

For Sale

±1,600 Acres

Mississippi River  
Industrial Site

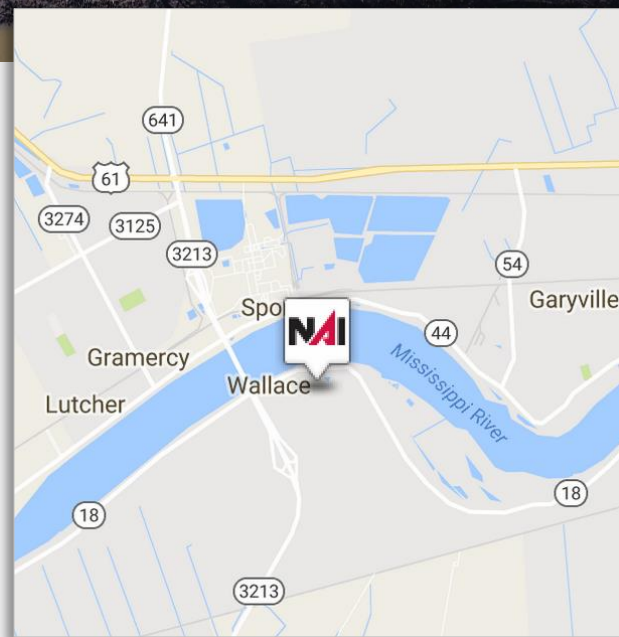


## Miss. River Industrial Site

Lower Mississippi Industrial Corridor

### Property Highlights

- ±1,600 Acre Industrial Site Located near Grammercy, Louisiana
- Approximately 10,552' Linear River Frontage along the Mississippi River
- Deep Water Access with a 40' Draft
- Rail Access via Union Pacific Railway (3,250' of rail onsite)
- I-3 "Heavy Industrial" Zoning
- Major Natural Gas and Utility Capabilities
- Convenient Access to Interstates 10 and 55
- Part of the Port of South Louisiana with Access to all Port Amenities
- Located in a Major Petrochemical Corridor



For more information:

**Tony DeMarco, SIOR, Sr. Agent**

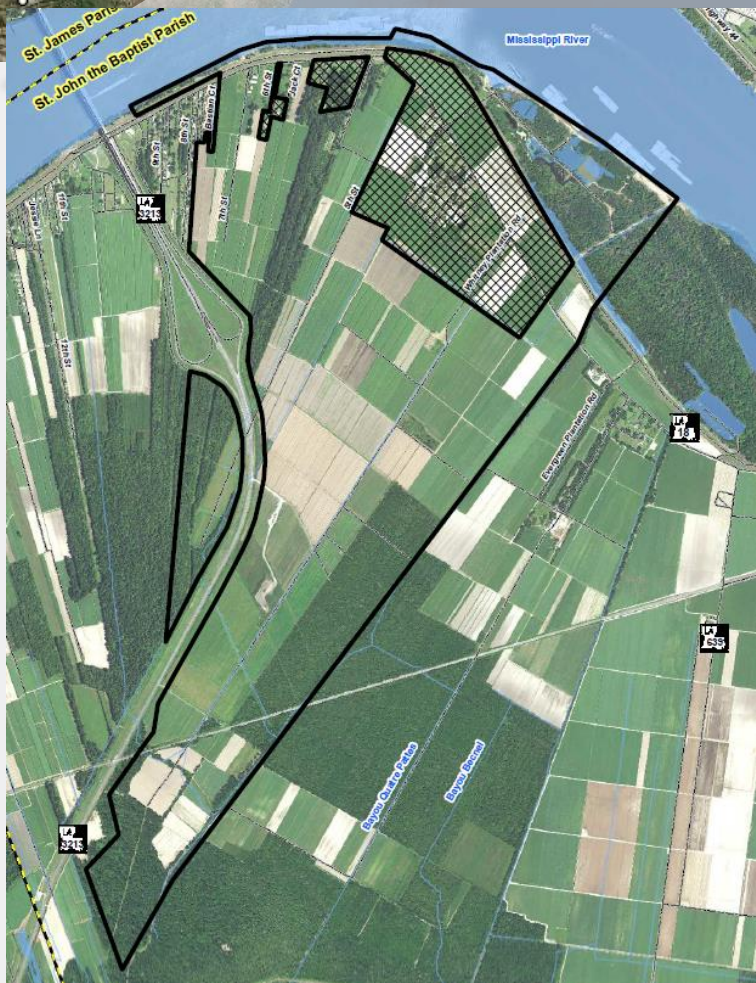
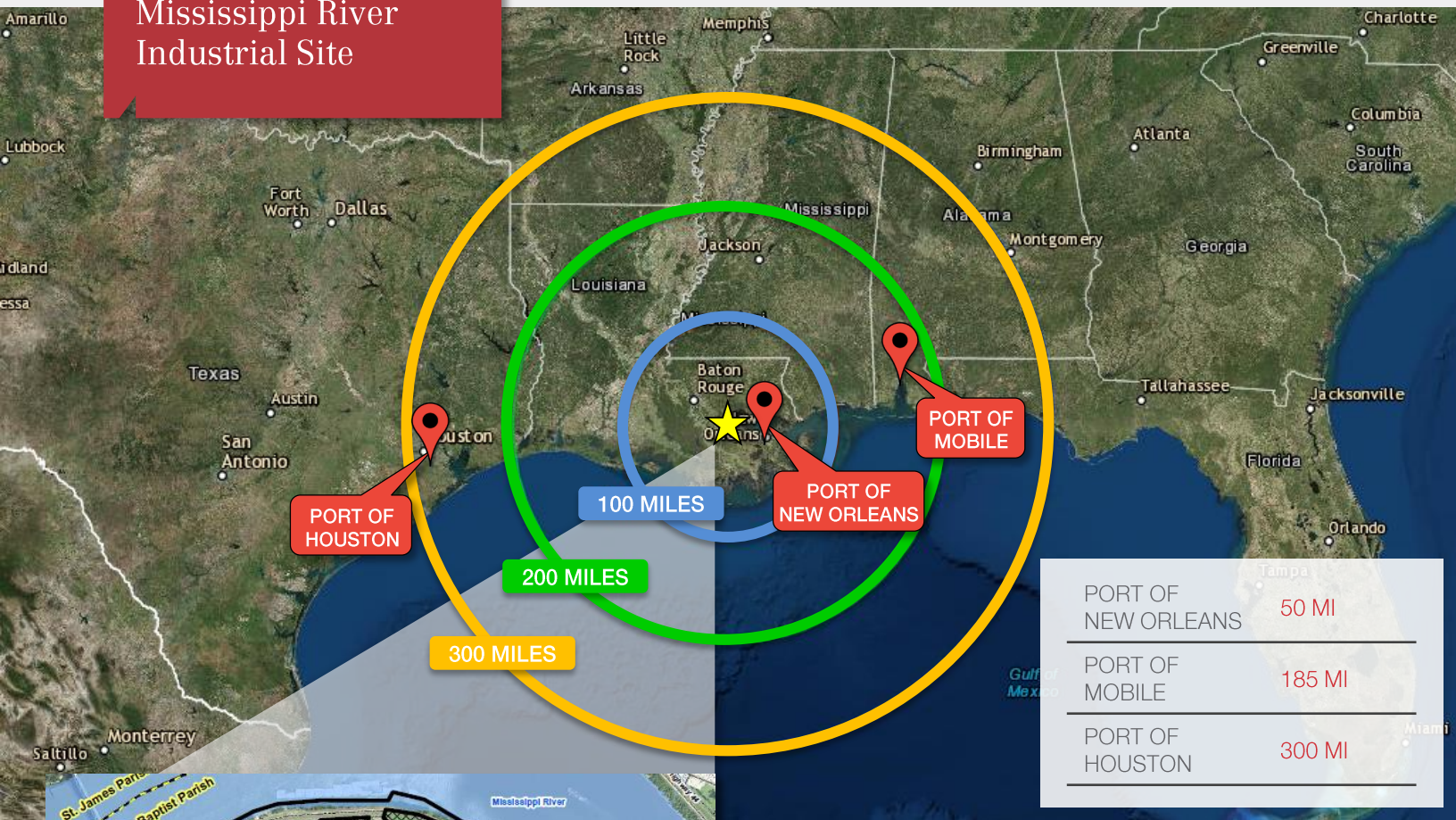
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**Ryan Greene, CCIM**

