



Willow Glen

Saint Gabriel | Louisiana

Property Information:

- Site Name Willow Glen
- Location 2605 Louisiana 75, Saint Gabriel
- Latitude 30° 16' 49" N
- Longitude 91° 6' 50" W
- Ownership Willow Glen Ventures LLC
- Site Size 866 ac. (234 available, 128 contiguous)
- Rail Frontage Direct access



Contact: **James Gunther**
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This location has been designated a CN Certified Rail Ready Site. Through our 3rd party partner, Krech Ojard & Associates this site has been evaluated and is now available for development. Our trusted, dedicated team has the resources and expertise in supply chain logistics and facility development, and we're ready to help you get to your final operational success and beyond.

By selecting a CN Rail Ready Site, you can:

- Reduce development and project build time
- Reduce investment risk by ensuring access to rail
- Increase speed to market for your products
- Lower costs due to mitigated risk

CN Rail Connectivity:

CN mainline (mile post 378.5, Baton Rouge Subdivision) is adjacent to site.

Specific Property Information

Zoning classification: Heavy Industrial

Electric: Entergy. Substation on site with 450 MW available. 138 kV, 230 kV, and 500 kV transmission lines.

Natural Gas: Iberville Gas (Utility Gas) Boardwalk and Enlink (Industrial Gas)

Water: East Iberville Water

Highways: LA-75 (0 mi.) and Interstate 10 (11.5 mi.)

Regulatory Assessments:

Professional site assessment work has been advanced.

Suggested Fit for Use:

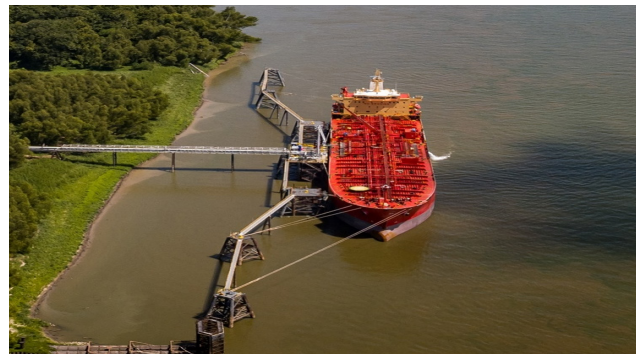
Bulk liquids, energy, production, warehousing, etc.



Entergy Substation providing up to 450 MW



2.26-million-barrel tank farm capacity



3,500 linear feet of river frontage and shared dock usage

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