

INDUSTRIAL FOR LEASE

RIVERMARK 185 INDUSTRIAL AND LOGISTICS PARK

Industrial Drive , Geismar, LA 70734



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	1,453,800 SF
Available SF:	50,000 - 500,000 SF
Lot Size:	96 Acres
Year Built:	2023
Zoning:	LI
Market:	Baton Rouge - MSA
Submarket:	Ascension Parish

SPACES

SPACES	LEASE RATE	SPACE SIZE
Rivermark 185 Building 1	Negotiable	50,000 - 100,000 SF
Rivermark 185 Building 2	Negotiable	50,000 - 400,000 SF
Rivermark 185 Building 3	Negotiable	50,000 - 400,000 SF
Rivermark 185 Building 2 Alternative	Negotiable	500,000 SF
Rivermark 185 Building 4	Negotiable	50,000 - 500,000 SF
Rivermark 185 Building 5	Negotiable	50,000 - 500,000 SF
Rivermark 185 Building 4 Alternative	Negotiable	225,000 SF

CONTACT

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PROPERTY DESCRIPTION

RIVERMARK 185 Industrial and Logistics Park is a 96-acre, fully entitled site, currently being developed. Adjacent to the 185th mile marker along the Mississippi River, when completed RIVERMARK 185 Industrial and Logistics Park will consist of more than 1.0M SF of class A tilt wall, warehouse, and distribution space. Located just east of the intersection of Highway 73 and Highway 30 along Industrial Drive in Geismar, LA, the development is less than two miles from Interstate 10.

The first phase of the project breaks ground in February of 2023 with a 200,000 square foot, rear-loading, concrete tilt wall facility scheduled for completion in early Q4 of 2023. With 32' clear height, 54'x46' column spacing, 200' bay depth, 40 dock doors, ESFR sprinklers, and high bay LED lighting, building 1 of RIVERMARK 185 will be unmatched in the Baton Rouge warehouse market. In December of 2022 it was announced that Marucci Sports will occupy 100,000 SF of Building 1, leaving 100,000 SF available for lease.

Future phases have the flexibility to meet market demand. The site has adequate size to accommodate up to a 600,000 SF single tenant, cross dock facility, multiple 200,000 SF front or rear load facilities, a single tenant, 200,000+/- SF facility with 10-plus acres of outdoor, secured, and stabilized yard.

RIVERMARK 185 offers infrastructure availability and transportation accessibility that are unmatched in the regional market. Less than 1,000' from an Entergy served electrical substation, this site offers significant capacity for projects with substantial power requirements.

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PROPERTY HIGHLIGHTS

- Class A Tilt Wall Warehouse and Distribution Space
- ESFR Sprinklered
- Located in the heart of the Gulf South Logistics and Petrochemical Corridor.
- Less than Two Miles to I-10
- Flexible Design and Site configurations
- Building delivery on schedule for 2023
- All Zoning and Entitlements are in Place
- Industrial Outdoor Storage Space Available
- Drainage and Storm water management in place
- Entergy Electrical Substation within 1,000' of development
- 11,000 amps of power available
- 60 Miles to Port of New Orleans
- 25 Miles to Port of Greater Baton Rouge

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LOCATION DESCRIPTION

RIVERMARK 185 is located in Geismar, Louisiana. Geismar is located in Ascension Parish, one of the fastest growing parishes in state. Ascension Parish is part of the Baton Rouge MSA and has experienced significant economic development over the last decade. Currently, there are \$13B of economic development projects occurring in Ascension Parish.

RIVERMARK 185 is strategically positioned between Interstate 10 exits 177 (Highway 30) and 173 (Highway 73) and less than two miles from Interstate 10. The Park's location in a regional context is equally impressive. Positioned directly between Baton Rouge and New Orleans and 75 miles east of Lafayette RIVERMARK 185 is within 90 minutes of the three largest MSAs in Louisiana comprising 2.5M people, 1.0M households, and 54% of the state's population. Within 60 miles of the Port of New Orleans and 25 miles from the Port of Greater Baton Rouge, RIVERMARK 185 provides tenants unparalleled access to critical distribution and logistics infrastructure in addition to access to the south Louisiana Petrochemical corridor.

SITE DESCRIPTION

Flat Topography, not in a flood zone, drainage, detention, streets, and utilities are all in place.

CONSTRUCTION DESCRIPTION

Tilt Wall Concrete Construction

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LOCATION INFORMATION

Development	Rivermark 185 Industrial and Logistics Park
Street Address	Industrial Drive
City, State, Zip	Geismar, LA 70734
County	Ascension
Market	Baton Rouge - MSA
Sub-market	Ascension Parish
Cross-Streets	Industrial Drive at Hwy. 73
Township	9
Range	2 East
Section	50
Side of the Street	South
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	Interstate 10
Nearest Airport	BTR

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	LI
Lot Size	96 Acres
Waterfront	No
Power	Yes
Rail Access	No

BUILDING INFORMATION

Building Size	100K - 500K
Tenancy	Multiple
Ceiling Height	100K - 500K
Minimum Ceiling Height	32 ft
Number of Floors	1
Year Built	2023
Column Space	54 ft
Gross Leasable Area	1,453,800 SF
Construction Status	Under construction
Warehouse %	95.0%
Condition	Excellent
Number of Buildings	10

