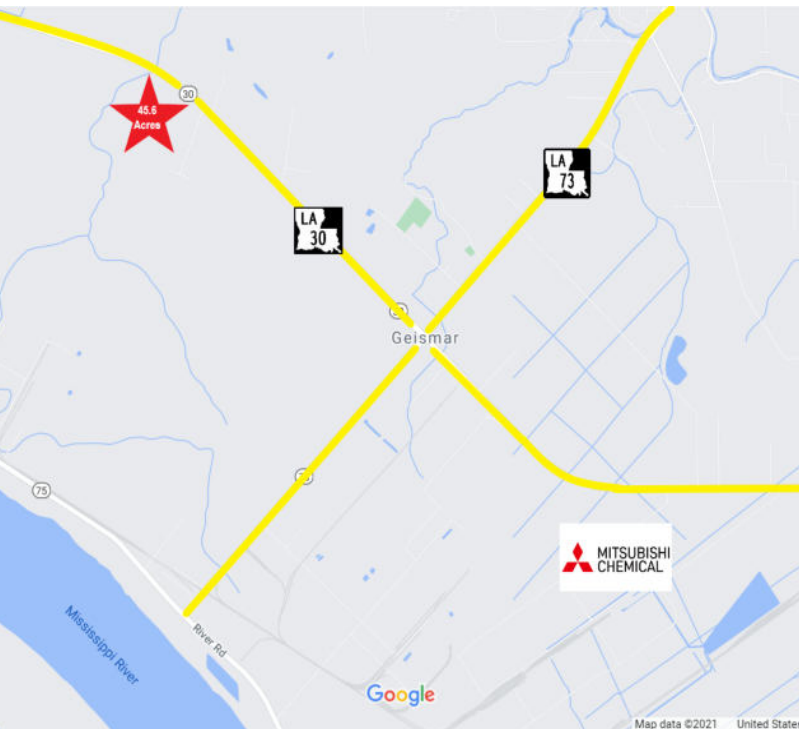


GATEWAY II

HWY. 30, GEISMAR, LA 70734

45.6 ACRES AVAILABLE



PROPERTY HIGHLIGHTS

- Certified Site
- Heavy Industrial
- Outside Floodzone
- Excellent Access to LA 30 & I-10
- Land is Level and Ready to Build On
- Frontage is 903'
- 2 Miles from Announced Mitsubishi Chemical Project

OFFERING SUMMARY

Sale Price:	\$4,950,000
Lot Size:	45.6 Acres

BILL JEANSONNE, CCIM
Commercial Investment Specialist
(D)225.802.2932
bill@sr-cre.com

DON HANNA
Commercial Sales & Leasing
(D)225.802.5450
don@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