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[CLICK HERE TO VIEW DRONE FOOTAGE](#)

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Part or Whole Site Available

## Contact Agent for Pricing Information

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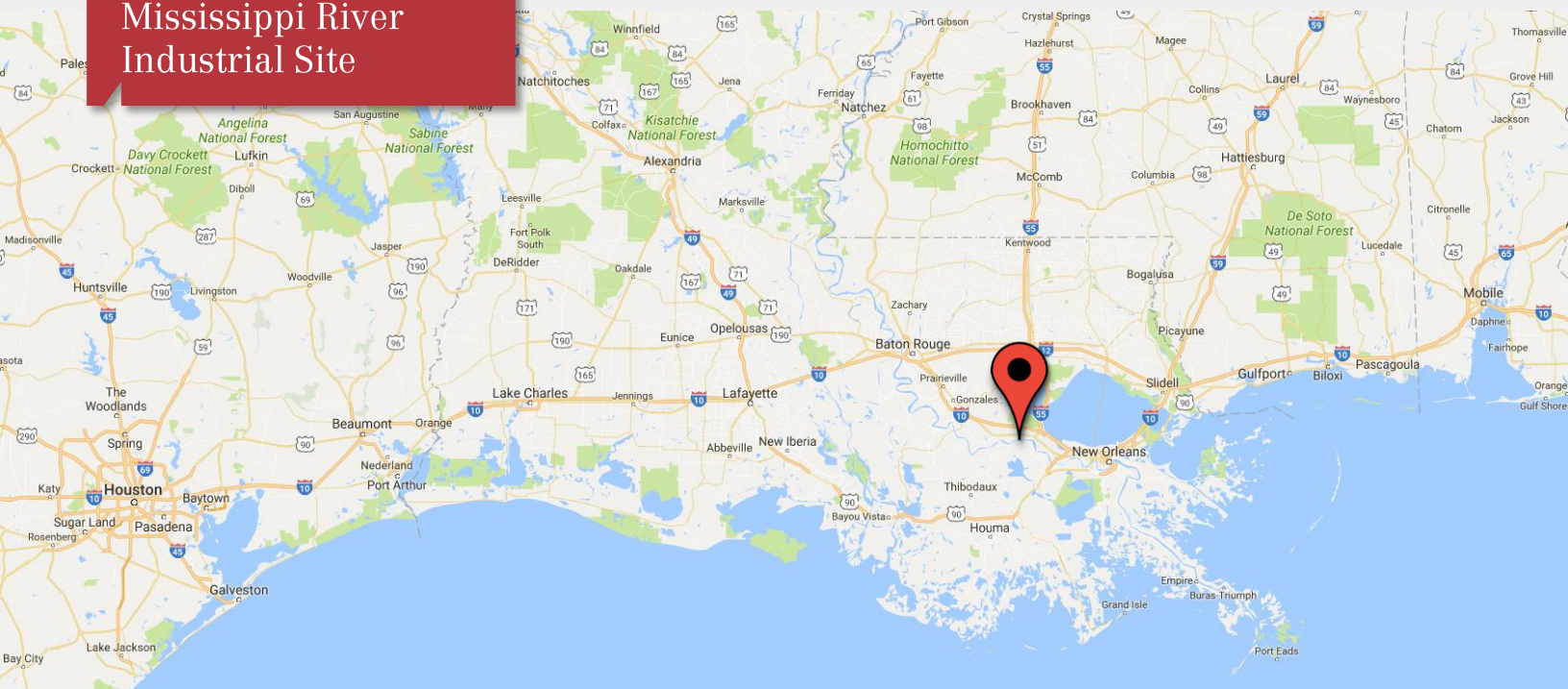
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## Driving Distances from Major Cities to Subject Property

NEW ORLEANS, LA      45 MILES

LAKE CHARLES, LA      178 MILES

MOBILE, AL      188 MILES

HOUSTON, TX      300 MILES

## Location Advantages

- Located in a Region that has and is Experiencing Considerable Industrial Growth
- Approximately 5.5 Miles from Interstate 10
- Easy Access to Downtown New Orleans and the New Orleans International Airport
- Located within the Port of South Louisiana – the largest tonnage port in the western hemisphere

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FACING NORTH, SUBJECT PROPERTY ON LEFT



FACING WEST, VIEW OF UNION PACIFIC RAILWAY

## Property Overview

The subject property consists of 1,582 acres with 10,552' of linear river footage located on the Mississippi River near Grammercy, Louisiana. The property has deep water access, convenient interstate access, rail access, international airport access, and major natural gas and utilities capabilities. The property is zoned I-3/Heavy Industrial and is one of the last places along the Mississippi River for a heavy industrial development.