PARKING & TRANSPORTATION

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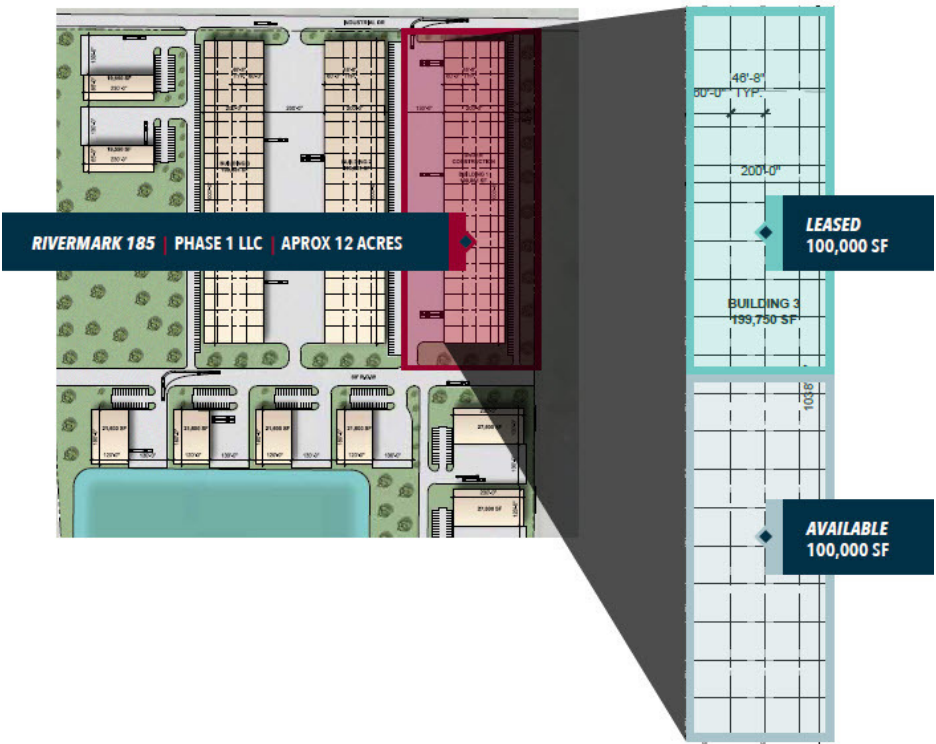
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
Rivermark 185 Building 1	Available	50,000 - 100,000 SF	NNN	100K SF remaining in Building 1 of Rivermark 185. Concrete tilt wall construction, 54' column spacing, 40 dock doors, 2 drive in bays, ESFR Sprinklers, office built to spec. TI packages available.

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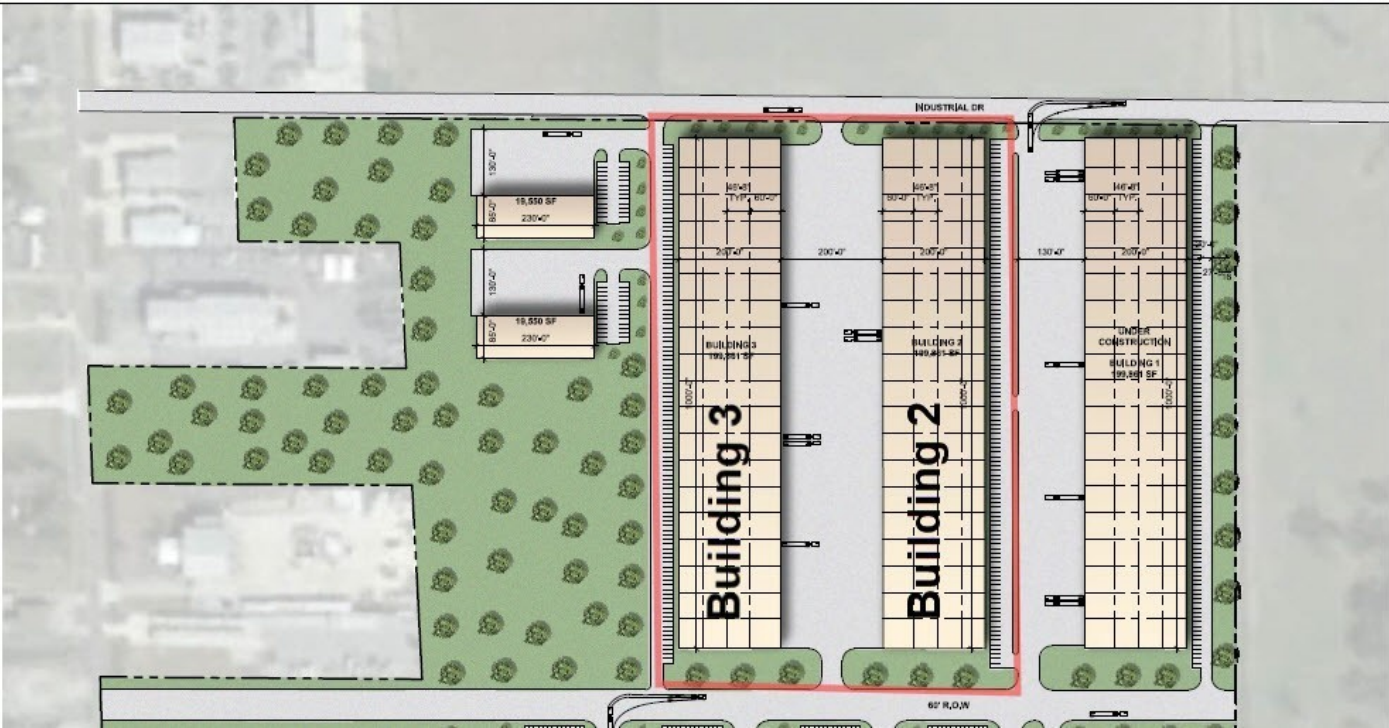
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SITE PLAN



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
Rivermark 185 Building 2	Available	50,000 - 400,000 SF	NNN	200,000 SF available in Building 2 of Rivermark 185. Concrete tilt wall construction, 54' column spacing, 80 dock doors, 4 drive in bays, ESFR Sprinklers, office built to spec. TI packages available. Site can also be combined with Building 3 to be developed as a single building for a single tenant up to 400,000 SF on approximately 24 acres.