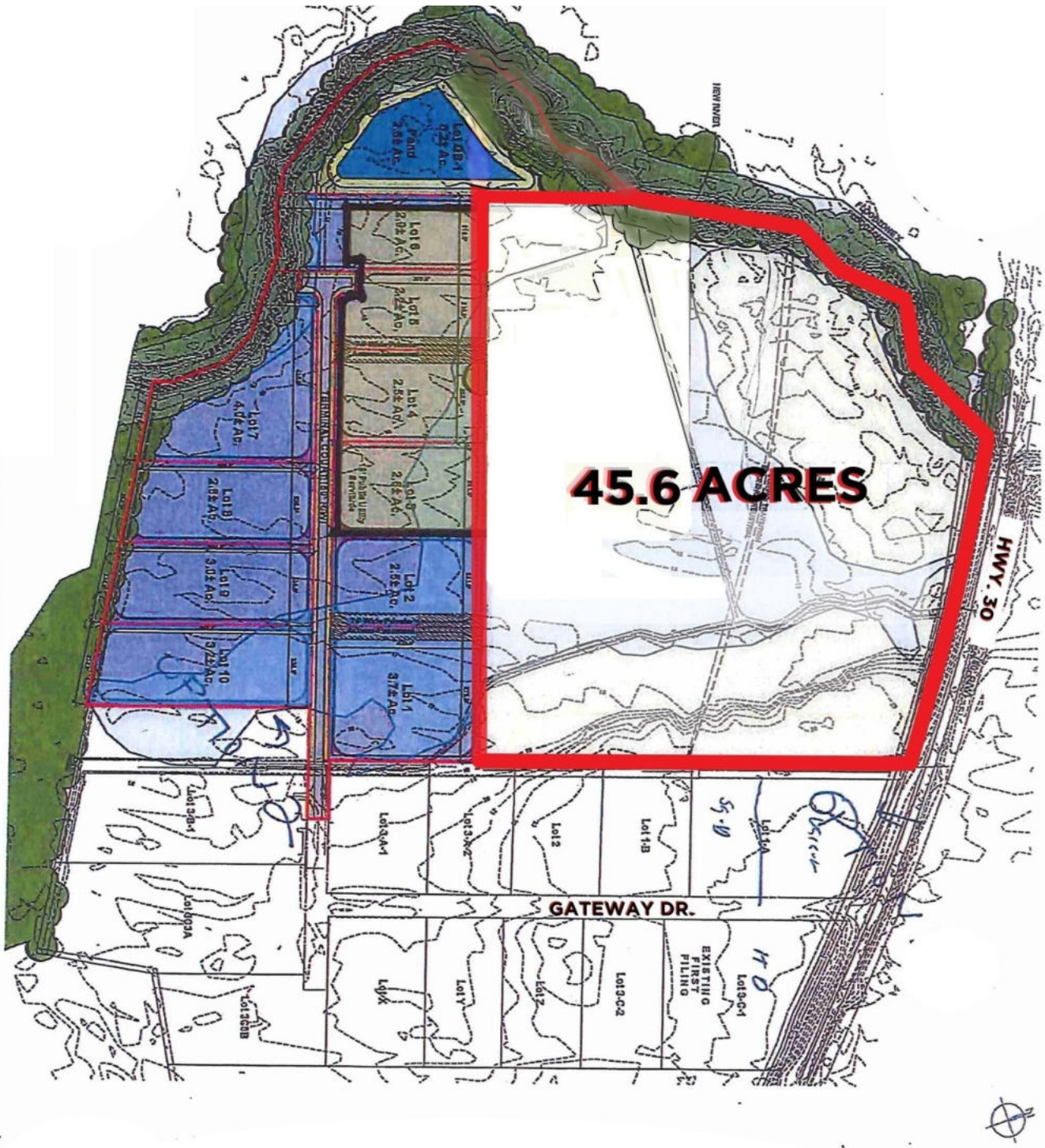
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

INDUSTRIAL LAND FOR SALE

GATEWAY II

HWY. 30, GEISMAR, LA 70734

45.6 ACRES AVAILABLE



BILL JEANSONNE, CCIM
Commercial Investment Specialist
(D)225.802.2932
bill@sr-cre.com

DON HANNA
Commercial Sales & Leasing
(D)225.802.5450
don@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi. px



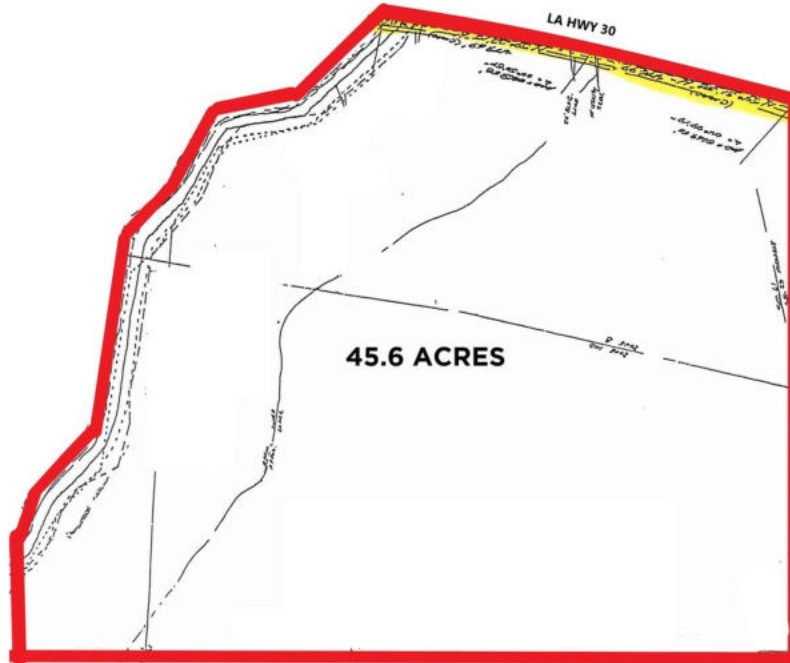
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

