



AVAILABLE:

**16111 LOUISIANA
HIGHWAY 23**

BELLE CHASSE,

**PLAQUEMINES
PARISH, LA**

70037

- Deep Water
- Main Highway
- Rail Service

RAM TERMINALS LLC 598 ACRES MISSISSIPPI RIVER INDUSTRIAL SITE

RIVERFRONT DEVELOPMENT SITE

15 miles downriver from downtown New Orleans, this site is located between the Port of New Orleans and the Plaquemines Port District. This deep water rail served site provides substantial Mississippi River frontage and main thoroughfare access to Highway 23.

The site has less than 1% impacted wetlands (only 3.7 acres). There is an existing permit for barge fleetting facilitating 152 barges and there is ample remaining river frontage for additional fleetting or other uses. In 2014 the Army Corps of Engineers issued a permit for a rail loop, a ship dock, and a barge receiving station which were not constructed.

Located in close proximity to the Gulf of Mexico, this site is suited to accommodate industries such as oil and gas, grain, chemical, steel, and others for docks, intermodal container ports, bulk cargo operations, break bulk operations, or other uses.





RAM TERMINALS LLC **598 ACRES MISSISSIPPI RIVER** **INDUSTRIAL SITE MM 59.5**

PROPERTY FEATURES

- 598 acres total - will subdivide into smaller parcels
- 7,000 linear feet frontage on Mississippi River
- Deep water site with 50 foot depth
- Fleeting permit in place. Available to fleet now. 16 buoys with capacity for 152 barges
- Ship Dock previously permitted here
- Extensive Highway 23 frontage
- Adjacent to Phillips 66 Alliance Refinery and CHS Grain
- Minimal wetlands (less than 1% impacted wetlands)
- Extensive engineering and permitting studies available
- Rail Service: Union Pacific Class 1 service to Westwego and Rio Grande Pacific owned New Orleans & Gulf Coast Railway Company shortline service to the property
- Opportunities include joint venture, lease, purchase, co-location, public/private partnership, port development, industry expansion/buffer, terminal development
- Asking price, lease rates, and other information available upon execution of non-disclosure agreement