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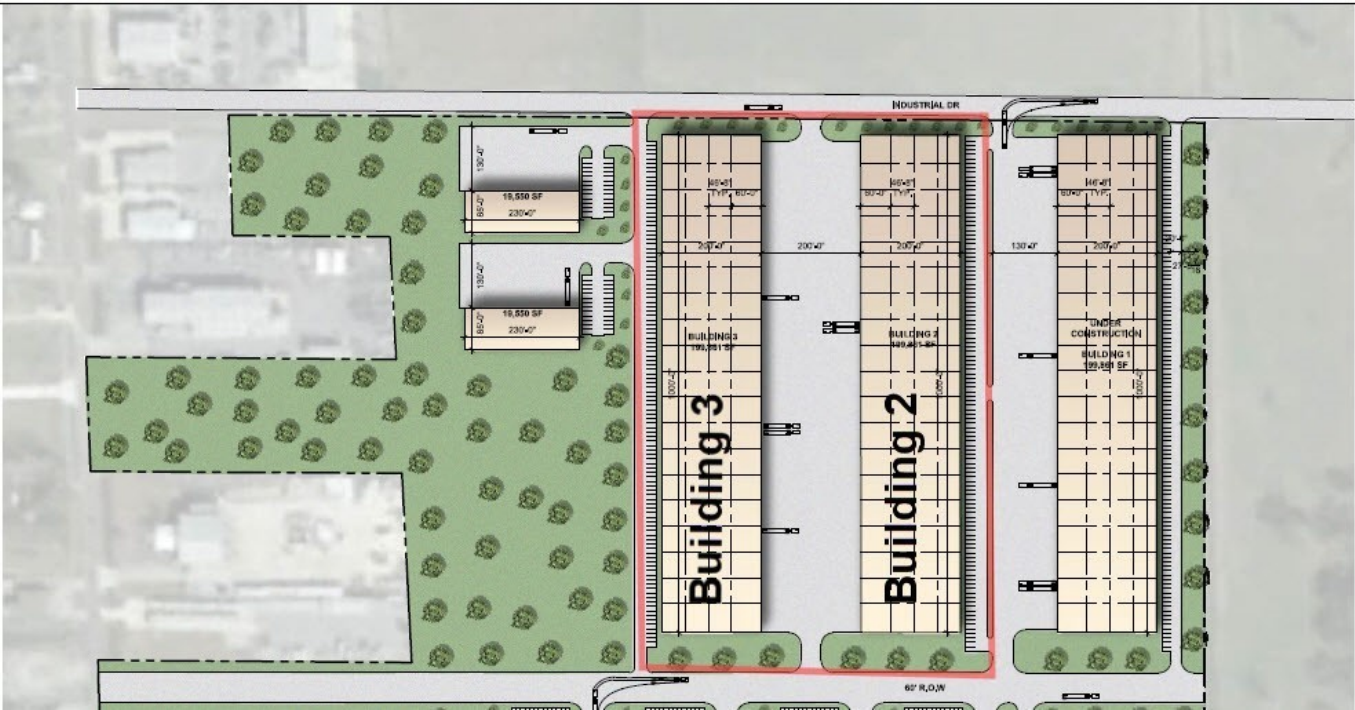
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
Rivermark 185 Building 3	Available	50,000 - 400,000 SF	NNN	200,000 SF available in Building 3 of Rivermark 185. Concrete tilt wall construction, 54' column spacing, 80 dock doors, 4 drive in bays, ESFR Sprinklers, office built to spec. TI packages available. Site can also be combined with Building 2 to be developed as a single building for a single tenant up to 400,000 SF on approximately 24 acres.

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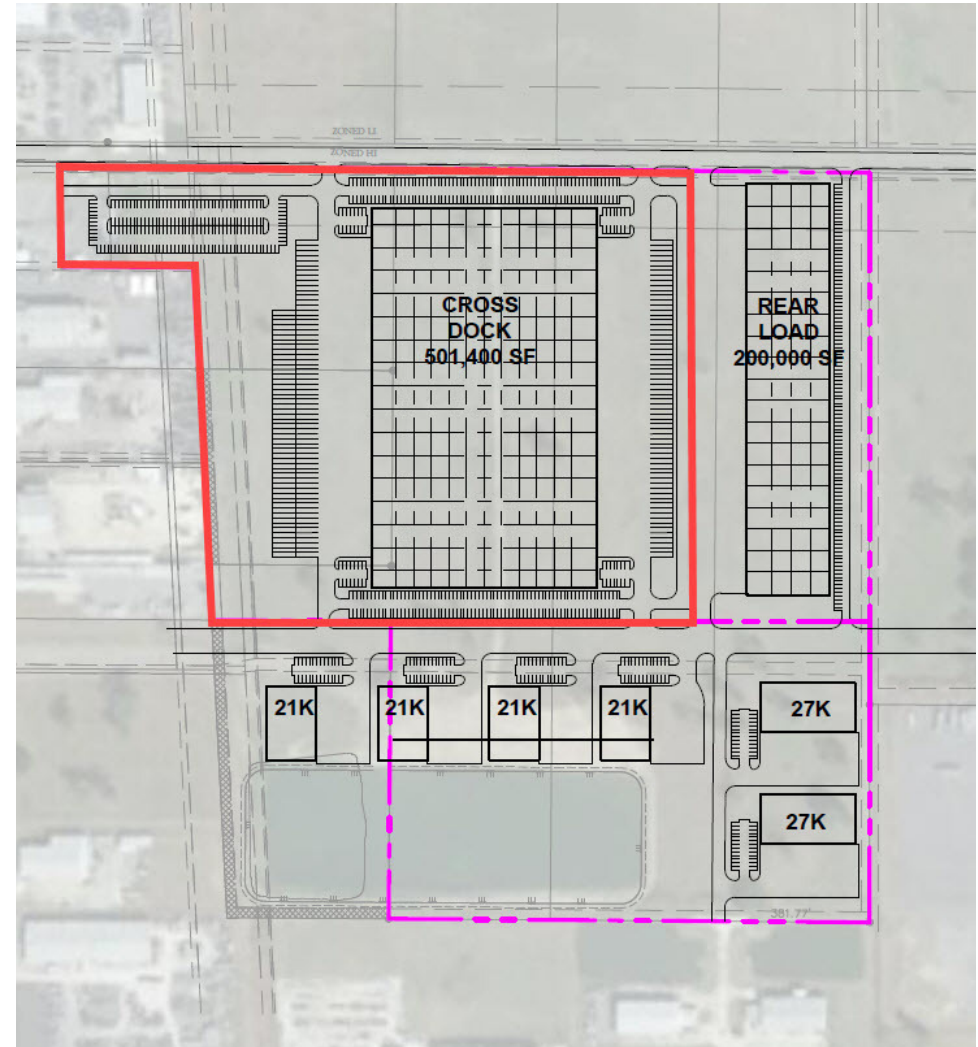


LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	500,000+ SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	DESCRIPTION
Rivermark 185 Building 2 Alternative	500,000+ SF available in Building 2 of Rivermark 185. Concrete tilt wall construction, up to 40' clear height, 54' column spacing, 150 dock doors, 4 drive in bays, 400+ car parks, 150 trailer parking, ESFR Sprinklers, office built to spec. TI packages available.



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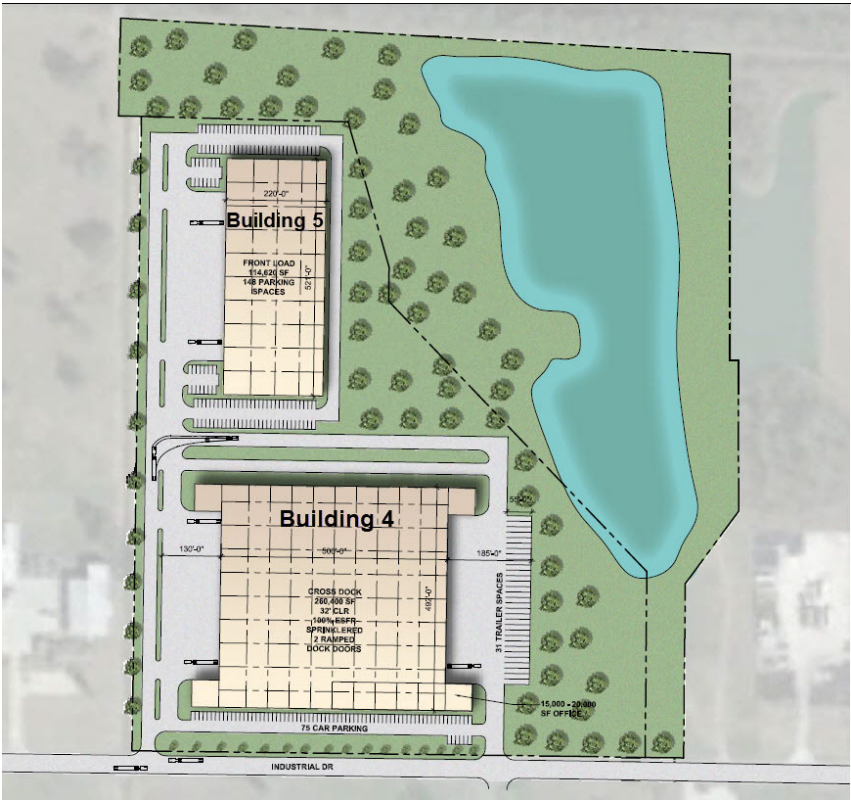
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
Rivermark 185 Building 4	Available	50,000 - 500,000 SF	NNN	260,400 SF available in Building 4 of Rivermark 185. Concrete tilt wall construction, 54' column spacing, 80 dock doors, 4 drive in bays, ESFR Sprinklers, office built to spec. TI packages available. Site can also be combined with Building 5 to be developed as a single building for a single tenant up to 500,000 SF on approximately 26 acres.

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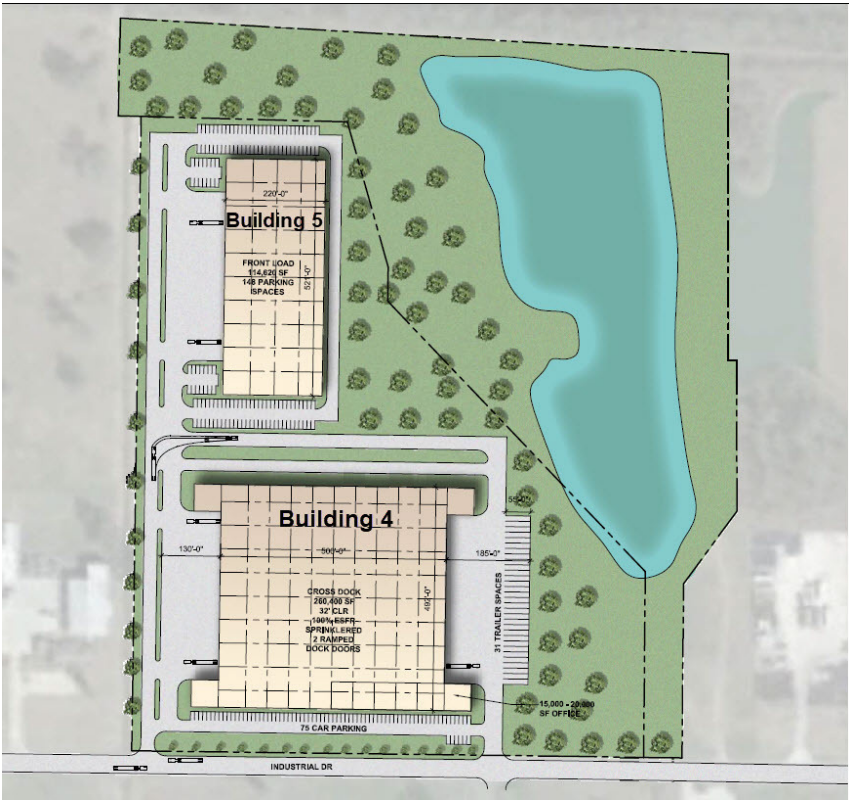
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
Rivermark 185 Building 5	Available	50,000 - 500,000 SF	NNN	114,620 SF available in Building 5 of Rivermark 185. Concrete tilt wall construction, 54' column spacing, 40 dock doors, 4 drive in bays, ESFR Sprinklers, office built to spec. TI packages available. Site can also be combined with Building 4 to be developed as a single building for a single tenant up to 500,000 SF on approximately 26 acres.