INDUSTRIAL LAND FOR SALE

GATEWAY II

HWY. 30, GEISMAR, LA 70734

45.6 ACRES AVAILABLE



45.6 ACRES from Right Front



45.6 ACRES from Right Front

BILL JEANSONNE, CCIM
Commercial Investment Specialist
(D)225.802.2932
bill@sr-cre.com

DON HANNA
Commercial Sales & Leasing
(D)225.802.5450
don@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

INDUSTRIAL LAND FOR SALE

GATEWAY II

HWY. 30, GEISMAR, LA 70734

45.6 ACRES AVAILABLE



45.6 ACRES, from Right, Terminal Dr. in Rear



45.6 ACRES, Subject Property, Terminal Dr. on Right



45.6 ACRES Hwy. 30 in Background



Subject Property beyond Terminal Dr.

BILL JEANSONNE, CCIM
Commercial Investment Specialist
(D)225.802.2932
bill@sr-cre.com

DON HANNA
Commercial Sales & Leasing
(D)225.802.5450
don@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi. px



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

INDUSTRIAL LAND FOR SALE

GATEWAY II

HWY. 30, GEISMAR, LA 70734

45.6 ACRES AVAILABLE



45.6 ACRES, Gateway I on Left



Subject Property located beyond Lot @ Hwy 30 & Gateway Dr.



45.6 ACRES, Terminal Dr. in Rear



45.6 ACRES with Existing Retention Pond in Rear

BILL JEANSONNE, CCIM
Commercial Investment Specialist
(D)225.802.2932
bill@sr-cre.com

DON HANNA
Commercial Sales & Leasing
(D)225.802.5450
don@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.px

GATEWAY II

HWY. 30, GEISMAR, LA 70734

45.6 ACRES AVAILABLE



BILL JEANSONNE, CCIM
Commercial Investment Specialist
(D)225.802.2932
bill@sr-cre.com

DON HANNA
Commercial Sales & Leasing
(D)225.802.5450
don@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

Maps & Directories
 Homestic Company
 P. O. Box 627 (225) 383-5369
 Baton Rouge, LA 70821

Saint Francisville
 KPAQ (Renew Paper, Trembee)

Port Hudson
 Georgia-Pacific
 Genesee Energy

North of Baton Rouge
 BASF (Novolyte, Grant)
 BP - Gas Processing
 U.S. Composite Pipe
 ExxonMobil Polyolefins (Allied / Paxon)
 ExxonMobil - Resin Finishing
 ExxonMobil BK Plastics
 Deltach (Foster Grant) - Styrenets
 Oxbow (Great Lakes, Alcoa)
 Clean Harbors (Safety-Kleen)

Port Allen
 BASF (Discovery)
 Criterion (Southern Ionics, Alcoa) - Catalysts
 Placid Refining
 ExxonMobil - Lubcs
 Enterprise Products - C3 Splitter

Addicks / Plaquemine
 Shimtech (BCP)
 Sid Richardson - Carbon Black
 Shintech - PVC
 Dow - Cl, Ethylene & Derivatives

Poly One (Geon) - Components
 Air Liquide
 Air Products

Donaldsonville
 CF - Ammonia
 CF (Terra, Triad) - Ammonia
 Faustina Hydrogen, Proposed

Plaquemine
 Axiall (*ExxonMobil Plant*)
 - Cl, PVC
 Shintech - PVC
 SE Tylose - HMC
 Air Liquide
 Praxair
 SNF Flopanam

Mosaic
 Americas Styrenics
 (ChevronPhillips) - Styrene
 SIM - Methanol

Below Sunshine Bridge
 Mosaic - Fertilizers
 (IMC-Agrico)
 Praxair
 Americas Styrenics
 (ChevronPhillips) - Styrene
 SIM - Methanol

