



GEISMAR, LA

50,000 – 500,000 SF AVAILABLE

RIVERMARK 185 Industrial and Logistics Park is a 96-acre, fully entitled site, currently being developed in the Baton Rouge MSA. 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.

Phase I broke ground in April of 2023 on a 200,000 square foot, rear-loading, concrete tilt wall facility. 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 is 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. Brossett Development in conjunction with Lee & Associates is proud to announce that two additional tenants have been secured achieving 100% occupancy prior to construction completion scheduled for December 15, 2023.

Phase II will include a 255,000 SF, rear-load, concrete tilt wall distribution facility, boasting 32' clear height, 54'x46' column spacing, 200' bay depth, 125 dock doors, ESFR sprinklers, and high bay LED lighting, with office built to suit tenant specific requirements. Like building 1, the second phase of RIVERMARK 185 will be unmatched in the Baton Rouge warehouse market.

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 250,000 SF front or rear load facilities, or 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.



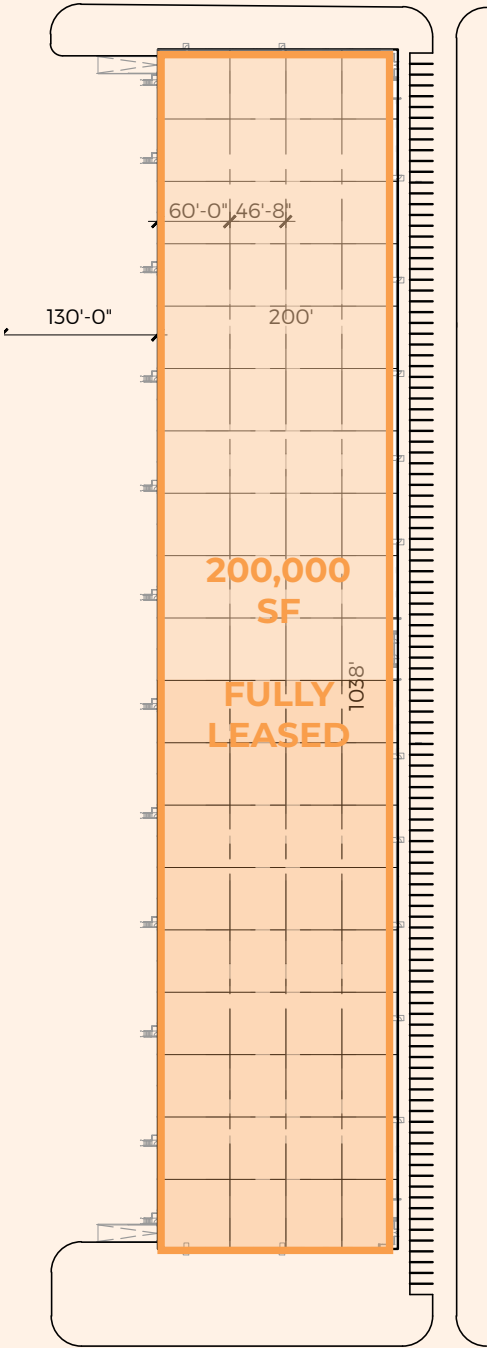
- Class A tilt wall warehouse and distribution space
- 11,000 amps of power available
- Flexible design and site configurations
- Industrial outdoor storage space available
- All zoning and entitlements in place
- Drainage and storm water management in place
- Energy electrical substation within 1,000' of development
- Located in the heart of the Gulf South Logistics and Petrochemical Corridor
- Less than 2 miles to I-10
- 60 miles to Port of New Orleans
- 25 miles to Port of Greater Baton Rouge
- Construction completed December 15, 2023

BUILDING 1



BUILDING ONE consists of 200,000 SF and was fully leased prior to completion.

