



12370

LEISURE ROAD

BATON ROUGE, LA 70807

±27,500 SF OFFICE/WAREHOUSE FOR SALE OR LEASE

CBRE

SITE DETAILS



±27,500 SF Office/Warehouse



Direct, daily service by
(2) Class 1 Railroads



Heavily stabilized/paved site



Power:230/138 kva (Entergy)



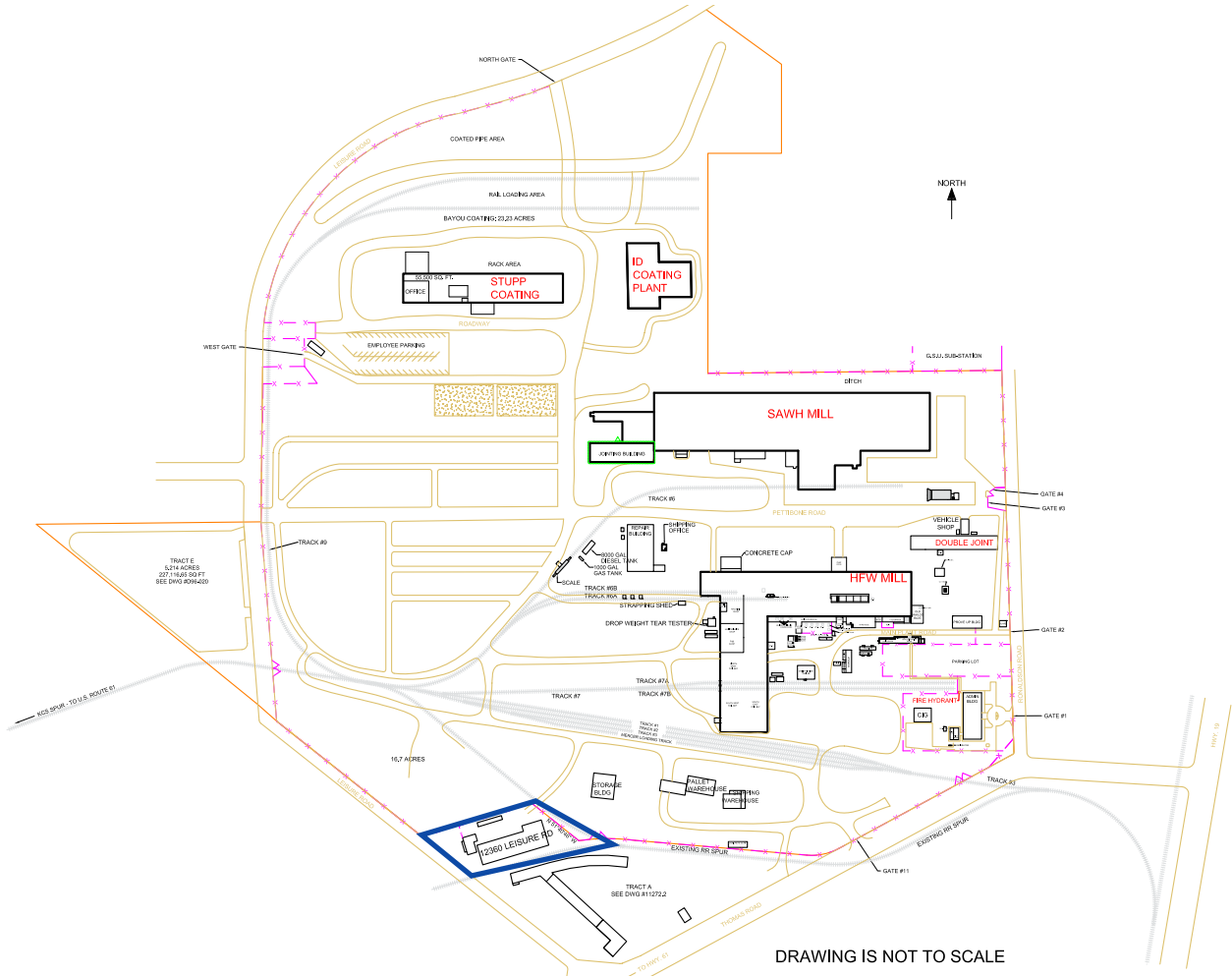
Outside 500-year flood plain



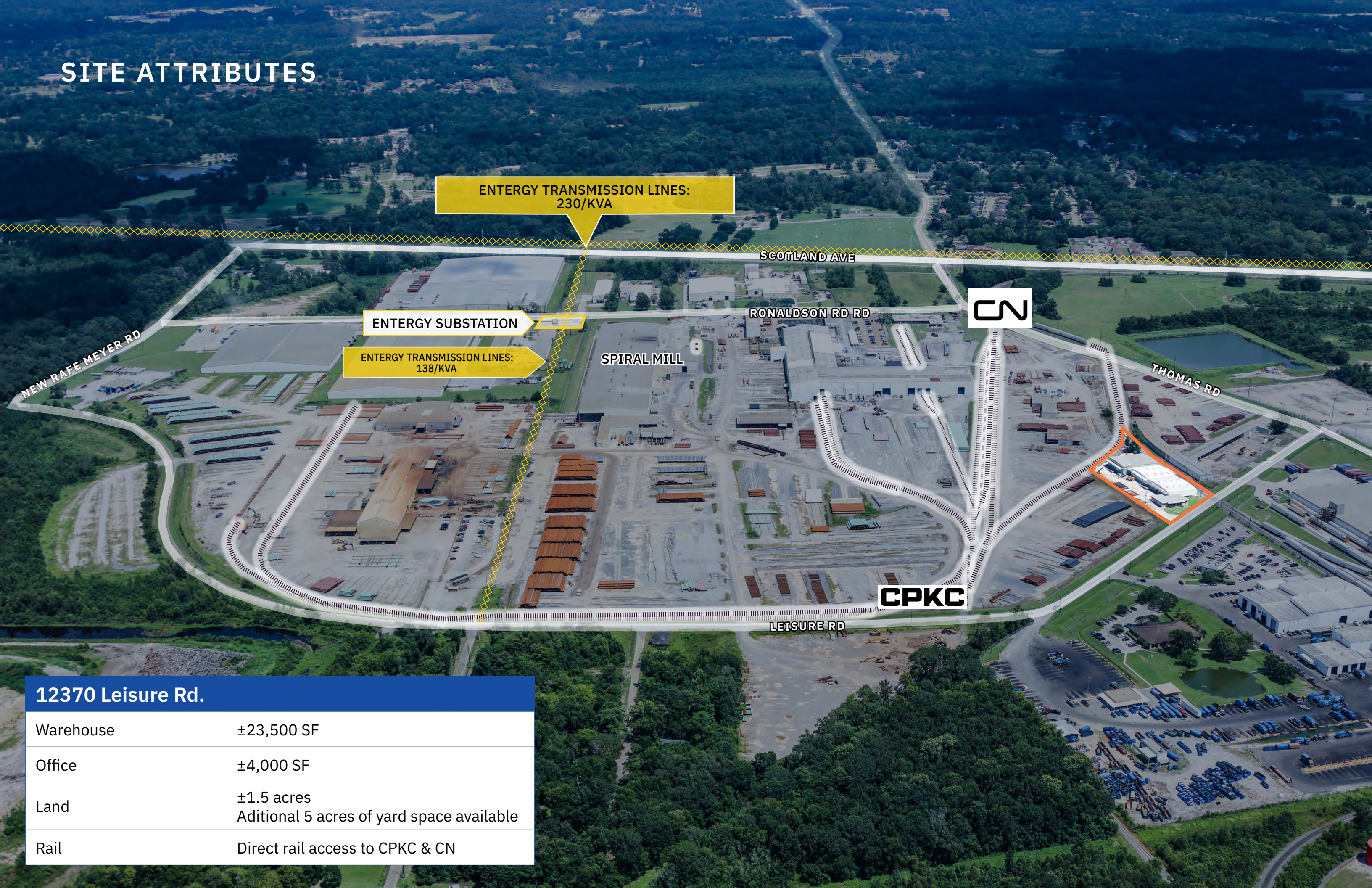
Close proximity to the
Mississippi River



