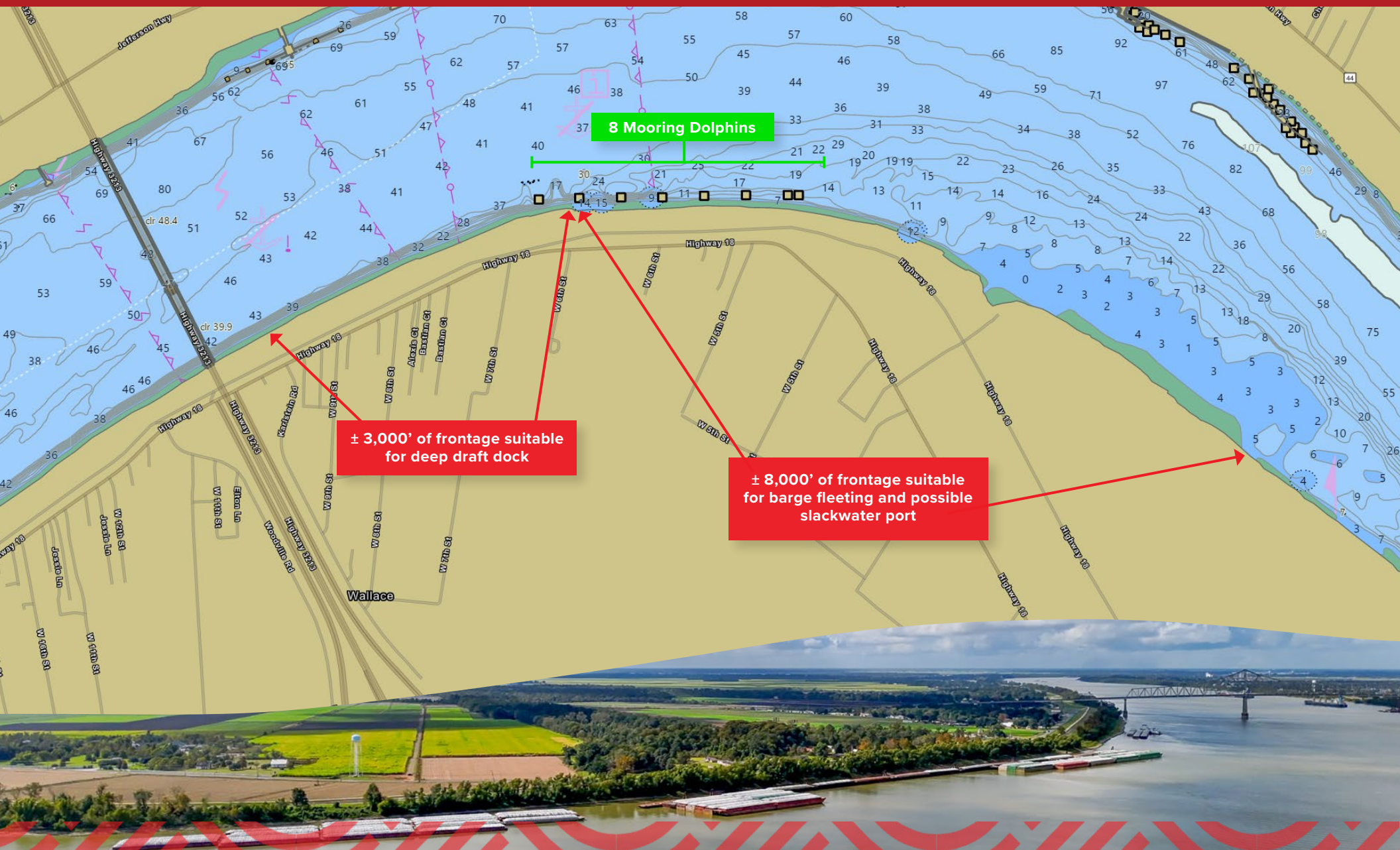
 Zoning  
I-3 - Heavy Industrial

 Engineering  
Extensive engineering and due diligence completed on the property. Additional dock, rail, and development plans may be acquired.

RIVER & MARITIME

# CAPABILITIES

± 11,000 linear feet of frontage along the West Bank of the Mississippi River. Including 3,000' of deep draft and 8,000' of barge depth.