## Deep Water Access

The subject property has deep water access of approximately 40'. The current dock location is in the permitting process and located between mile marker 145 and 146 with a depth of 40'. The dock would be located on the West Bank of the Mississippi River.

## Interstate Access

The subject property has state approved curb cuts along LA-3213 and is located at the foot of the Veterans Memorial Bridge. It is located approximately 5.5 miles from Interstate 10 and approximately 40 minutes from Downtown New Orleans.

## Rail Access

The subject property has access to the Union Pacific Railway. With a property depth of over 2 miles, the site would be able to accommodate unit trains with an approved rail spur.

## International Airport Access

The subject property is located 40 minutes from the New Orleans International Airport. The NOIA has flights directly to all major U.S. cities and many international destinations.

## Zoning

The subject property has been zoned Heavy Commercial (I-3) by the St. John the Baptist Parish. The local, parish and state officials are in agreement that the highest and best use of the property would be a heavy commercial site that would promote job growth in the region.

For Sale  
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Veterans  
Memorial Bridge



FACING NORTH, SHALLOW WATER ACCESS



New Orleans  
40 Miles

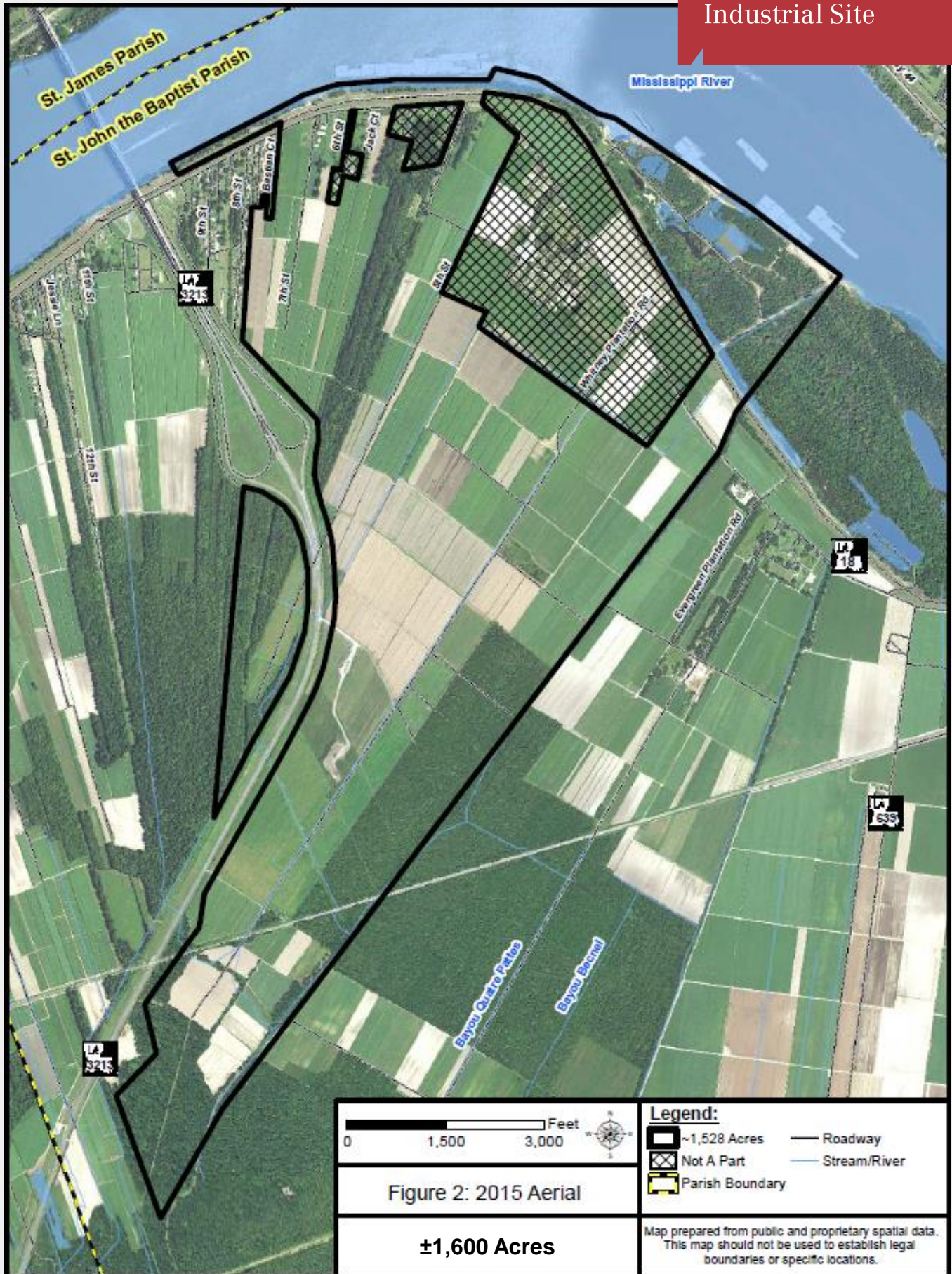


FACING EAST, VIEW OF SUBJECT PROPERTY & MISSISSIPPI RIVER

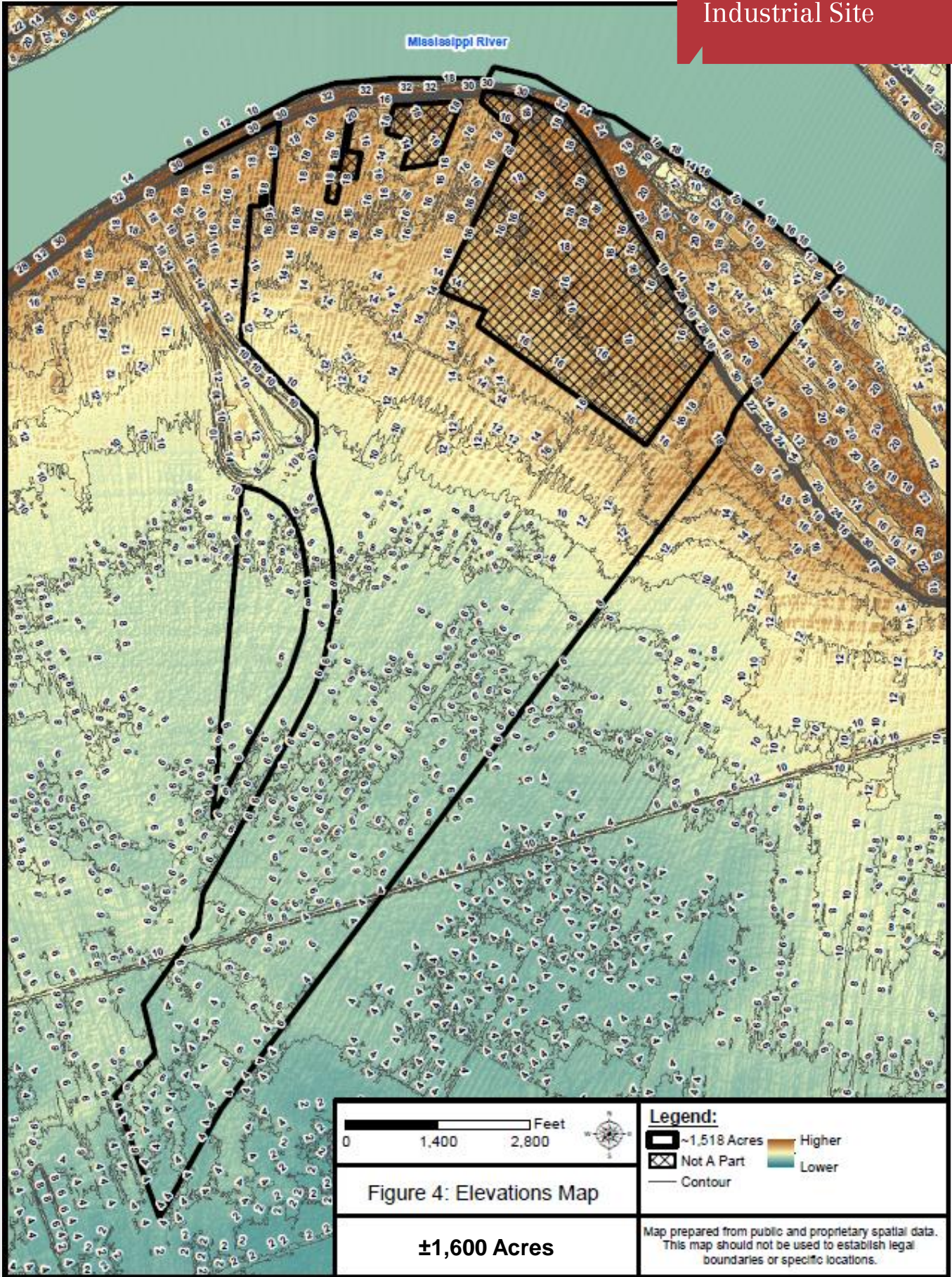
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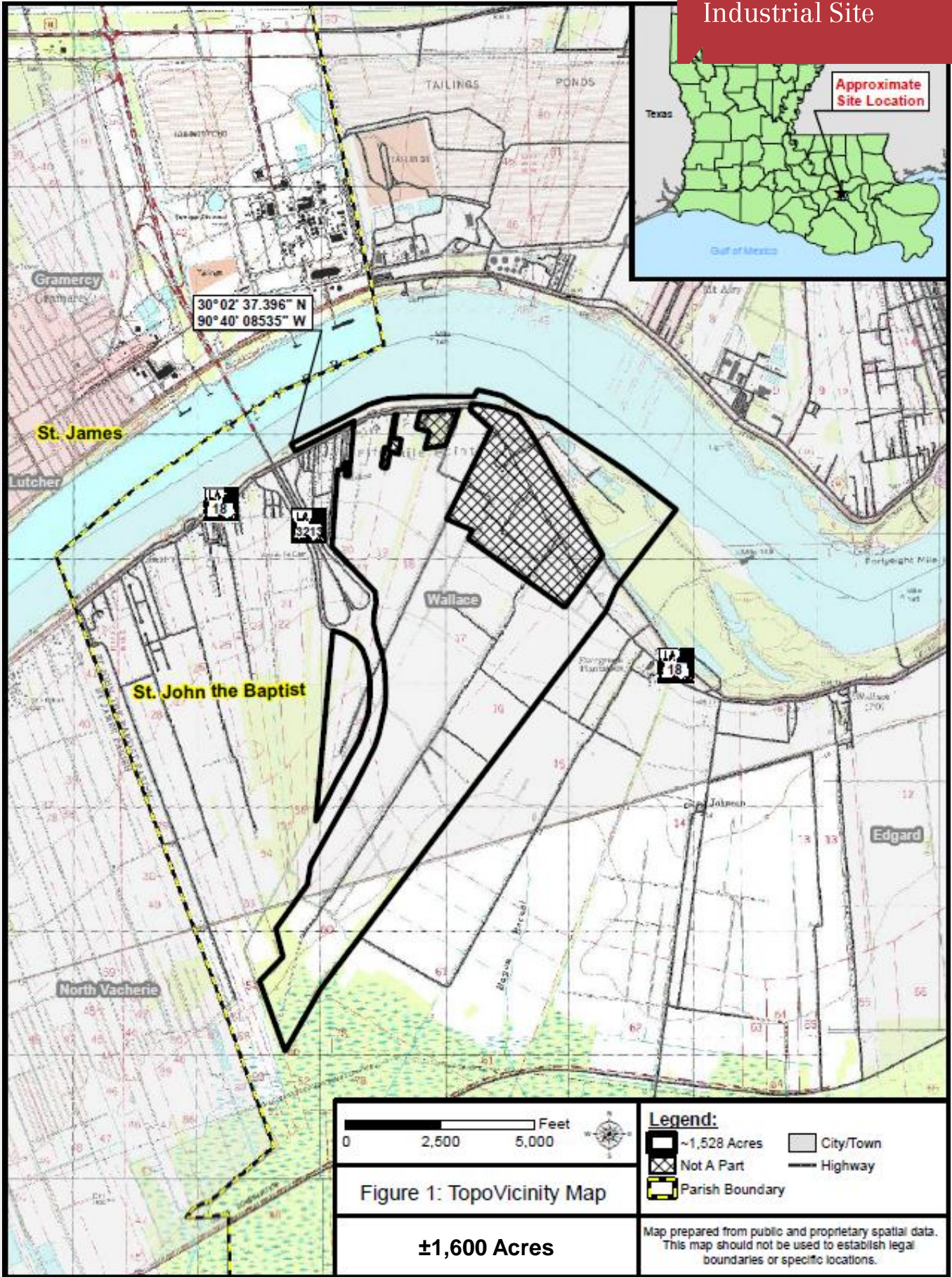
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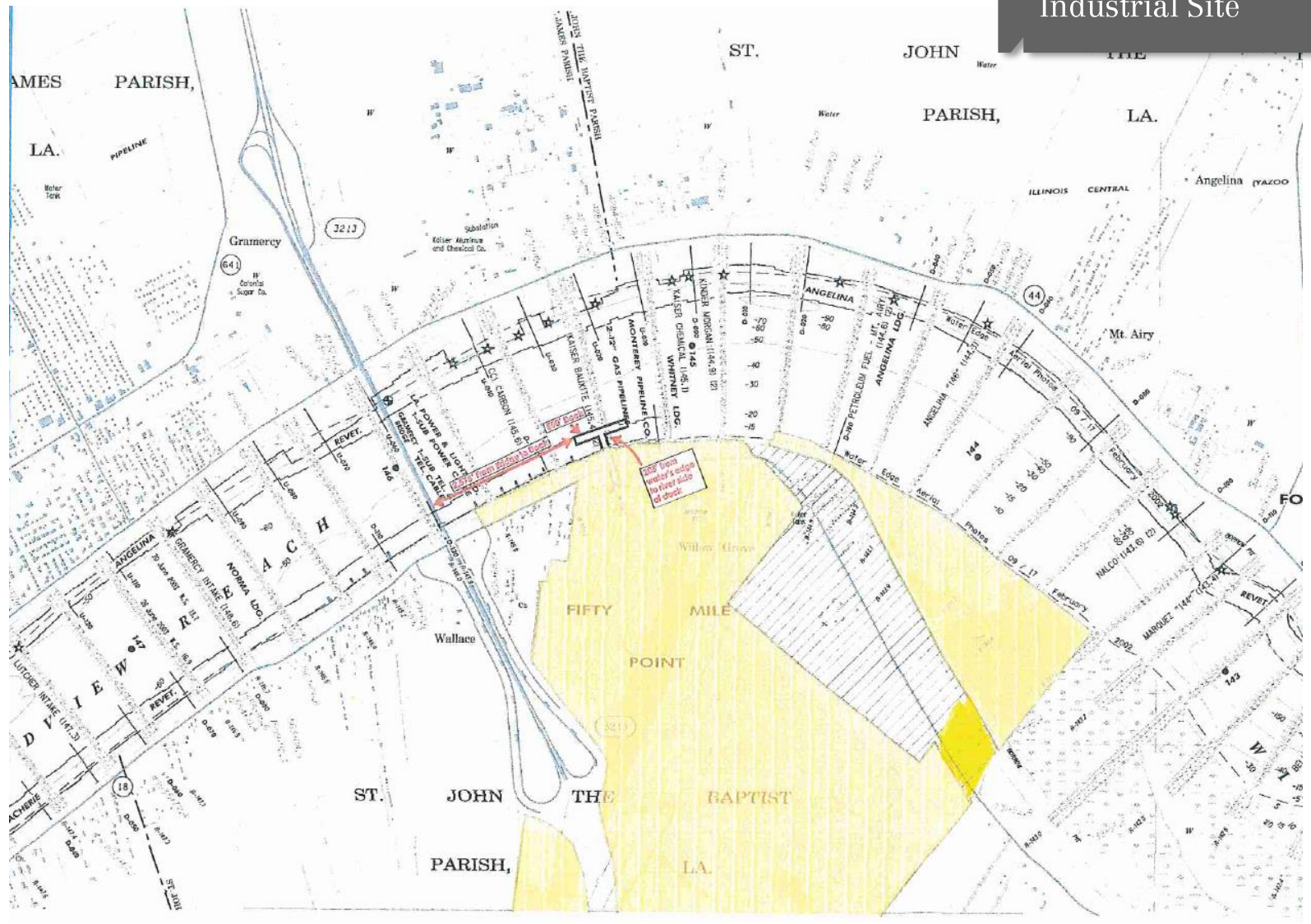