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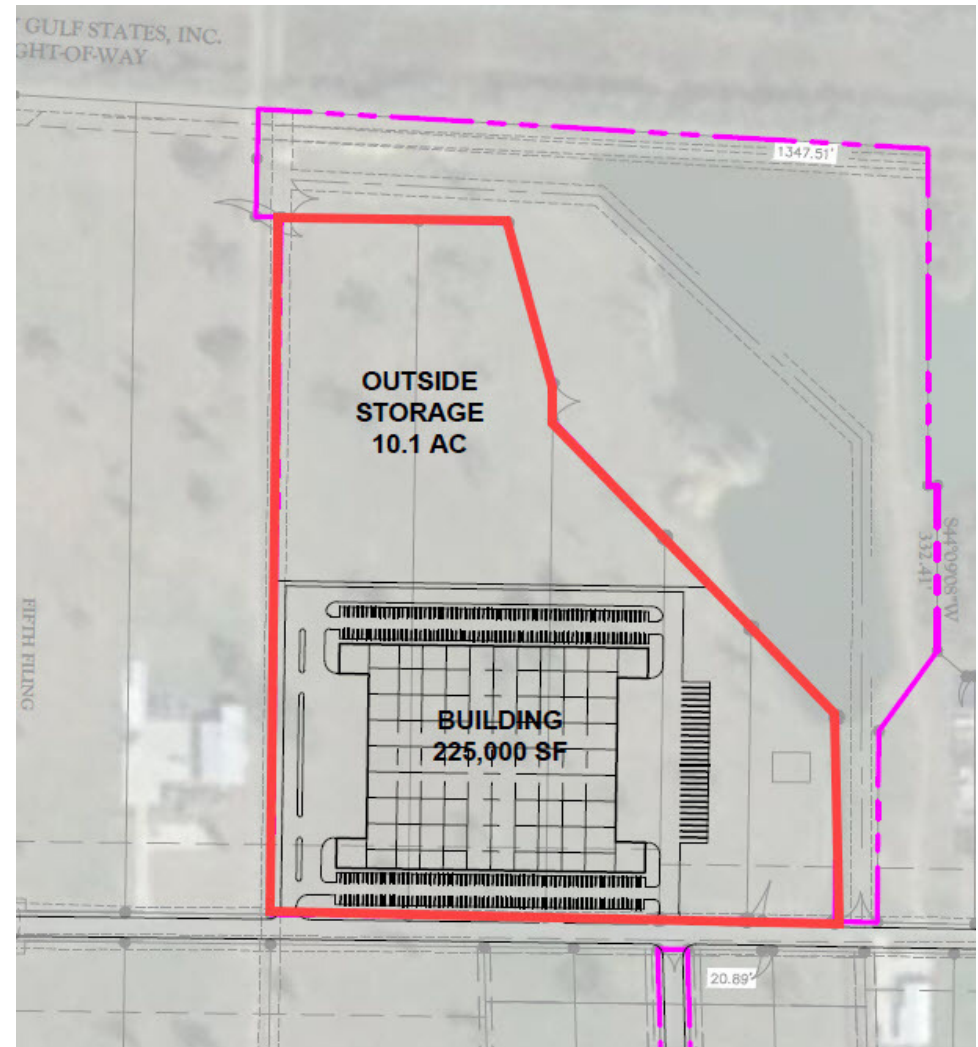
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	50,000 - 500,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	DESCRIPTION
Rivermark 185 Building 4 Alternative	225,000 SF available in Building 4 of Rivermark 185. Concrete tilt wall construction, 54' column spacing, 80 dock doors, 4 drive in bays, ESFR Sprinklers, office built to spec. 10+ acres of stabilized yard. TI packages available.



