

FOR SALE OR LEASE



PORTNICKEL

INDUSTRIAL TRACT



3607 ENGLISH TURN ROAD | BRAITHWAITE, LA 70040

WWW.PORTNICKEL.COM

INDUSTRIAL TRACT WITH SHIP DOCK AND RAIL

CBRE

PORTNICKEL
INDUSTRIAL TRACT



- Sale: \$29.9M
- Lease: \$2.99M Annual NNN



THE OFFERING

Mississippi River Frontage

5,720 linear feet with federal levee protection.

Zoning

This site has been a designated Foreign Trade Zone since 2012.
Of the upland useable acreage:

| | |
|------------------|------------|
| Heavy Industrial | ±217 acres |
| Light Industrial | ±75 acres |
| A-1 Agricultural | ±42 acres |

Lay Down Yard

±386,000 SF of pile supported lay down yard.

Warehouse

±66,763 SF of warehouse improvements.

Docks

510' x 52' concrete dock with ±774' dock mooring area.
Second inoperable former liquids dock in need of refurbishment.

Rail

Norfolk Southern Class 1 rail service with active spur on site, on-site rail car storage capacity, and multiple rail loading docks. Reciprocal switching to KCS, CN, UP, BNSF & CSX.

Truck Scale

70' x 11' Deck with 100,000 lbs concentrated load capacity.

Utilities

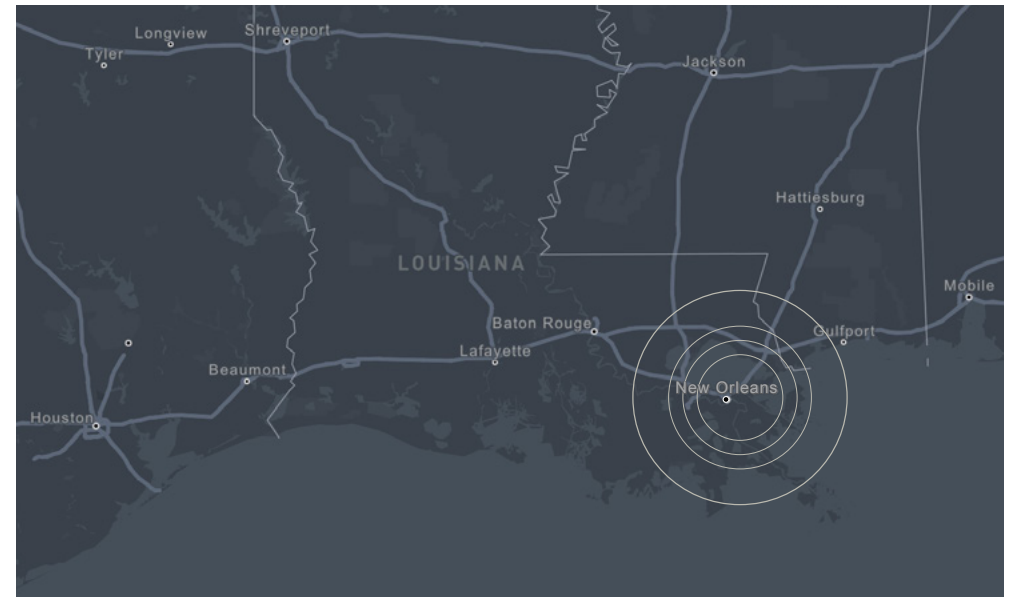
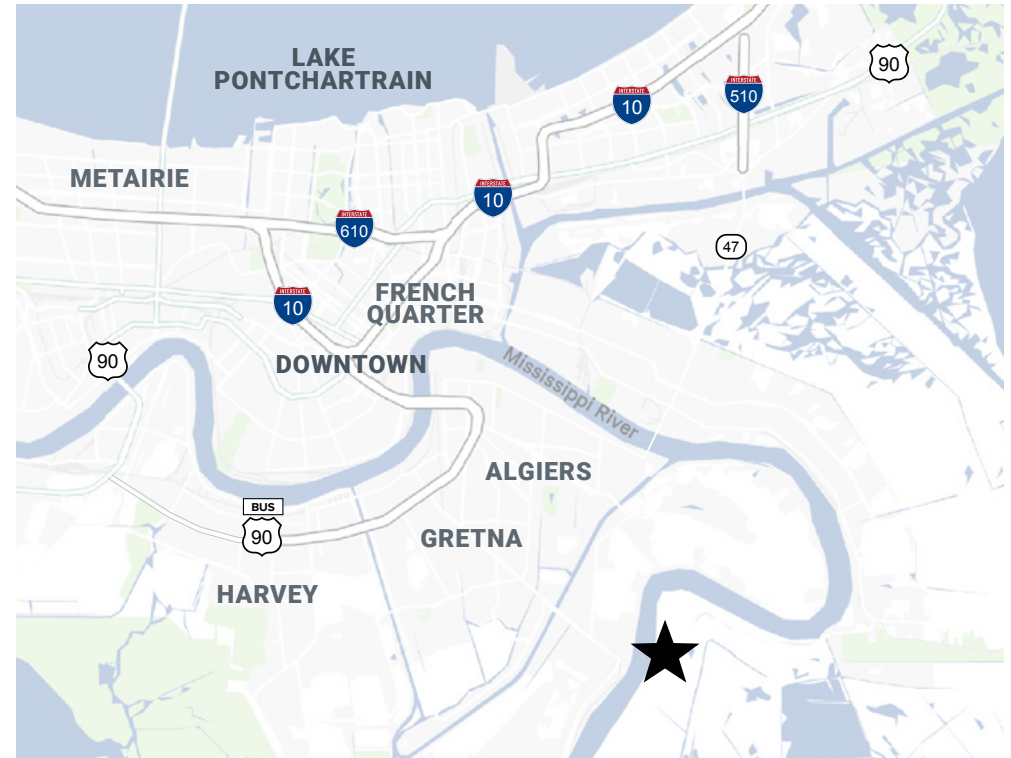
Power, water, natural gas.