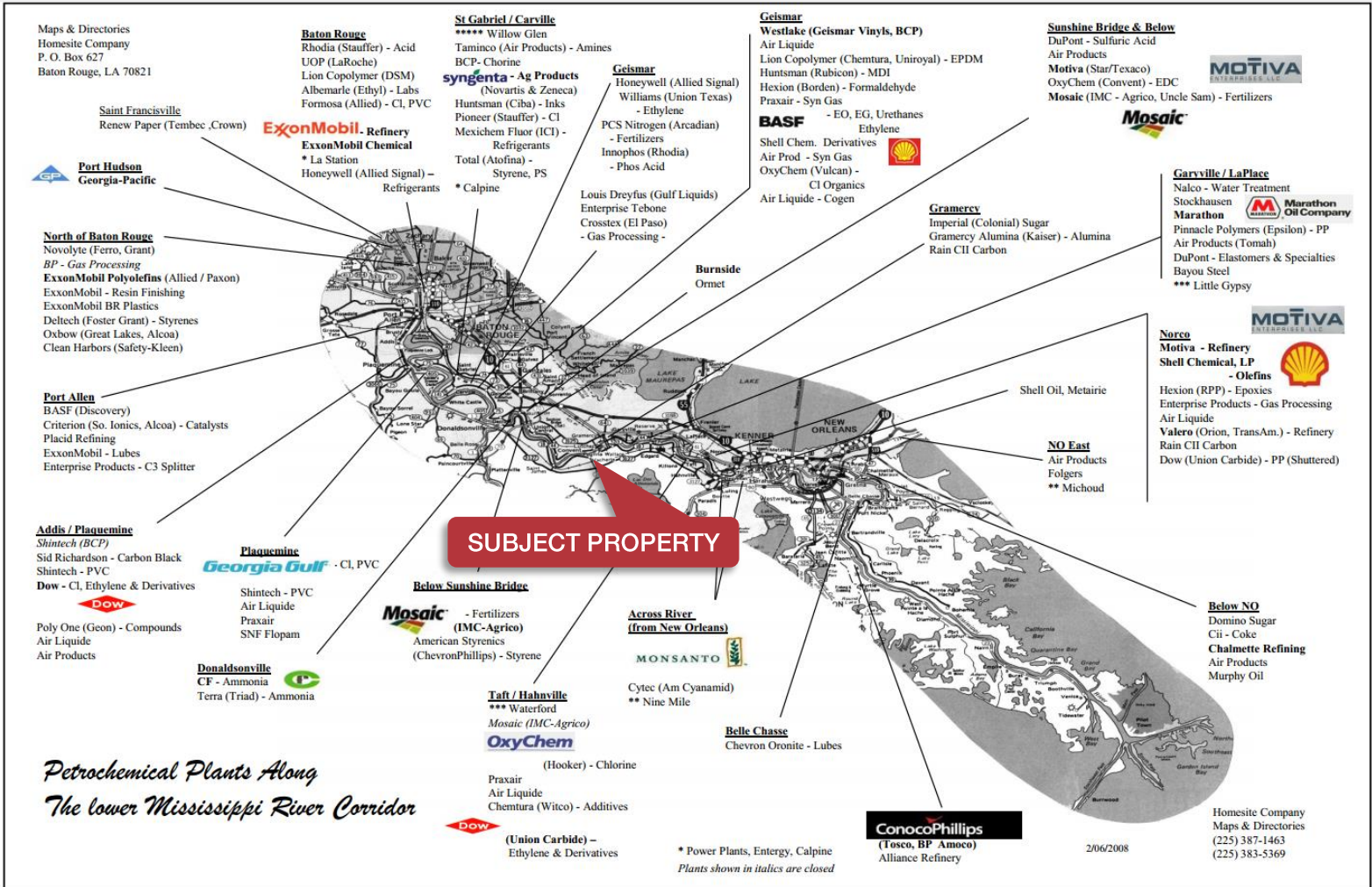






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10 MILE RADIUS

PIN OAK TERMINALS, PETROPLEX, RAIN CII, NORMADA ALUMINUM, EVONIK, ADM-RESERVE, GLOBALPLEX, INTERMODAL TERMINAL

20 MILE RADIUS

ADM PAULINA, MOSAIC, DOW ST. CHARLES, GALATA CHEMICALS, DUPONT PERFORMANCE ELASTOMERS, PINNACLE POLYMERS, ENTERGY/WATERFORD, NUSTAR, SHELL, LOCAP, PLAINS ALL AMERICAN, YUHUANG CHEMICAL, CONVENT MARIND, MOSAIC UNCLE SAM, NUCOR STEEL, ZEN-NOH GRAIN

30 MILE RADIUS

DUPONT-DOW, LAFARGE, MOTIVA-CONVENT, AIR PRODUCTS AND CHEMICALS, AMERICAS STYRENICS, MOSAIC-FAUSTINA, MOMENTIVE, SHELL-LITTLE GYPSY, VALERO ST. CHARLES

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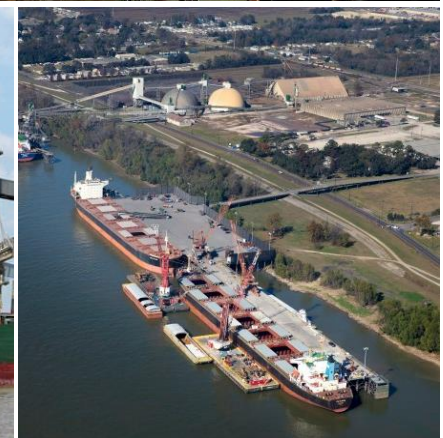
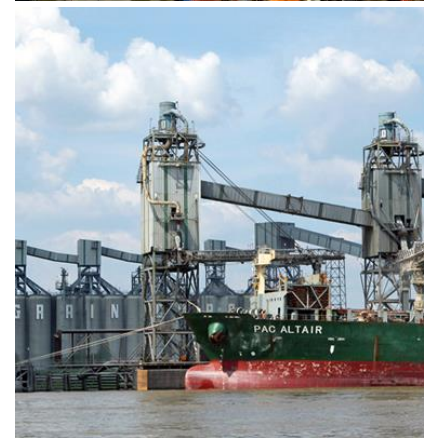
# Port Of South Louisiana

TRANSPORTATION CENTER OF THE AMERICAS

The subject property is under the jurisdiction of the Port of South Louisiana, which stretches 54 miles (between Baton Rouge and New Orleans) along the Mississippi River and is the largest tonnage port district in the western hemisphere. With exports over \$67 million short tons of cargo in 2016 - more than any other port in North America - Port of South Louisiana cargo throughput accounts for 15% and 57% of total U.S. and Louisiana exports, respectively.

The jurisdiction rests within the heart of a spectacular industrial region -- known for its heavy concentration of petro-chemical refining, steel manufacturing and world class ship building. The region has more than \$14billion in capital investment and over 20,000 construction and permanent jobs.

International Cargo can be received at the Port of South Louisiana via deep-draft vessels, then shipped inland via barge to 33 states and Canada using the Mississippi River and its tributaries. Shipments for export to Mexico, Central America and South American can reach their destinations within two days. The POSL users have direct rail access to U.S., Canada, Mexico and Latin American via the Canadian National, Kansas City Southern and Union Pacific Railways.