Close proximity to airport



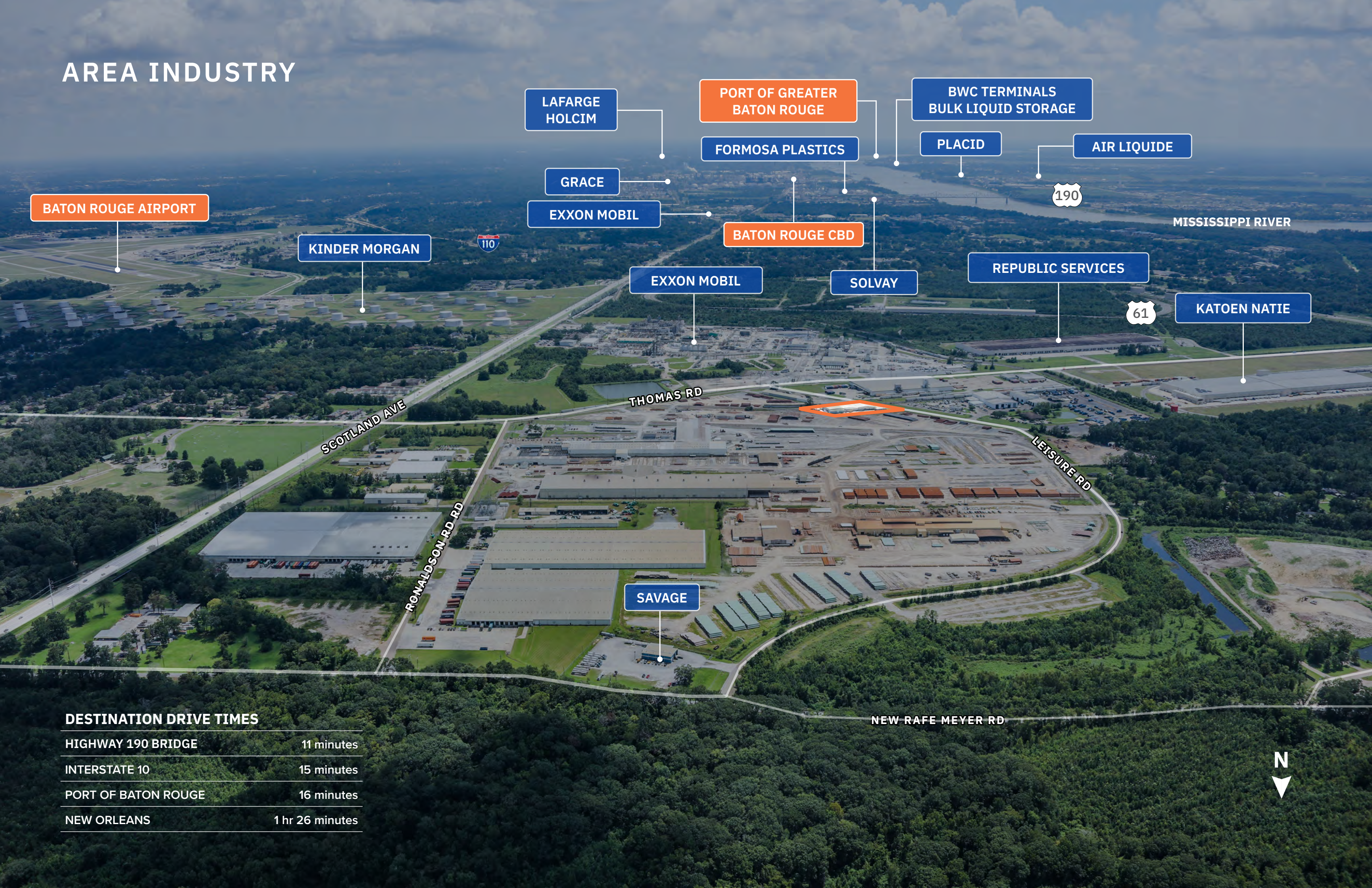
SITE ATTRIBUTES



12370 Leisure Rd.

Warehouse	±23,500 SF
Office	±4,000 SF
Land	±1.5 acres Additional 5 acres of yard space available
Rail	Direct rail access to CPKC & CN