Wetlands

Only ±45 acres wetland (2014 United States Army Corp of Engineers Jurisdictional Determination).

±342 acres – non-wetland

±120 acres – currently cleared

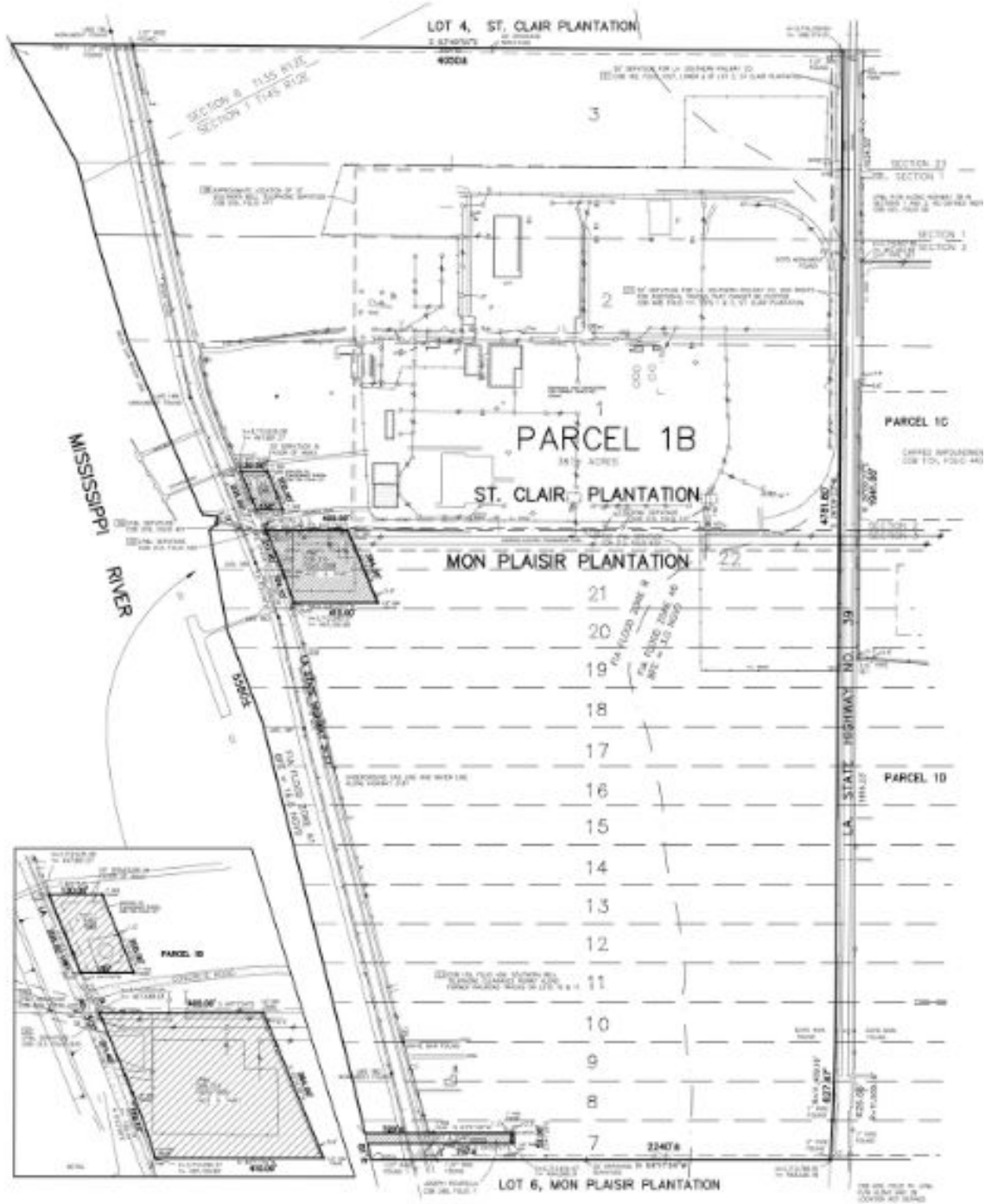




RAIL SERVICE

Norfolk Southern Class I rail service with active spur on site, on-site rail car storage capacity, and multiple rail loading docks. Reciprocal switching to KCS, CN, UP, BNSF, & CSX. The operating portion of the rail is serviced and maintained. The site has ample additional acreage to accommodate additional spurs or a complete rail loop within the site.

SITE PLAN



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CBRE

Bryce French

+1 504 427 2090

bryce.french@cbre.com

Andrew Jewett

+1 713 577 1735

andrew.jewett@cbre.com

Bill Boyer

+1 713 881 0919

bill.boyer@cbre.com

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