North Cleared Acreage



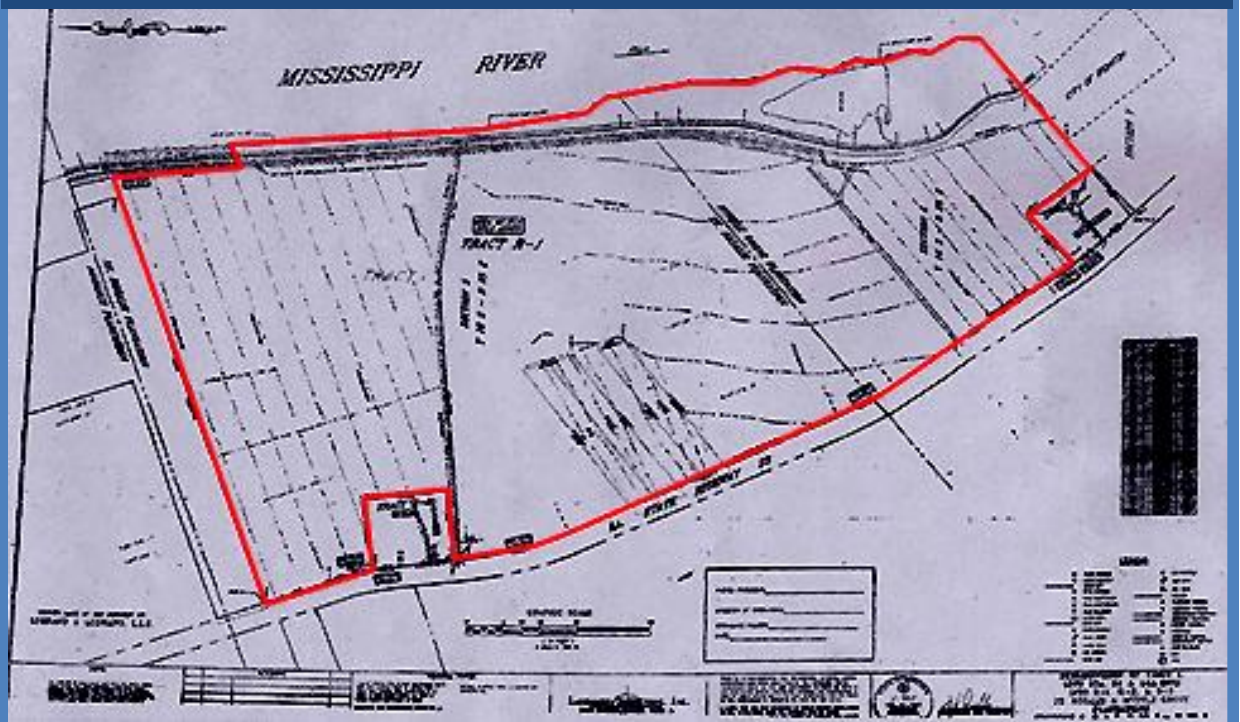
Adjacent Industry



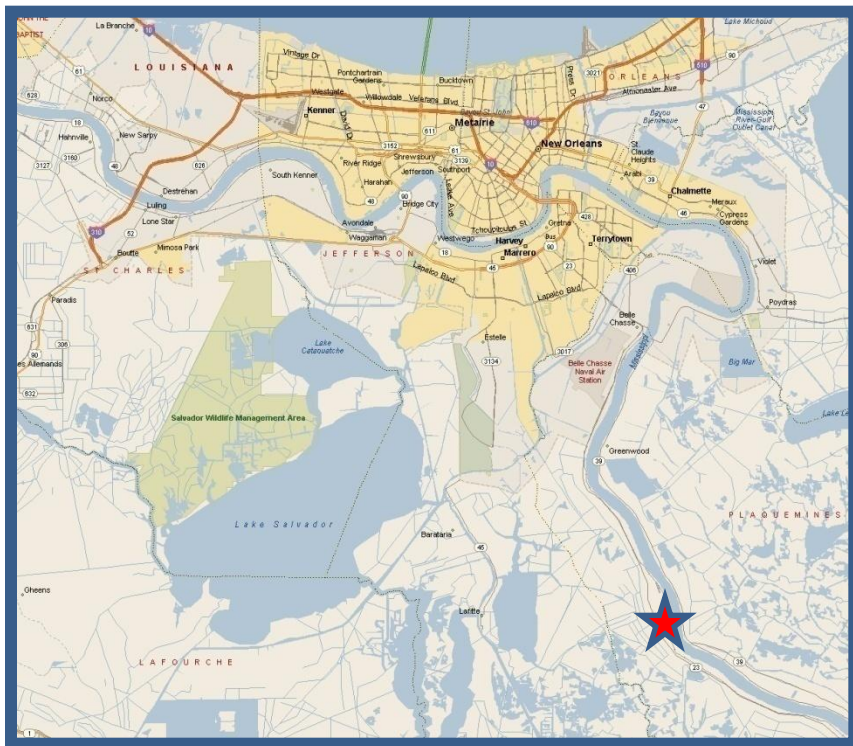
New Orleans Lower Coast Railroad Line



Fleeting Buoys In-Place



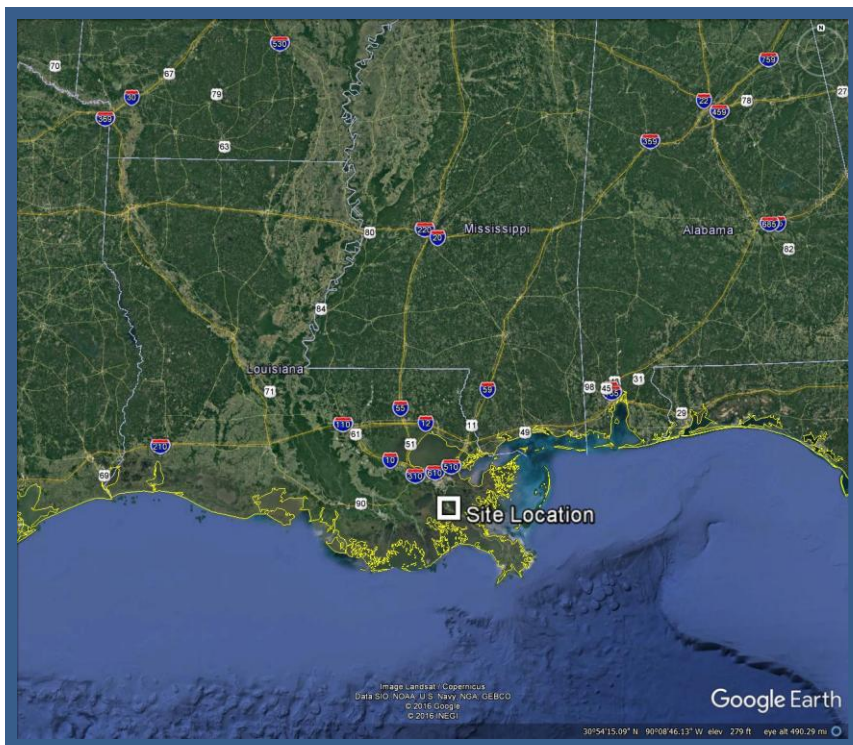
PROPERTY SURVEY



CONTACT

For more information,
please contact:

Bryce French
504 427 2090
bryce@maxderbes.com



Max J. Derbes, Inc.

5440 Mounes Street, Suite 100
Elmwood Business Park
New Orleans, LA 70123

504-733-4555 / 1-888-385-4949

WWW.MAXDERBES.COM