Taft / Hahnville
 *** Waterford
 Mosaic (IMC-Agrico)
 OxyChem

Across River (From New Orleans)
 MONSANTO

Belle Chasse
 Chevron Oronite - Lubcs

NO East
 Air Products
 Folgers
 ** Michoud

Below NO
 Domino Sugar
 Cl - Coke
 Chalmette Refining
 Air Products
 Valero (At Murphy)

Baton Rouge
 Rhodiat (Stauffer) - Acid
 UOP (LarRocke)
 Lion Copolymer (DSM)
 Albemarle (Ethyl) - Labs
 Formosa (Allied) - Cl, PVC

ExxonMobil - Refinery
 ExxonMobil Chemical
 * La Station
 Honeywell (Allied Signal) - Refrigerants

St Gabriel / Carville
 **** Willow Glen
 Eastman (Taminco) - Amines
 BCP - Chlorine

Syngenta - Ag Products
 (Novartis & Zeneca)
 Olin (Pioneer, Stauffer) - Cl
 Mexchem Fluor (ICI) - Refrigerants
 Total (Atofina) - Styrene, PS
 * Calpine

Getzmar
 Honeywell (Allied Signal)
 Williams (Union Texas)
 - Ethylene
 PCS Nitrogen (Arcadian)
 - Fertilizers
 Imphos (Rhodia)
 - Phos Acid

Lone Star NGL (Louis Dreyfus)
 Enterprise Tebone
 Crosstex (El Paso) - NGL
 Melhanex - Methanol
 Dynamic Fuels - Bio

Burnside
 Almatris (Ormet)

Getzmar
 Westlake (Getzmar Vinyls, BCP)
 Air Liquide - Co Generation
 Lion Copolymer (Chemtura, Uniqroy) - EPDM
 Huntsman (Kubrick) - MDI, Polyols, MA, DPA
 HUNTSMAN RUBICON
Energy and Energy Services

Monomeric (Hexxon, Borden) - Formaldehyde
 Praxair - Syn Gas
 BASF - EO, EG, Urethanes
 Ethylene derivatives
 Shell Chem. E Der
 Air Prod - Syn Gas
 OxyChem
 CI Organics

Gramercy
 LSV Imperial (Colonial) Sugar Packaging
 NorandaGramercy Alumina (Kaiser) - Alumina
 Rain CII Carbon