**EXISTING INDUSTRY**

- |                                   |   |                                   |   |
|-----------------------------------|---|-----------------------------------|---|
| 1 Dupont / Dow                    | 19 Pinnacle Polymers                          | 36 Dow - St. Charles              | 54 Valero Asphalt                               |
| 2 LaFarge Corporation             | 20 Cargill Terre Haute Elevator / Bulk Liquid | 37 Galata Chemicals               | 55 Mosaic - Faustina                            |
| 3 Motiva Enterprises - Convent    | 21 ADM - Reserve                              | 38 Occidental Chemical            | 56 Associated Terminals Sunshine Midstream Buoy |
| 4 Air Products & Chemicals        | 22 Globalplex Intermodal Terminal             | 39 Mosaic                         | 57 Sunshine Anchorage                           |
| 5 Yara North America              | 23 Dupont Performance Elastomers              | 40 Entergy / Waterford 1, 2, 3    | 58 Associated Terminals Midstream Buoy          |
| 6 Zen-Noh Grain                   | 24 El Dupont                                  | 41 Eurochem                       | 59 Ryan Walsh Stevedoring Midstream Buoy        |
| 7 Nucor Steel Louisiana, LLC      | 25 Arcelor Mittal                             | 42 Petroplex International, LLC   | 60 Grandview Anchorage                          |
| 8 Occidental Chemical             | 26 Entergy / Little Gypsy                     | 43 Yuhuang Chemical Company       | 61 St. John Fleet Midstream Buoy                |
| 9 Convent Marine                  | 27 Momentive                                  | 44 Plains All American            | 62 Reserve Midstream Buoy                       |
| 10 Mosaic - Uncle Sam             | 28 Shell Chemical                             | 45 Locap, Inc.                    | 63 Reserve Anchorage                            |
| 11 ADM - Paulina                  | 29 Motiva Enterprises - Norco                 | 46 Shell Pipeline                 | 64 Capital Marine Tigerville Midstream Buoy     |
| 12 Louisiana Sugar Refinery       | 30 Valero - St. Charles                       | 47 NuStar                         | 65 Gold Mine Fleet Midstream Buoy               |
| 13 Noranda Aluminum               | 31 ADM - Destrehan                            | 48 Syngas Energy                  | 66 CGB Midstream Buoy                           |
| 14 Rain Cil                       | 32 Bunge North American                       | 49 Ergon / Sun Fuel Midstream     | 67 Bonne Carré Anchorage                        |
| 15 Pin Oak Terminals              | 33 International Matex Tank Terminals (IMTT)  | 50 South Louisiana Methanol       | 68 ADM Midstream Buoy                           |
| 16 Nalco/Ecolab                   | 34 ADM - Ama                                  | 51 Marubeni Corporation (Gavilon) | 69 Ama Anchorage                                |
| 17 Evonik                         | 35 Monsanto                                   | 52 INCA Refining                  | 70 Kenner Bend Anchorage                        |
| 18 Marathon Petroleum Corporation |   | 53 Americas Styrenics             |   |



# Current Energy Boom

The impact in Louisiana is already being felt.



## Louisiana Manufacturing Project Over \$250 Million (M) From 2011 to 2013

- |  |   |   |
|--|---|---|
| 1 Sasol Limited<br>\$16,000 M / 1,253 jobs           | 8 EuroChem<br>\$1,500 M / 200 jobs                            | 23 Sundrop Fuels<br>\$450 M / 150 jobs  |
| 2 Chenier Energy<br>\$16,000 M / 148 jobs            | 9 BioNitrogen Louisiana Holdings, LLC<br>\$1,400 M / 250 jobs | 24 Shintech Louisiana, LLC<br>\$420 M / 88 jobs                                 |
| 3 Sempra Energy<br>\$6,000 M / 130 jobs              | 10 South Louisiana Methanol<br>\$1,332 M / 63 jobs            | 25 Sapa Extrusions<br>\$415 M / 0 jobs  |
| 4 Nucor Steel<br>\$3,400 M / 375 jobs                | 11 G2X Energy<br>\$1,300 M / 243 jobs                         | 26 Williams Olefins<br>\$400 M / 5 jobs   |
| 5 CF Industries Nitrogen, LLC<br>\$2,237 M / 93 jobs | 12 Benteler AG<br>\$890 M / 675 jobs                          | 27 Exxon Mobil Refinery<br>\$362 M / 14 jobs                                    |
| 6 Magnolia LNG<br>\$2,200 M / 50 jobs                | 13 Lake Charles Cogeneration, LLC<br>\$820 M / 210 jobs       | 28 Avalon Rare Metals Processing, LLC<br>\$352 M / 225 jobs                     |
| 7 Faustina Hydrogen Products<br>\$1,600 M / 200 jobs | 14 Cornerstone Chemical Co. / Dyno Nobel<br>\$768 M / 60 jobs | 29 Exxon Mobil Corp (Chemical)<br>\$336 M / 30 jobs                             |
|  | 15 Mosaic Fertilizer, LLC<br>\$700 M / 53 jobs                | 30 Georgia Pacific<br>\$300 M / 0 jobs  |
|  | 16 Valero Refining - New Orleans, LLC<br>\$700 M / 24 jobs    | 31 Westlake Vinyls Company LP<br>\$300 M / 100 jobs                             |
|  | 17 Dow Chemical<br>\$600 M / 0 jobs                           | 32 Exxon Mobil Corporation (Refinery)<br>\$300 M / 26 jobs                      |
|  | 18 Valero Refinery<br>\$600 M / 85 jobs                       | 33 German Pellets Louisiana, LLC / Louisiana Pellets, Inc.<br>\$290 M / 80 jobs |
|  | 19 Methanex Corporation<br>\$550 M / 35 jobs                  | 34 PPG Industries, Inc.<br>\$264 M / 27 jobs                                    |
|  | 20 Honeywell International<br>\$500 M / 80 jobs               | 35 BASF Corporation<br>\$253 M / 56 jobs  |
|  | 21 Methanex Corporation<br>\$500 M / 120 jobs                 | 36 Diamond Green<br>\$250 M / 60 jobs   |
|  | 22 Westlake Vinyls Company<br>\$467 M / 60 jobs               | 37 Shell Chemical Company - Ascension<br>\$250 M / 15 jobs                      |

Louisiana is experiencing unprecedented industrial growth. According to Dr. Loren Scott's recent Economic Outlook, Louisiana has **\$143.9 Billion** announced industrial projects. This growth is concentrated by industry and geography -- \$50.7 Billion in Chemicals and \$70.2 Billion in LNG Exports. \$137.8 Billion or **96%** of the total, project announces are located along the I-10 corridor between Lake Charles and New Orleans.