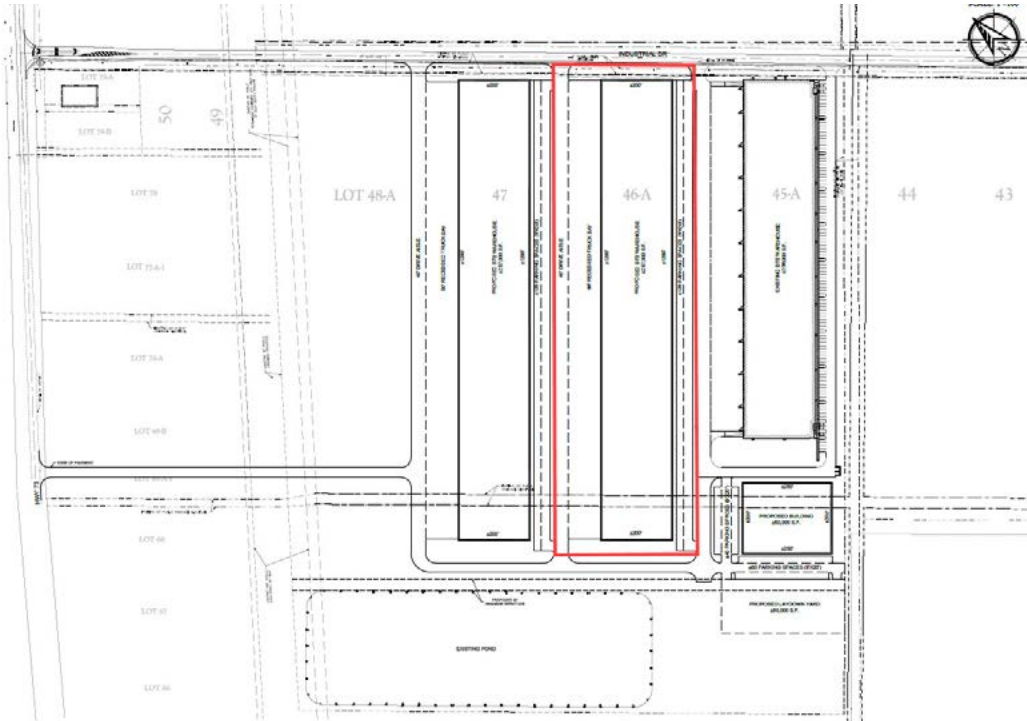
SPECIFICATIONS	
BUILDING SIZE	200,000 SF
BUILDING DIMENSIONS	200' X 1,000'
SITE SIZE	10.89 ACRES
CONSTRUCTION	CONCRETE TILT WALL
CONFIGURATION	REAR LOAD
DOCK POSITIONS	80
GRADE LEVEL DOORS	2
CLEAR HEIGHT	32'
LIGHTING	HIGH-BAY LED
COLUMN SPACING	54' X 46'