AREA INDUSTRY



BATON ROUGE AIRPORT

LAFARGE
HOLCIM

PORT OF GREATER
BATON ROUGE

BWC TERMINALS
BULK LIQUID STORAGE

FORMOSA PLASTICS

PLACID

AIR LIQUIDE

GRACE

EXXON MOBIL

BATON ROUGE CBD

EXXON MOBIL

SOLVAY

REPUBLIC SERVICES

KATOEN NATIE

KINDER MORGAN

THOMAS RD

SCOTLAND AVE

RONALDSON RD RD

LEISURE RD

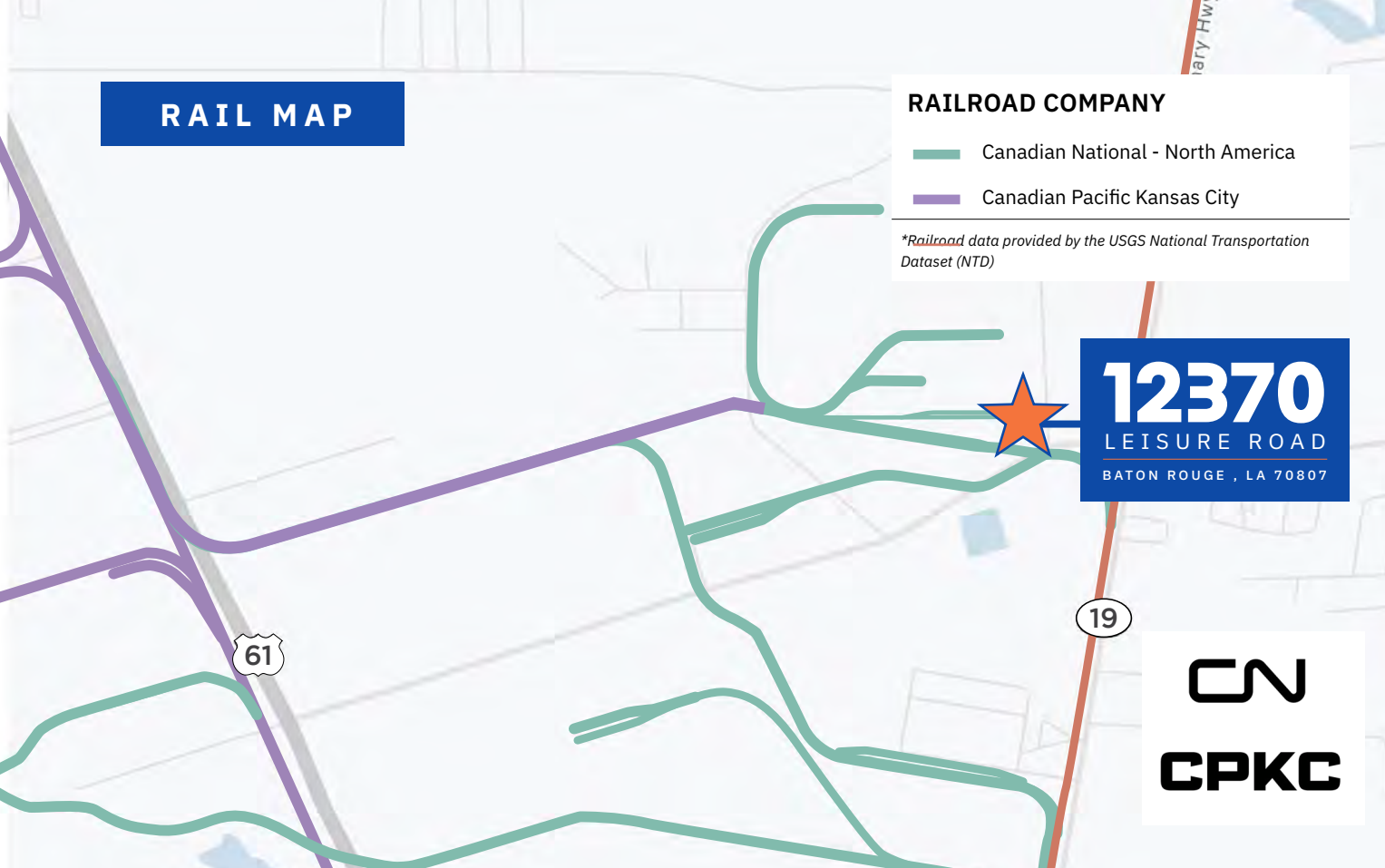
SAVAGE

NEW RAFF MEYER RD

DESTINATION DRIVE TIMES

HIGHWAY 190 BRIDGE	11 minutes
INTERSTATE 10	15 minutes
PORT OF BATON ROUGE	16 minutes
NEW ORLEANS	1 hr 26 minutes





- Located less than 10 miles from Baton Rouge CBD
- Connectivity to Interstates 10, 12, 55 and 49
- Near major waterway
- Connects rail commerce with road
- Unparalleled rail service

RAIL SERVED INDUSTRIAL COMPLEX FOR SALE OR LEASE

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CBRE

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