## Purpose & Intent

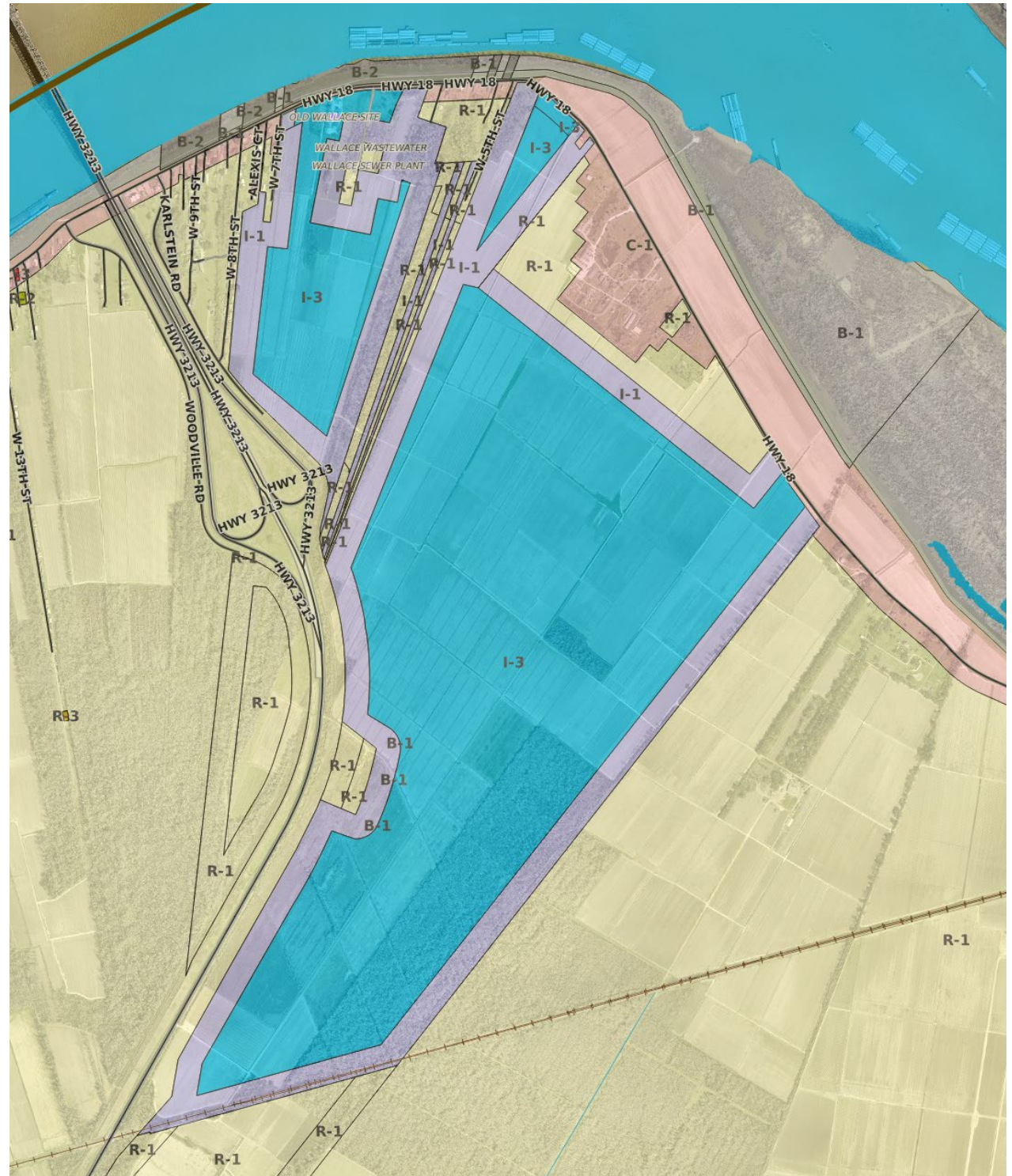
The Industrial District Three (I-3) is intended to promote, provide for, and protect areas for heavy industry with intense uses, while at the same time, making the areas compatible with adjacent nonindustrial areas and uses.

## Permitted Uses

- Bulk storage or petroleum products and gases provided that all aboveground/belowground storage tanks comply with applicable standards set forth in the rules and regulations of the state fire marshal.
- Canneries not listed in the Industrial District Two (I-2)
- Chemical plants
- Concrete batching plants, except those temporarily erected for specific construction project
- Grain elevators
- Natural gas gathering plants
- Paper products manufacturing
- Petroleum and petroleum based products refining, processing and/or manufacturing
- Rubber products manufacturing
- Steel mills
- Wood products manufacturing not listed in the I-2 district
- Asphalt batching plant, except those temporarily erected for a specific construction project.
- Temporary residential housing as a conditional use in accordance with chapter 113 - zoning, article II - administration and enforcement, division 4 - conditional use permits and the criteria listed in section 113-485 - temporary residential housing.