BUILDING 2



BUILDING 2 SITE PLAN

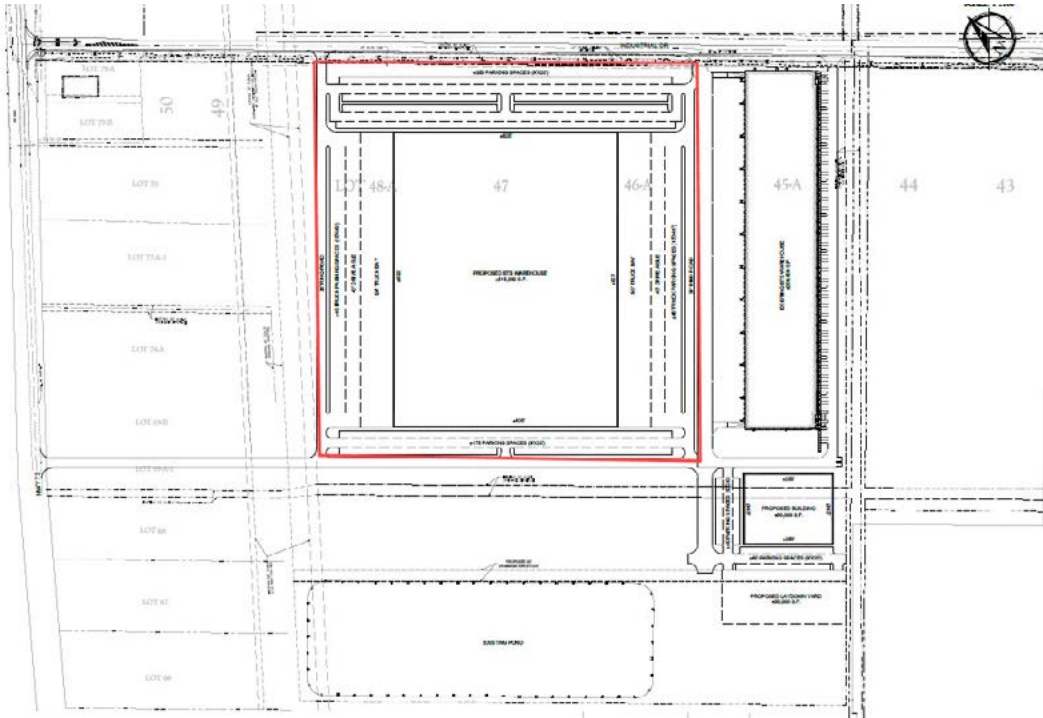


SPECIFICATIONS	
BUILDING SIZE	257,000 SF
BUILDING DIMENSIONS	200' X 1,285'
SITE SIZE	13+/- ACRES
CONSTRUCTION	CONCRETE TILT WALL
CONFIGURATION	REAR LOAD
DOCK POSITIONS	100
GRADE LEVEL DOORS	2
CLEAR HEIGHT	32'
LIGHTING	HIGH-BAY LED
COLUMN SPACING	54' X 46'
CAR PARKING	140 SPACE
TRUCK PARKING	30+/-

BUILDING 2 ALTERNATIVE



BUILDING 2 ALTERNATIVE SITE PLAN



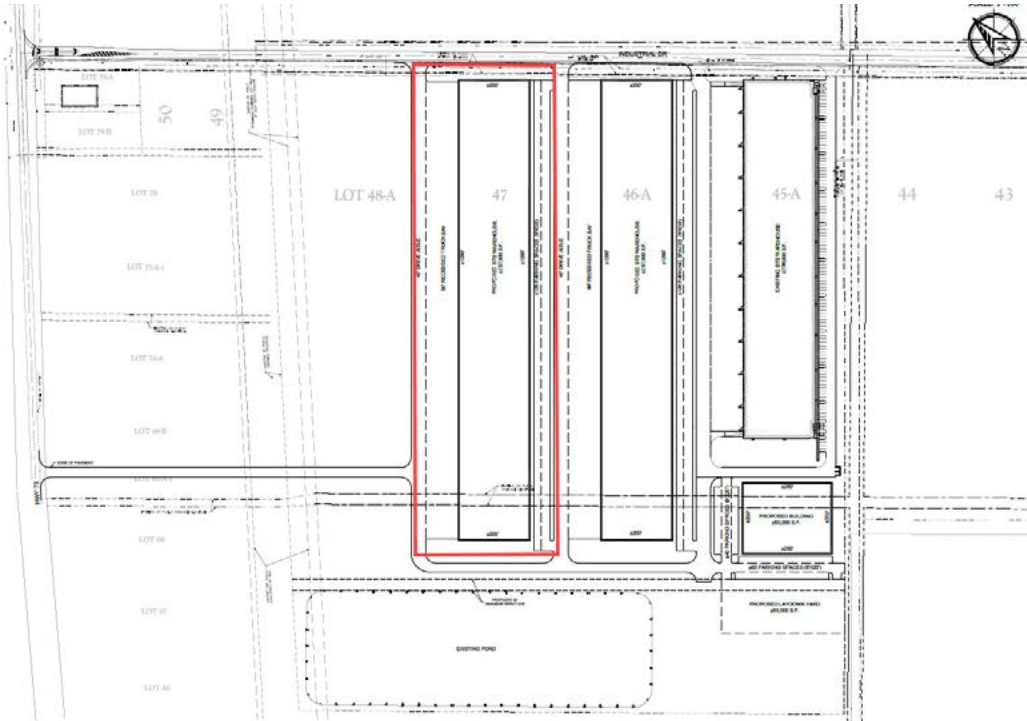
SPECIFICATIONS

BUILDING SIZE	400,000 – 500,000 SF
BUILDING DIMENSIONS	625' X 823'
SITE SIZE	35+/- ACRES
CONSTRUCTION	CONCRETE TILT WALL
CONFIGURATION	CROSS DOCK
DOCK POSITIONS	80
GRADE LEVEL DOORS	4
CLEAR HEIGHT	32' – 36'
LIGHTING	HIGH-BAY LED
COLUMN SPACING	54' X 46'
CAR PARKING	400+ SPACES
TRUCK PARKING	90+/-