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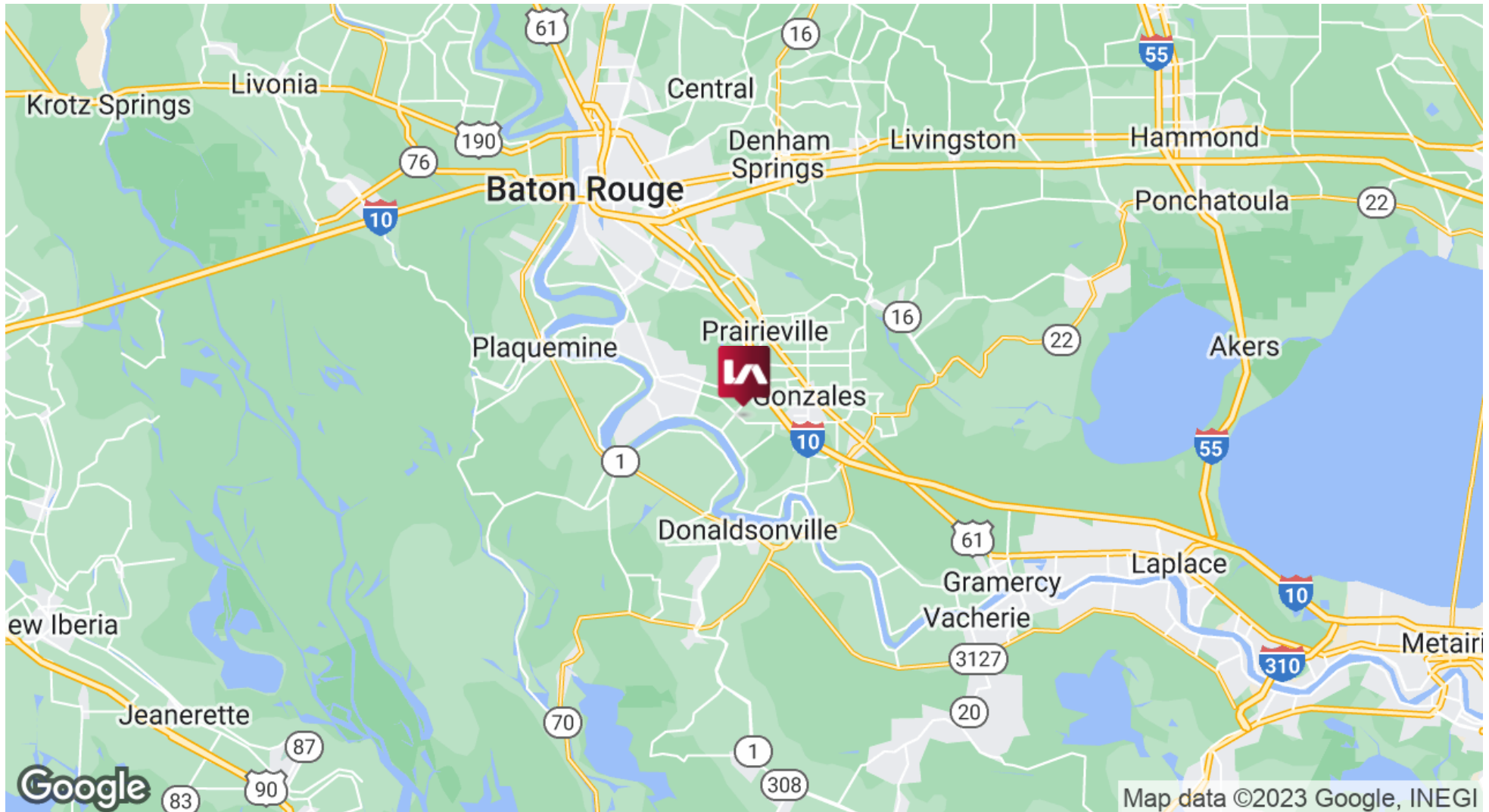
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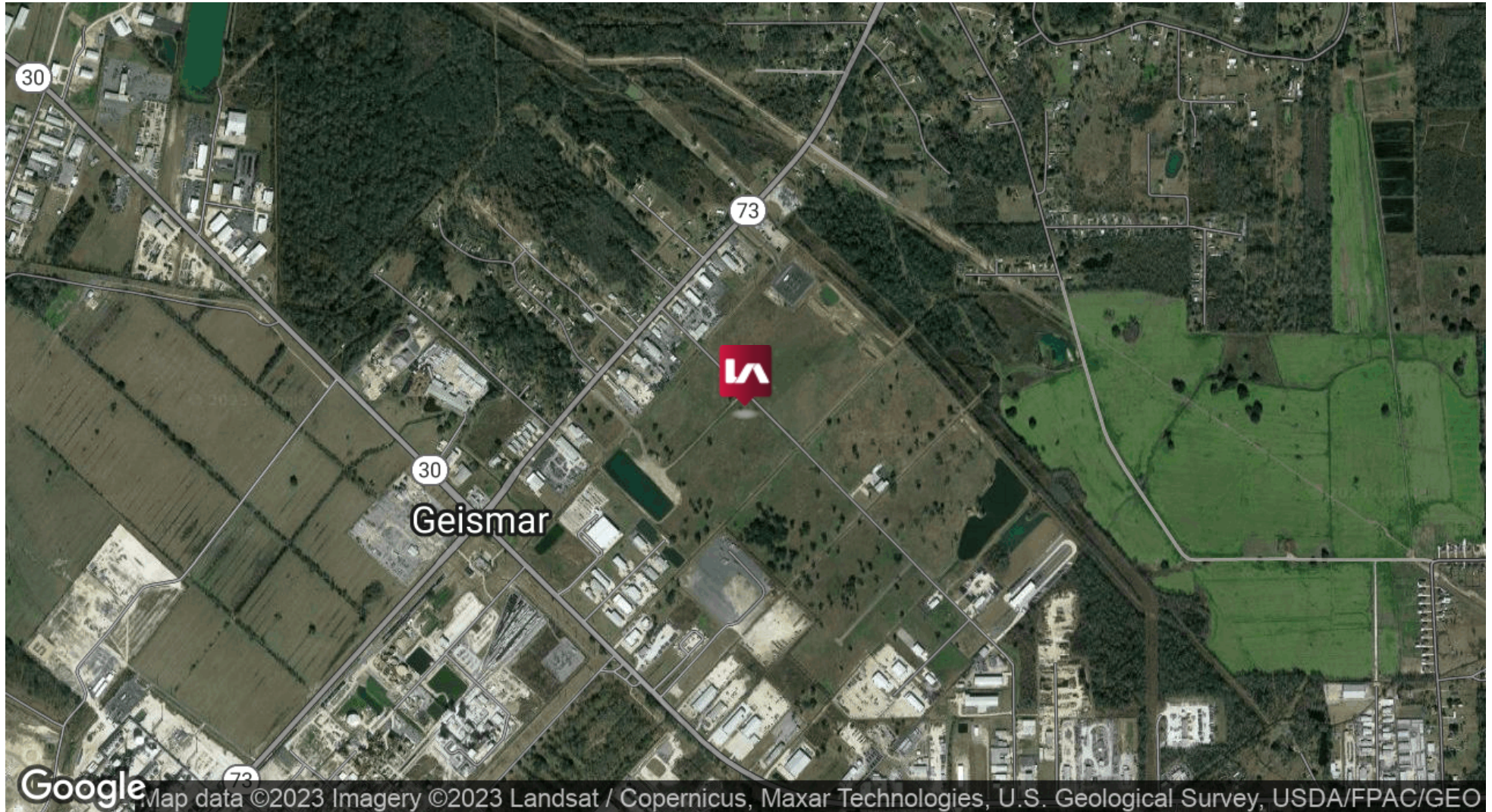