Shell Oil, Metairite

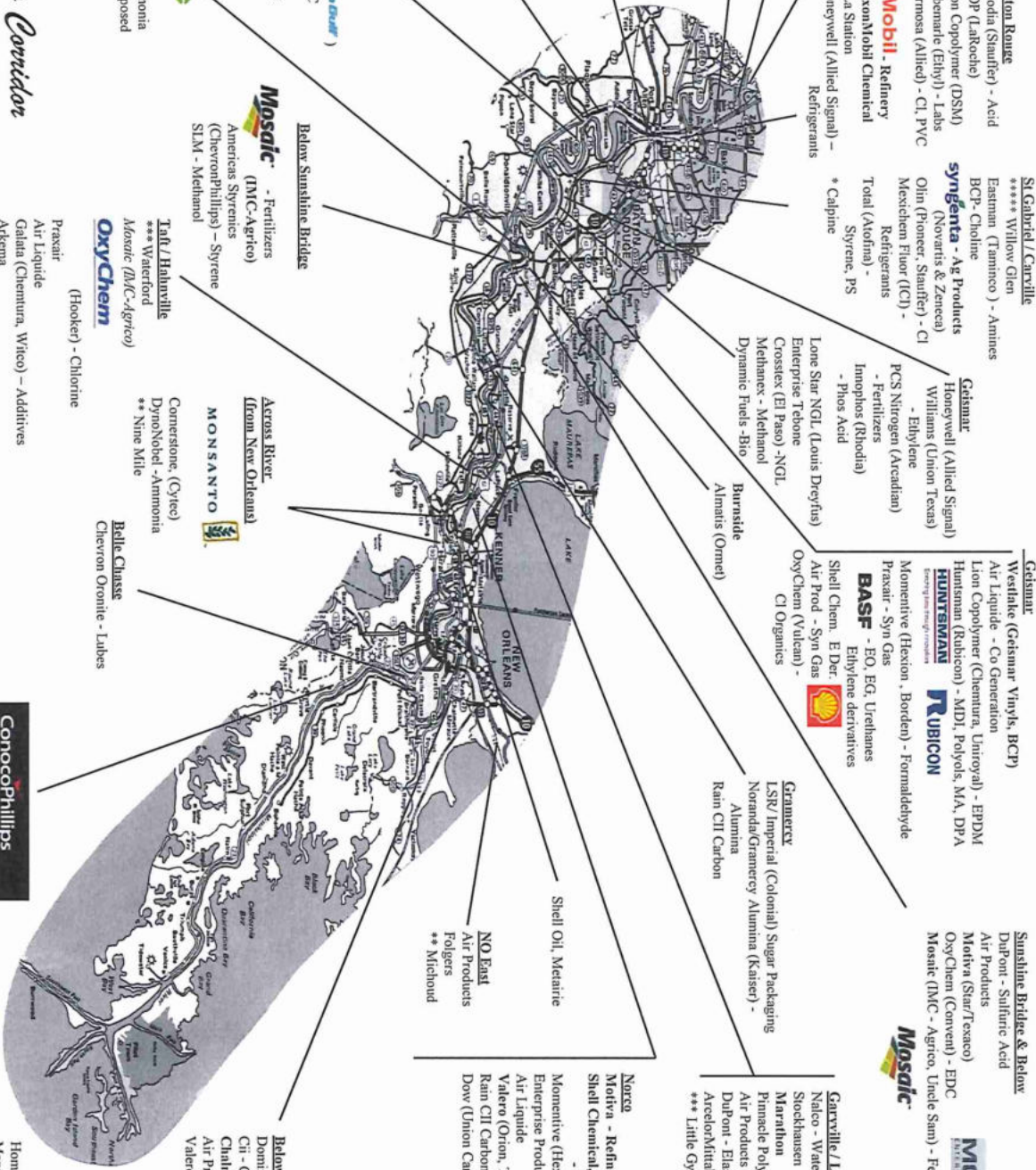
Sunshine Bridge & Below
 Dupont - Sulfuric Acid
 Air Products
 Motiva (Star/Tesco)
 OxyChem (Convent) - EDC
 Mosaic (IMC - Agrico, Uncle Sam) - Fertilizers

Mosaic

Garville/LaPlace
 Nalco - Water Treatment
 Stockhausen
 Marathon
 Pinnacle Polymers (Epsilon) - PP
 Air Products (Tomah)
 Dupont - Elastomers & Specialties
 ArcelorMittal, (Bayou Steel)
 *** Little Gypsy

Narco
 Motiva - Refinery
 Shell Chemical, LP
 - Olefins
 Monomeric (Hexxon, RPP) - Epoxides
 Enterprise Products - Gas Processing
 Air Liquide
 Valero (Orion, TransAm) - Refinery
 Rain CII Carbon
 Dow (Union Carbide) - PP (Shuttered)

ConocoPhillips
 Phillips 66 (Tesco, BP Amoco)
 Alliance Refinery



Petrochemical Plants Along The Lower Mississippi River Corridor

For more detailed maps go to our Subscription Service
<http://www.citemplants.com>