BUILDING 3



BUILDING 3 SITE PLAN



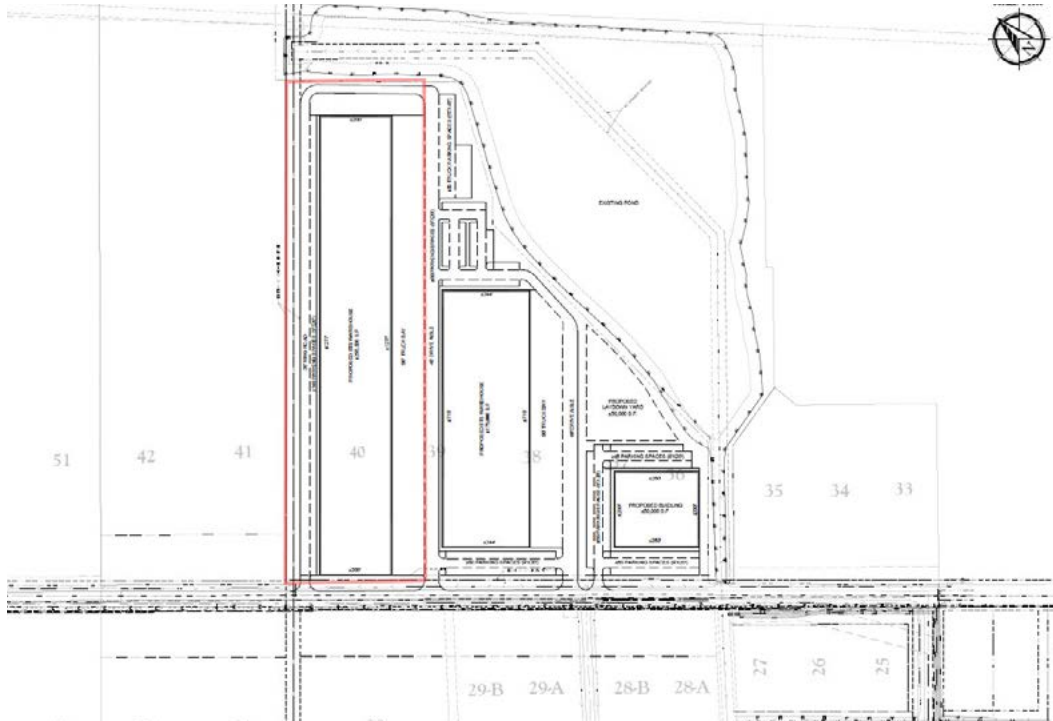
SPECIFICATIONS	
BUILDING SIZE	257,000 SF
BUILDING DIMENSIONS	200' X 1,285'
SITE SIZE	13+/- ACRES
CONSTRUCTION	CONCRETE TILT WALL
CONFIGURATION	REAR LOAD
DOCK POSITIONS	100
GRADE LEVEL DOORS	2
CLEAR HEIGHT	32'
LIGHTING	HIGH-BAY LED
COLUMN SPACING	54' X 46'
CAR PARKING	140 SPACE
TRUCK PARKING	30+/-

BUILDING 4



For Illustration Purposes Only

BUILDING 4 SITE PLAN



SPECIFICATIONS

BUILDING SIZE	255,000 SF
BUILDING DIMENSIONS	200' X 1,277'
SITE SIZE	13+/- ACRES
CONSTRUCTION	CONCRETE TILT WALL
CONFIGURATION	REAR LOAD
DOCK POSITIONS	100
GRADE LEVEL DOORS	2
CLEAR HEIGHT	32'
LIGHTING	HIGH-BAY LED
COLUMN SPACING	54' X 46'
CAR PARKING	140 SPACE
TRUCK PARKING	30+/-