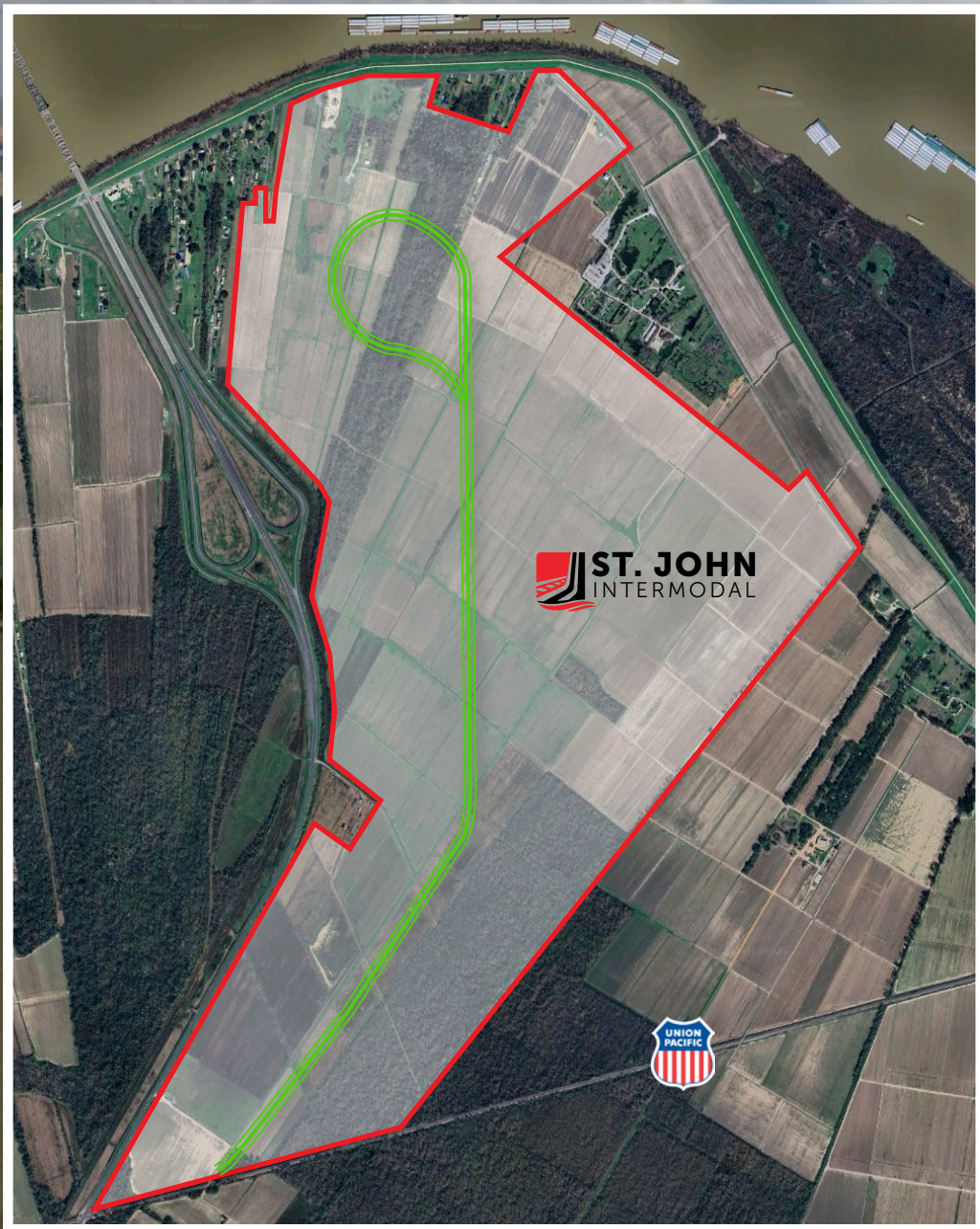
# ZONING

## I-3 HEAVY INDUSTRIAL



PROPOSED

# RAIL LOOP





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**FOR MORE INFORMATION, PLEASE CONTACT**

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