DOW
 (Union Carbide) - Ethylene & Derivatives

* Power Plants, Energy, Calpine
 Plants shown in italics are closed

Phillips 66 (Tesco, BP Amoco)
 Alliance Refinery

2/06/2008

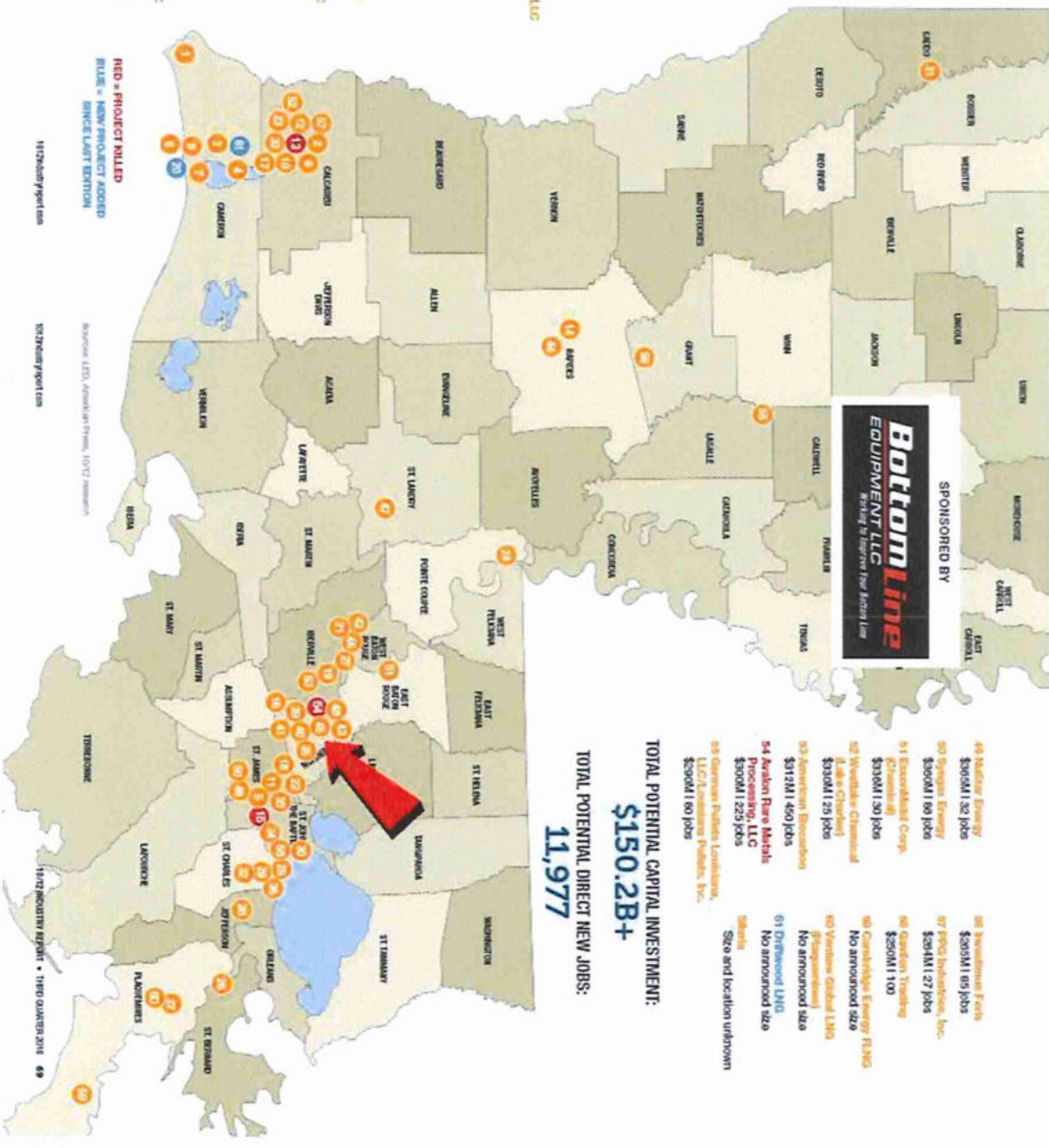
Homestic Company
 Maps & Directories
 (225) 387-1463
 (225) 383-5369

Project by project

(\$250M and up)

Louisiana industrial projects announced or proposed since 2009 with projected capital investment of \$250 million or more. Second line shows projected capital investment and direct new jobs. List is representative, not complete; project statuses change frequently. (LNG = liquefied natural gas export project)