BUILDING 5



BUILDING 5 SITE PLAN



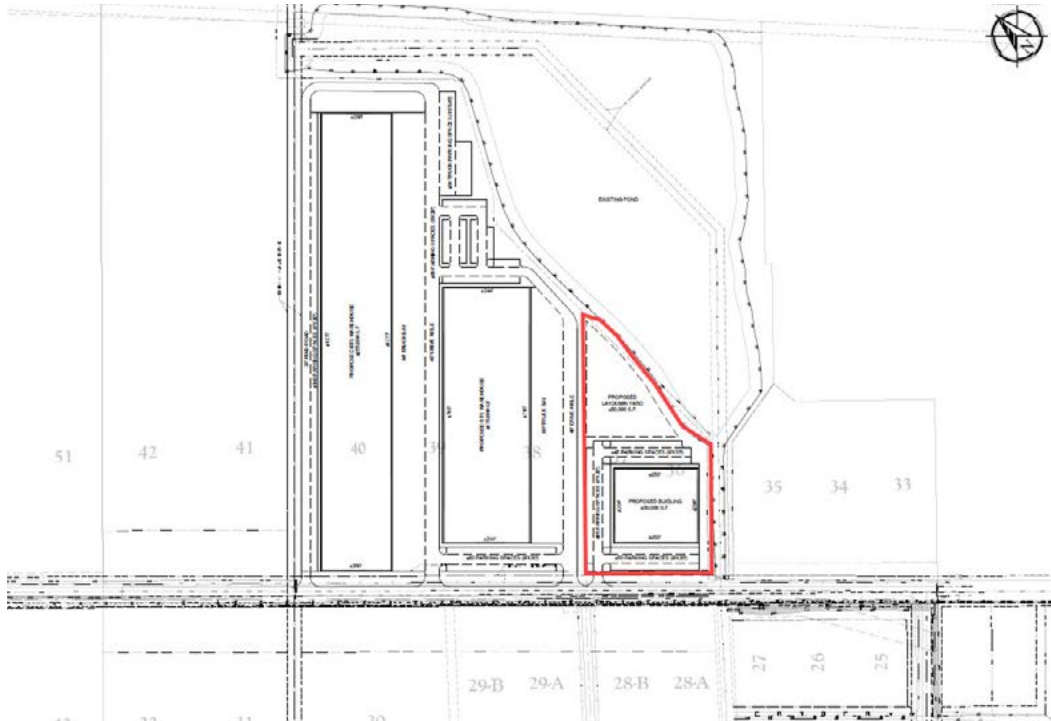
SPECIFICATIONS

BUILDING SIZE	175,000 SF
BUILDING DIMENSIONS	244' X 715'
SITE SIZE	10+/- ACRES
CONSTRUCTION	CONCRETE TILT WALL
CONFIGURATION	FRONT LOAD
DOCK POSITIONS	50
GRADE LEVEL DOORS	2
CLEAR HEIGHT	32'
LIGHTING	HIGH-BAY LED
COLUMN SPACING	54' X 46'
CAR PARKING	140 SPACE
TRUCK PARKING	15+/-

