

# 12370

LEISURE ROAD

BATON ROUGE, LA 70807



±27,500 SF OFFICE/WAREHOUSE & 6.5 ACRES OF LAYDOWN YARD FOR SALE OR LEASE

**CBRE**

# SITE DETAILS



±6.5 Acres of rail and yards -  
±27,500 SF Office/Warehouse



Direct, daily service by  
(2) Class 1 Railroads



Heavily stabilized/paved site



Power: 230/138 kva (Entergy)



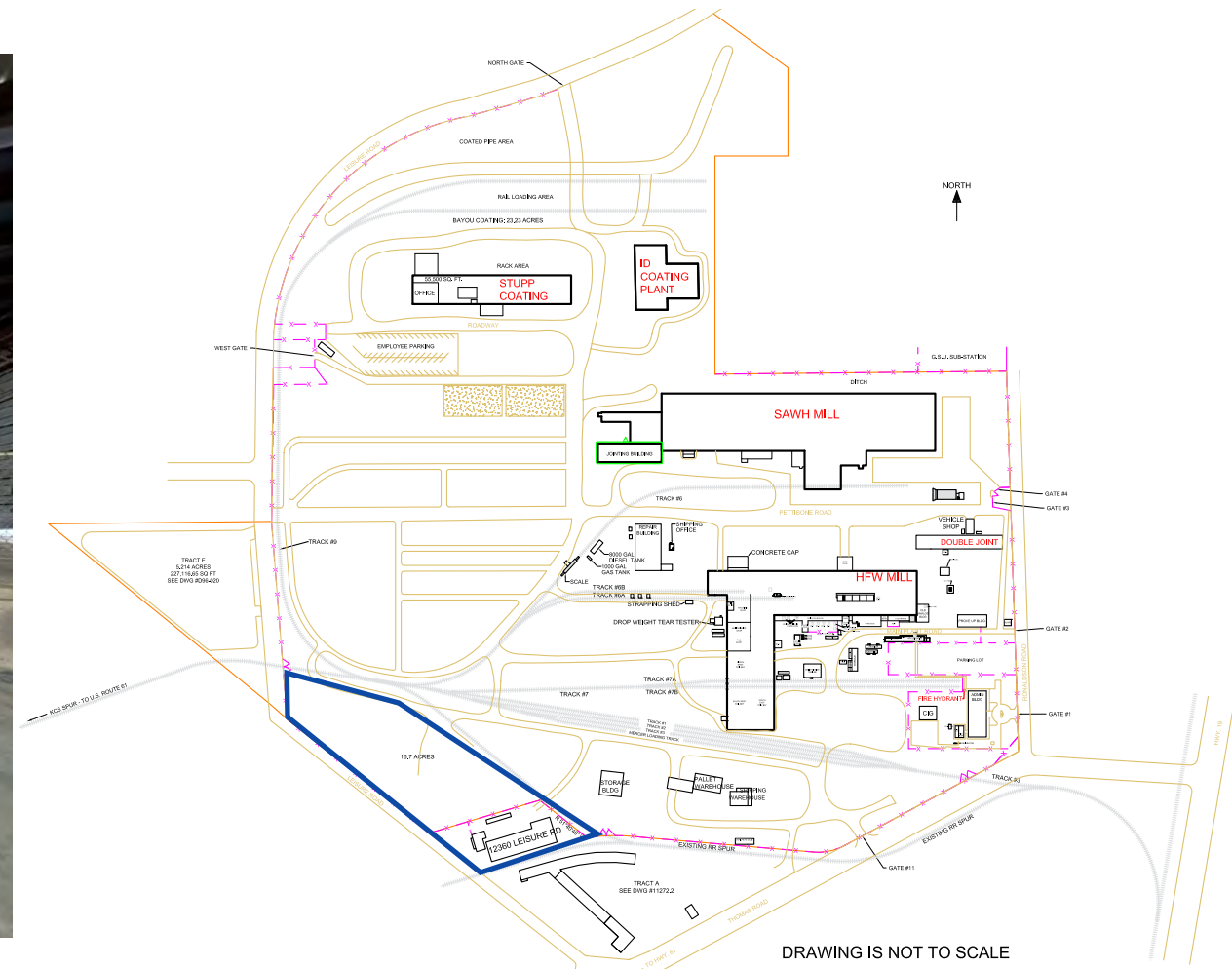
Outside 500-year flood plain



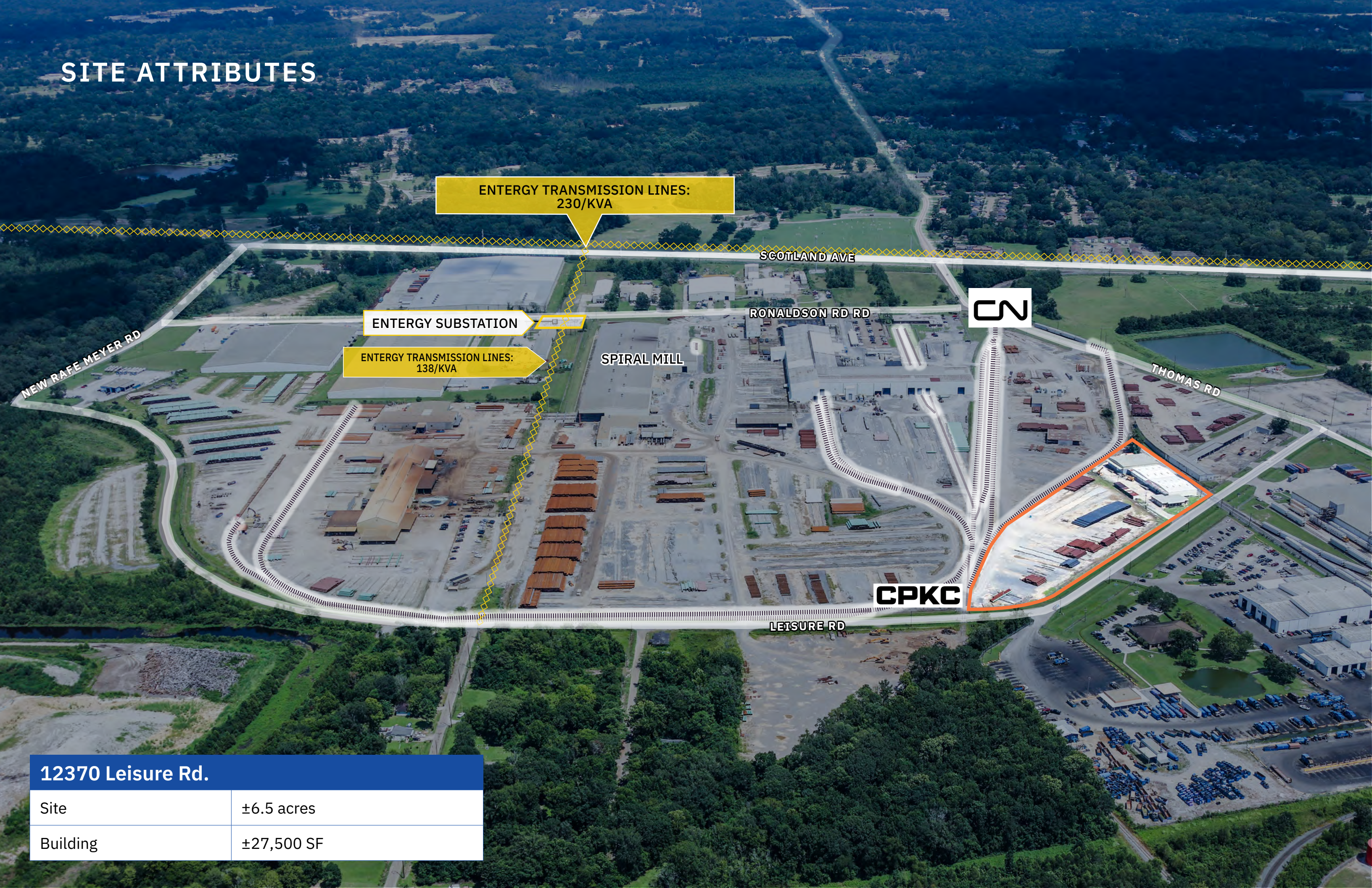
Close proximity to the  
Mississippi River



Close proximity to airport



# SITE ATTRIBUTES



ENTERGY TRANSMISSION LINES:  
230/KVA

SCOTLAND AVE

ENTERGY SUBSTATION

RONALDSON RD RD

ENTERGY TRANSMISSION LINES:  
138/KVA

SPIRAL MILL



THOMAS RD

NEW RAPE MEYER RD

**CPKC**

LEISURE RD

## 12370 Leisure Rd.

Site	±6.5 acres
Building	±27,500 SF

# AREA INDUSTRY

BATON ROUGE AIRPORT

KINDER MORGAN

LAFARGE HOLCIM

PORT OF GREATER BATON ROUGE

BWC TERMINALS BULK LIQUID STORAGE

GRACE

FORMOSA PLASTICS

PLACID

AIR LIQUIDE

EXXON MOBIL

BATON ROUGE CBD

190

MISSISSIPPI RIVER

EXXON MOBIL

SOLVAY

REPUBLIC SERVICES

61

KATOEN NATIE

SCOTLAND AVE

THOMAS RD

LEISURE RD

RONALDSON RD 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



## RAIL MAP

### RAILROAD COMPANY

- Canadian National - North America
- Canadian Pacific Kansas City

\*Railroad data provided by the USGS National Transportation Dataset (NTD)

**12370**  
LEISURE ROAD  
BATON ROUGE, LA 70807



- 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

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**CBRE**

RAIL SERVED INDUSTRIAL COMPLEX FOR SALE OR LEASE

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