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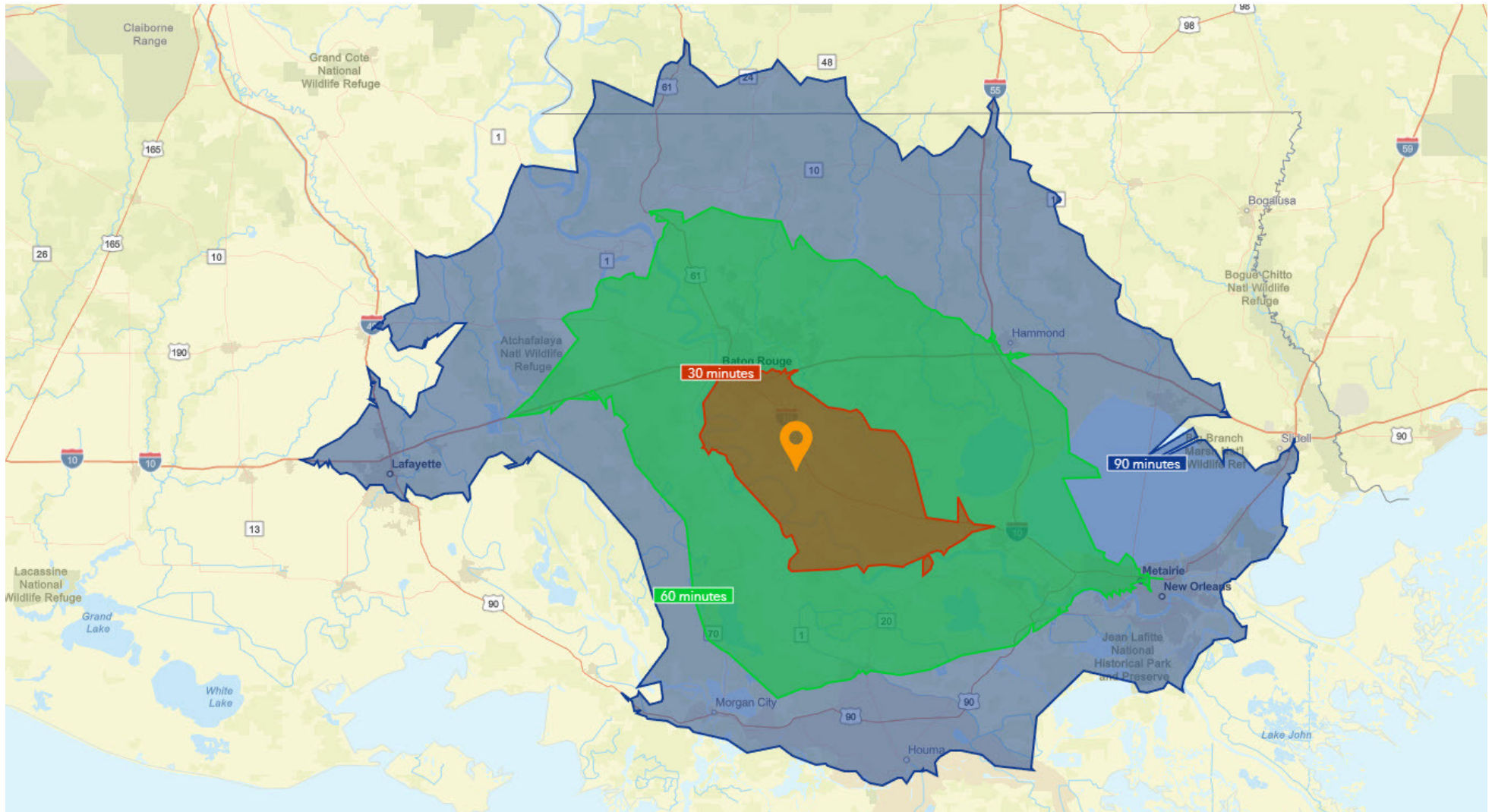
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