BUILDING 6



BUILDING 6 SITE PLAN



SPECIFICATIONS

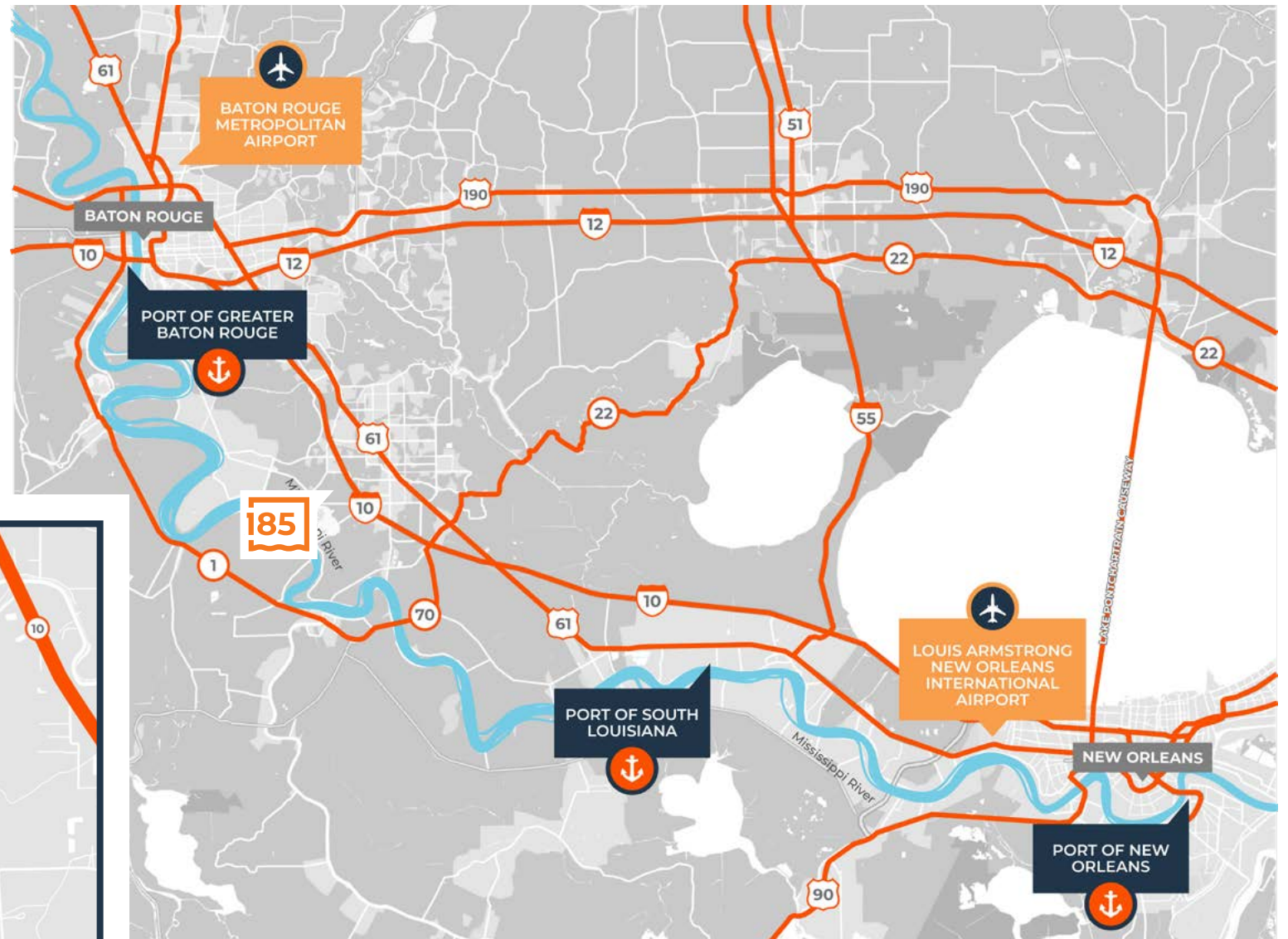
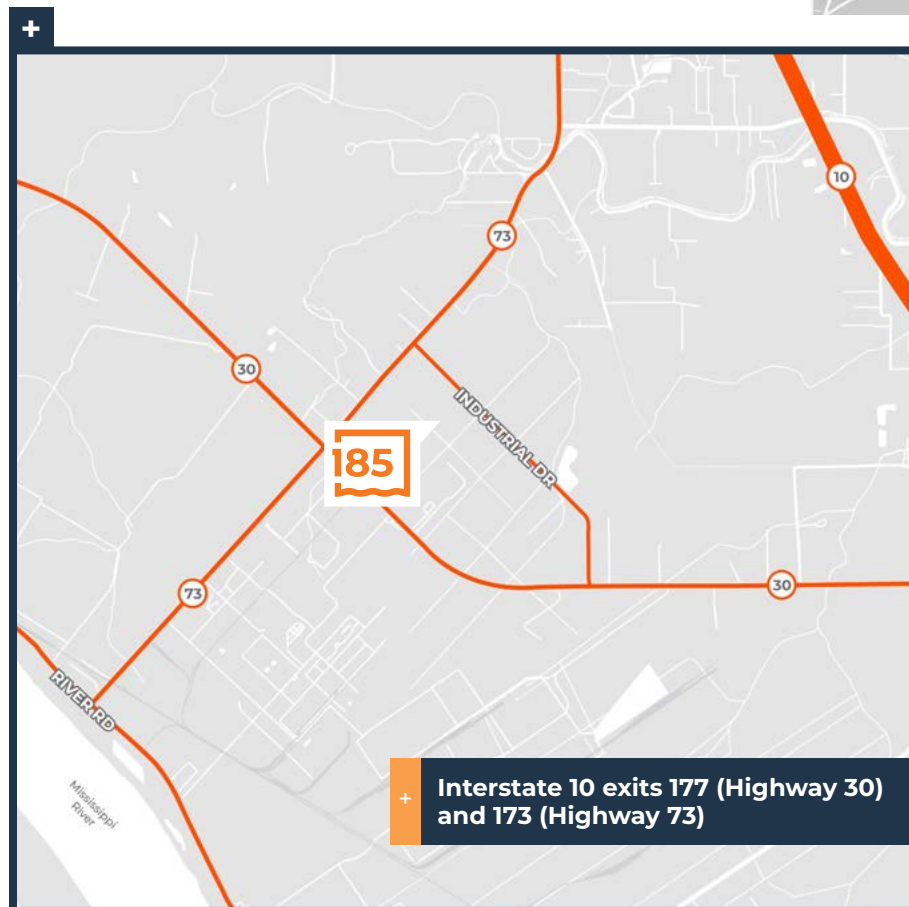
BUILDING SIZE	50,000 SF
BUILDING DIMENSIONS	200' X 250'
SITE SIZE	3+/- ACRES
CONSTRUCTION	CONCRETE TILT WALL
CONFIGURATION	REAR LOAD
DOCK POSITIONS	TBD
GRADE LEVEL DOORS	6
CLEAR HEIGHT	32'
LIGHTING	HIGH-BAY LED
COLUMN SPACING	54' X 46'
CAR PARKING	50+
OUTDOOR STORAGE	1.5+/- ACRES