Uniquely situated in the heart of the industrial corridor of the Lower Mississippi River, the subject property would allow any domestic or international company to have a Global Presence. A number of foreign companies have a presence in South Louisiana because of the access the Ports and River. These allow companies the ability to import and export goods with feeder transportation of rail, interstate, and the Inter-coastal Canal. The subject property allows the strategic advantage for any company to have easy access to all modes of transportation and deep water access.

 <p><b>BELGIUM</b> • Carmeuse Lime &amp; Stone Inc.</p>	 <p><b>INDIA</b> • CMC Americas Inc.</p>	 <p><b>SWITZERLAND</b> • Syngenta Crop Protection Inc. • ABB Inc.</p>
 <p><b>CANADA</b> • PCS Nitrogen Inc. • Action Oilfield Services Inc.</p>	 <p><b>IRELAND</b> • Big River Industries Inc.</p>	 <p><b>UNITED KINGDOM</b> • Shell Chemical • Shell Oil • BP Lubricants USA • Drax</p>
 <p><b>FRANCE</b> • Air Liquide America LP • Epsco International Inc. • Rhodia Inc.</p>	 <p><b>JAPAN</b> • BFS Retail and Commercial Ops • Elliott Co • Shintech Louisiana LLC</p>	 <p><b>TAIWAN</b> • Formosa Plastics Corp. • TTM &amp; R • Nan Ya Plastics Corp. America • J-M Manufacturing Co Inc.</p>
 <p><b>GERMANY</b> • BASF Corp. • Odom Hydrographic Systems Intl. • Siemens Industry Inc.</p>	 <p><b>MEXICO</b> • Mexichem Fluor Inc.</p>	



Above is a partial list of International Companies with a South Louisiana Presence.



### Tony De Marco, SIOR

**Sales Broker/Consultant**  
225.295.0800 Main  
225.281.7474 Direct  
tdemarco@latterblum.com



### Profile

Tony has been a top producing Associate Broker in Louisiana for over 45 years and bears the prestigious designation of SIOR. A long and successful track record continues due to Tony's success and expertise in industrial/commercial development, Mississippi River site selection and extensive knowledge of the lower Mississippi River delta. Tony's transactions are estimated in the hundreds of millions of dollars, and many of his sales include some of the largest transactions in Mississippi River history; current pending sales are in excess of \$100,000,000.

Tony's expertise is in working with international corporations and many Fortune 500 Companies which helps place him in the top 2% of Realtors in the United States. He has been recognized by the National Association of Realtors as "Realtor Emeritus" for having over 45 years of active real estate experience. He has provided real estate services for many large clients such as the State of Louisiana, the City Parish of Baton Rouge, Entergy Corp., Lyons Copolymer, South Louisiana Methanol, Shell Oil, Kasier Aluminum Chemical Company, Federal Bankruptcy Court, Ormet Aluminum, Fluor Enterprises, Sprint, Wingfoot, DaVita Healthcare, Kellogg Brown & Root, Arthur J. Gallagher, Golden Nugget, Mammoet, Peterbilt, Gexpro, and CB&I.

Past sales are including but not limited to:

- Former Shell Oil location on the Mississippi River- \$8,500,000.00
- Former Kaiser Site Baton Rouge - \$17,250,000.00
- Formosa Chemical - \$14,500,000.00
- Westinghouse - \$1,500,000.00
- Export Elevation Corporation - not applicable in dollars due to sale of entire corporation
- Residential Developments: Briarwood Estates, Afton Oaks, Jackson Place
- Zenoh Grain
- Ormet

### Co-Brokerage Relationships

- Cushman & Wakefield
- CBRE
- Colliers International
- Jones Lang LaSalle
- RE/MAX Commercial Brokers
- Beau Box Commercial
- Max Derbies

### Expertise & Strengths

- Industrial Sales and Leasing
- Tax-Deferred Exchanges
- Property Analysis and Consulting
- Investment Sales

### Professional Affiliations & Designations

#### SIOR – Society of Industrial and Office REALTORS

The SOCIETY OF INDUSTRIAL AND OFFICE REALTORS® is the leading professional commercial and industrial real estate association. Real estate professionals who have earned the SIOR designation are recognized by corporate real estate executives, commercial real estate brokers, agents, lenders, and other real estate professionals.

### Education

Southeastern University  
Heilts College of the Pacific

**Ryan Greene, CCIM****Sales Associate**

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**Profile**

Ryan has worked in the Commercial Real Estate Industry since 2008. He joined the NAI Latter and Blum team in 2013 and has experience in brokering deals ranging from a 1,000 Square Feet Lease to multi-million dollar transactions. Ryan's areas of focus are office, industrial, and retail tenant representation and market analysis. Ryan's scope expands outside of these main focus areas to include landlord representation, buyer representation, site selection for national retail developers, and 1031 Exchange placement properties. Ryan also works with several international real estate firms who do not have a presence in Louisiana as their local representative.

As one of the preferred tenant representatives for several third party site selection companies, Ryan has experience working with clients from initial market analysis to the final site selection and transaction details. Ryan's current and past clients include: USA Rail Terminals, Analytic Stress, Crawford Electric, Flexitalc, Lewis Energies, Dollar General Preferred Developer, Petro-Valve, Smoothie King, RecordMax, Goodman Networks, Central State Resources, as well as others.

**Professional Affiliations & Designations**

- Greater Baton Rouge Association of Realtors
- Trends in Real Estate Industrial Committee Member
- Southeast Super Regional Committee Member
- Certified Commercial Investment Member (CCIM) Designee
- Louisiana Chemical Association
- Louisiana Governor's Office, Louisiana Youth For Excellence (LYFE), Former Director
- Associated Builders and Contractors
- Governor's Prayer Breakfast Board Member
- Past Board Member: Commercial Investment Division and Fellowship of Christian Athletes

**Education**

Baylor University, B.S. Business  
Reformed Theology Seminary, M.A.