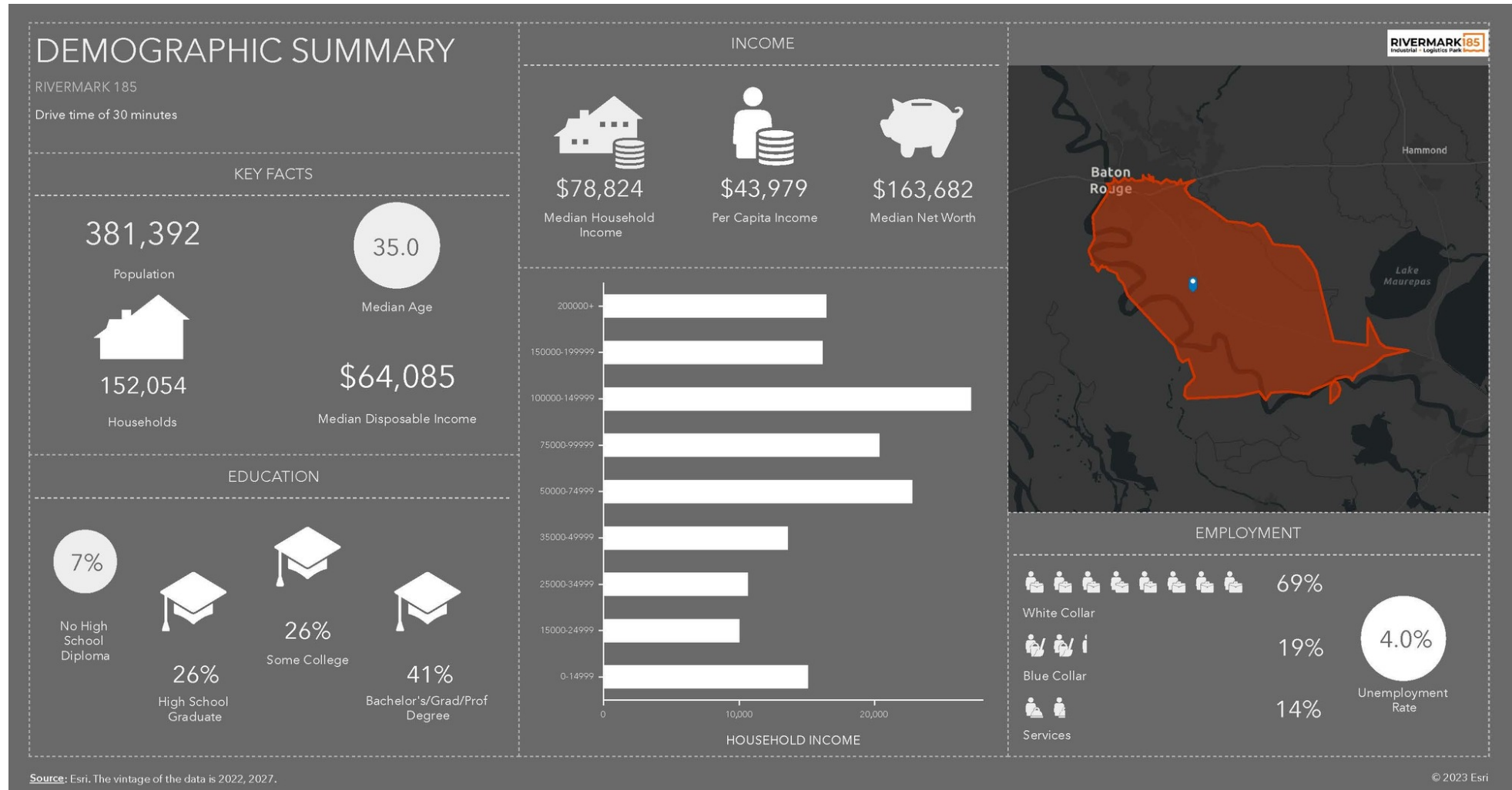
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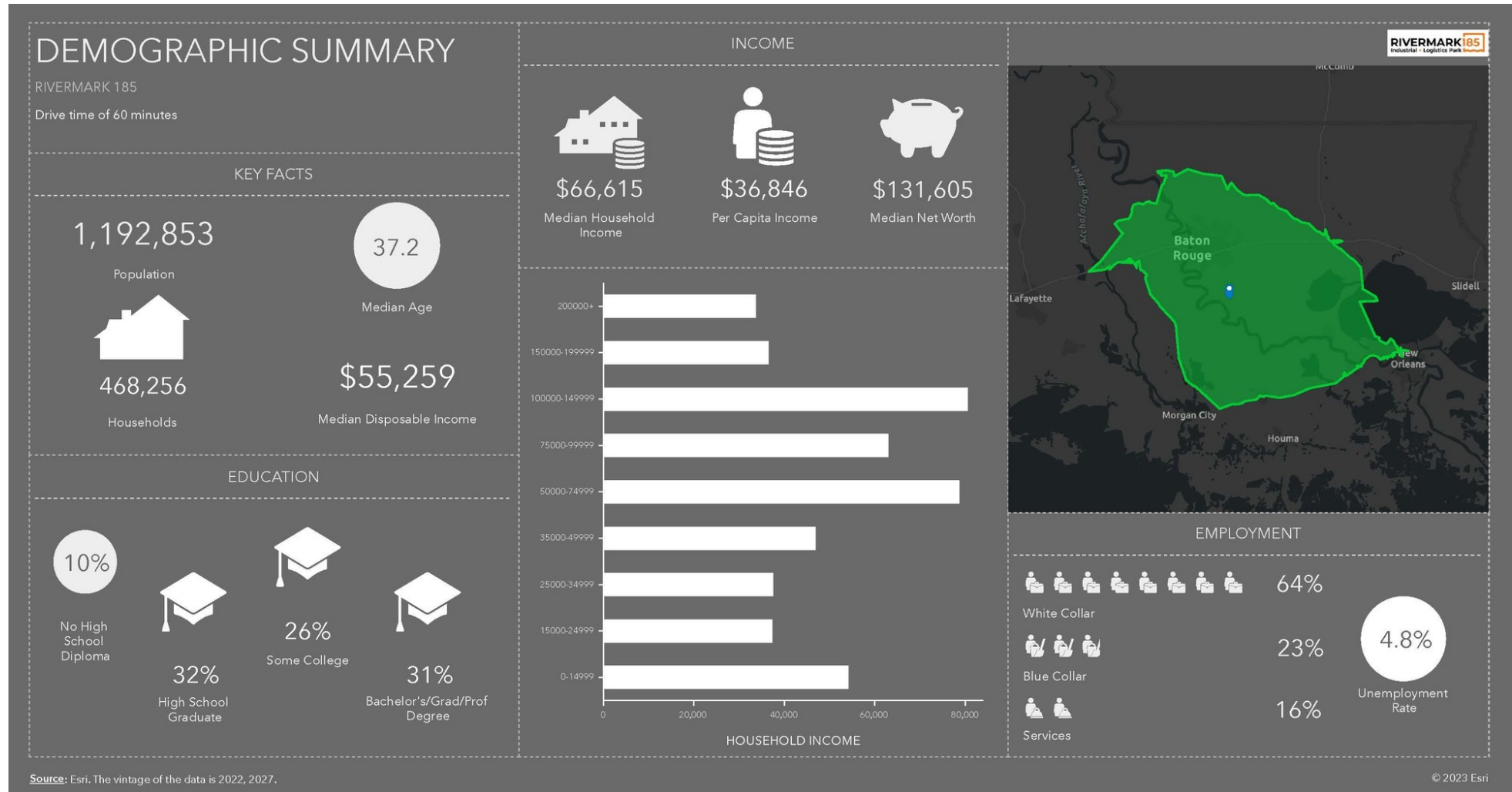
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