- 1 BASF
- 2 PRAXAIR
- 3 METHANEX
- 4 AIR LIQUIDE AMERICA CORPORATION
- 5 OCCIDENTAL CHEMICAL CORPORATION
- 6 SHELL PLANT
- 7 IMTT GEISMAR
- 8 RUBICON
- 9 RENEWABLE ENERGY GROUP
- 10 LION COPOLYMER GEISMAR
- 11 WESTLAKE CHEMICAL
- 12 ENTERPRISE PRODUCTS COMPANY
- 13 ONNOPHOS INC.
- 14 NUTRIEN
- 15 NOVA CHEMICALS OLEFINS
- 16 TOTAL ENERGIES PETROCHEMICALS AND REFINING USA
- 17 SYNGENTA
- 18 OLIN CHLOR ALKALI PRODUCTS
- 19 SHINTECH
- 20 DOW CHEMICAL
- 21 CF INDUSTRIES



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



*Positioned directly
between Baton Rouge
and New Orleans and 75
miles east of Lafayette*

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.

CLASS I RAILROADS

- BNSF/UP JOINT TRACKAGE
- CN
- CSXT
- KCS
- NS
- UP

CLASS II RAILROADS

- AKDN
- ALM
- BRS
- DSRR
- EACH
- GOCR
- LAS
- LCHD
- LDRR
- LNW
- NLA
- NOGC
- NOPB
- OUCH
- TIBR

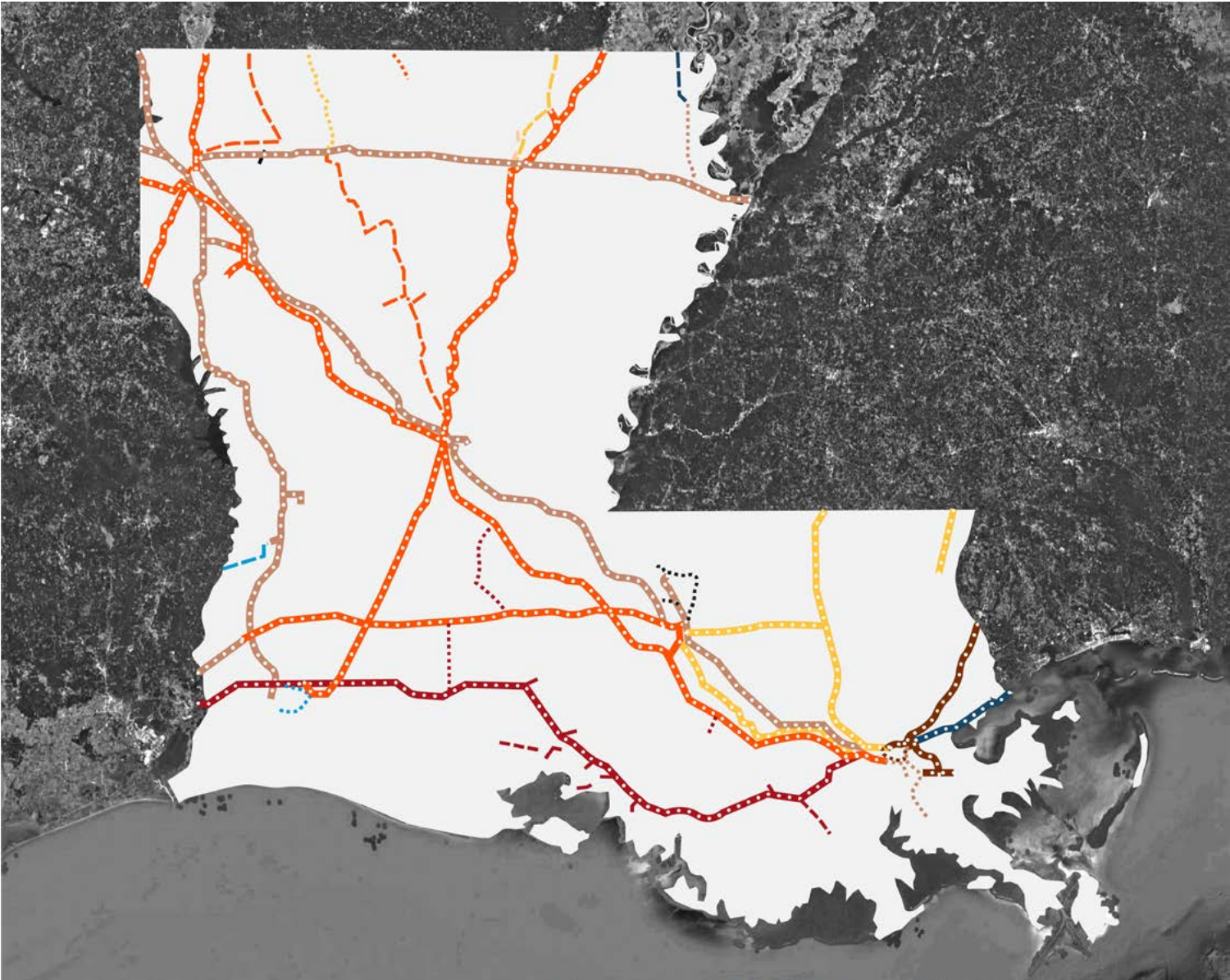
- Class I railroads have annual operating revenues of \$250 million or more.
- Class II railroads have annual operating revenues of between \$250 million and \$20 million.
- Class III railroads have annual operating revenue of under \$20 million.

Class I

BNSF: Burlington Northern and Santa Fe railway | CN: Canadian National Railway | CSXT: Chessie and Seaboard System | KCS: Kansas City Southern Railway | NS: Norfolk Southern Railway | UP: Union Pacific Railroad

Class III

AKDN: Acadiana Railway | ALM: Arkansas, Louisiana and Mississippi | BRS: Baton Rouge Southern Railway | DSRR: Delta Southern Railroad | EACH: East Camden and Highland Railroad | GOCR: Geaux Geaux Railroad | LAS: Louisiana Southern Railroad | LCHD: Lake Charles Station | LDRR: Louisiana and Delta Railroad | LNW: Louisiana and North West Railroad | NLA: North Louisiana and Arkansas Railroad | NOGC: New Orleans and Gulf Coast Railway | NOPB: New Orleans Public Belt Railroad | OUCH: Ouachita Railroad | TIBR: Timber Rock Railroad



Serving as a modern multi-modal gateway for global commerce, the **PORT OF NEW ORLEANS (PORT NOLA)** delivers seamless, integrated logistics solutions for shippers using a variety of different transportation modes.

A diverse deep-water port, Port NOLA is uniquely located on the Mississippi River near the Gulf of Mexico. With access to 30-plus major inland hubs such as Memphis, Chicago, and Canada via 14,500 miles of waterways, six Class I railroads and interstate roadways.

The Port is a driver of the economy for the state of Louisiana and the United States with its four lines of business cargo, cruise, rail and industrial real estate. As the only deep-water container port in the state of Louisiana, Port NOLA continues to attract new services and ocean carriers that include all three major



mega-container carrier alliances. Port NOLA features 11 weekly container services from three major global alliances as well as independent carriers, with direct connections to 58 global ports and more than 450 others through connecting services.

With nine gantry cranes the port has a container capacity of 1.0M TEUs annually. Onsite, there is room to add three additional gantry cranes providing an annual container of 1.5M TEUs. In December of 2022, the state announced a

private public partnership with New Jersey-based Ports America, one of North America's largest marine terminal operators, and Geneva, Switzerland-based Mediterranean Shipping Company, through its terminal development and investment arm Terminal Investment Limited (TIL) to build a \$1.8B state of the art container facility on the lower Mississippi River. The Louisiana International Terminal to be built in St. Bernard Parish and completed in 2028 will be able to handle 2.0M TEUs.

EVAN SCROGGS, SIOR, CCIM
MANAGING PRINCIPAL
escroggs@lee-associates.com
D 225.427.9240 | C 225.241.8616

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BROSSETT
REAL ESTATE • DEVELOPMENT • INVESTMENT