- 1 **Badley Phase LNG** (Chemicals/Energy) \$2,358.1 400 jobs
- 2 **Samuel LNG** \$2.2B-\$4.2B/1,250 jobs
- 3 **CG LNG** \$11B/1,250 jobs
- 4 **Tempus Energy/Commodity** \$10B/1,100 jobs
- 5 **Ferrous** \$9.4B/1,200 jobs
- 6 **Lake Charles LNG** (Gas, Turbines/LNG Trainers/Partners) \$8B/1,250 jobs
- 7 **Southern Catalysts** (Petrochemicals/Energy) \$8B/1,500 jobs
- 8 **Dalby LNG** \$7B/1,400 jobs
- 9 **Ventura Global LNG** (Chemicals) \$4.5B/1,100 jobs
- 10 **Marshall LNG** \$3.7B/1,500 jobs
- 11 **Huber Steel** Up to \$3.4B/1,250 jobs
- 12 **Andritz Corle Chemical** \$3B/1,250 jobs
- 13 **Lake Charles Clean Energy (Lecorda Corp)** \$2.5B/1,215 jobs
- 14 **Beaulieu American Energy (American Specialty Alloys)** \$2.4B/1,450 jobs
- 15 **Marathon Petroleum** \$975M/1,100 jobs
- 16 **CF Industries Hengou, LLC** \$2.1B/1,000 jobs
- 17 **Law Oak LNG** (Petrochemicals/Energy) \$2B/1,100 jobs
- 18 **Vidreux Chemical, Inc.** \$1.6B/1,400 jobs
- 19 **Enrichon** \$1.5B/1,200 jobs
- 20 **First Composites** \$1.5B/1,100 jobs
- 21 **Shelco** \$1.4B/1,100 jobs
- 22 **South Louisiana Methanol** \$1.3B/1,000 jobs
- 23 **EGT Energy** \$1.3B/1,240 jobs
- 24 **Schlager Logistics** (Logistics, LLC) \$1.25B/1,250 jobs
- 25 **AM American Industries** \$1.2B/1,150 jobs
- 26 **Cardinals Commodities** \$1.2B/1,500 jobs
- 27 **Dow Chemical** \$1,00B/1,710 jobs
- 28 **ConocoPhillips Chemical Co./Dyco Ketal** \$1,025B/1,000 jobs
- 29 **Albemarle** \$1B/1,000 jobs
- 30 **Enbridge Lakeview Energy (Lecorda Corp)** \$1B/1,125 jobs
- 31 **Beaulieu AG** \$975M/1,075 jobs
- 32 **Hexwood** \$975M/1,100 jobs
- 33 **Lake Charles Composites, LLC** \$800M/1,210 jobs
- 34 **Patrolex** \$800M/Not available
- 35 **Shell Chemical** \$777M/20 jobs
- 36 **Valero Refining - New Orleans, LLC** \$700M/24 jobs
- 37 **Louisiana LNG Energy, LLC** \$640.6M/1,410 jobs
- 38 **Pro Oak Turbines** \$600M/1,700 jobs
- 39 **Madison Corp.** \$570M/1,250 jobs
- 40 **Madison Corp., Madison 2** \$570M/1,120 jobs
- 41 **Hempstead International** \$500M/1,000 jobs
- 42 **Shelco Louisiana, LLC** \$500M/1,500 jobs
- 43 **EGT (Rebound)** \$500M/1,100 jobs
- 44 **Stanley Truck** \$450M/1,150 jobs
- 45 **Ventura Chemical (Eastman)** \$425M/1,700 jobs
- 46 **Shelco Louisiana, LLC** \$420M/1,000 jobs
- 47 **Hydramet Energy (Hib)** \$400M/1,125 jobs
- 48 **Hempstead** \$400M/1,500 jobs



TOTAL POTENTIAL CAPITAL INVESTMENT:
\$150.2B+
TOTAL POTENTIAL DIRECT NEW JOBS:
11,977

- 49 **Natchez Energy** \$305M/1,320 jobs
 - 50 **Stryker Energy** \$304M/1,500 jobs
 - 51 **ExxonMobil Corp.** \$300M/1,500 jobs
 - 52 **Ventura Chemical** (Lecorda Corp) \$300M/1,250 jobs
 - 53 **Acrotron Biocarbon** \$315M/1,450 jobs
 - 54 **Avonlea Rare Metals Processing, LLC** \$300M/1,225 jobs
 - 55 **Germani Pulpes Louisiana, LLC (Louisiana Pulpes, Inc.)** \$300M/1,600 jobs
 - 56 **Investment Jobs** \$305M/1,850 jobs
 - 57 **FCI Industries, Inc.** \$34M/1,270 jobs
 - 58 **Garco Trucking** \$50M/1,100
 - 59 **ConocoPhillips Energy (LNG)** No announced size
 - 60 **Ventura Global LNG** (Petrochemical) No announced size
 - 61 **Diamond LNG** No announced size
- Size and location unknown*



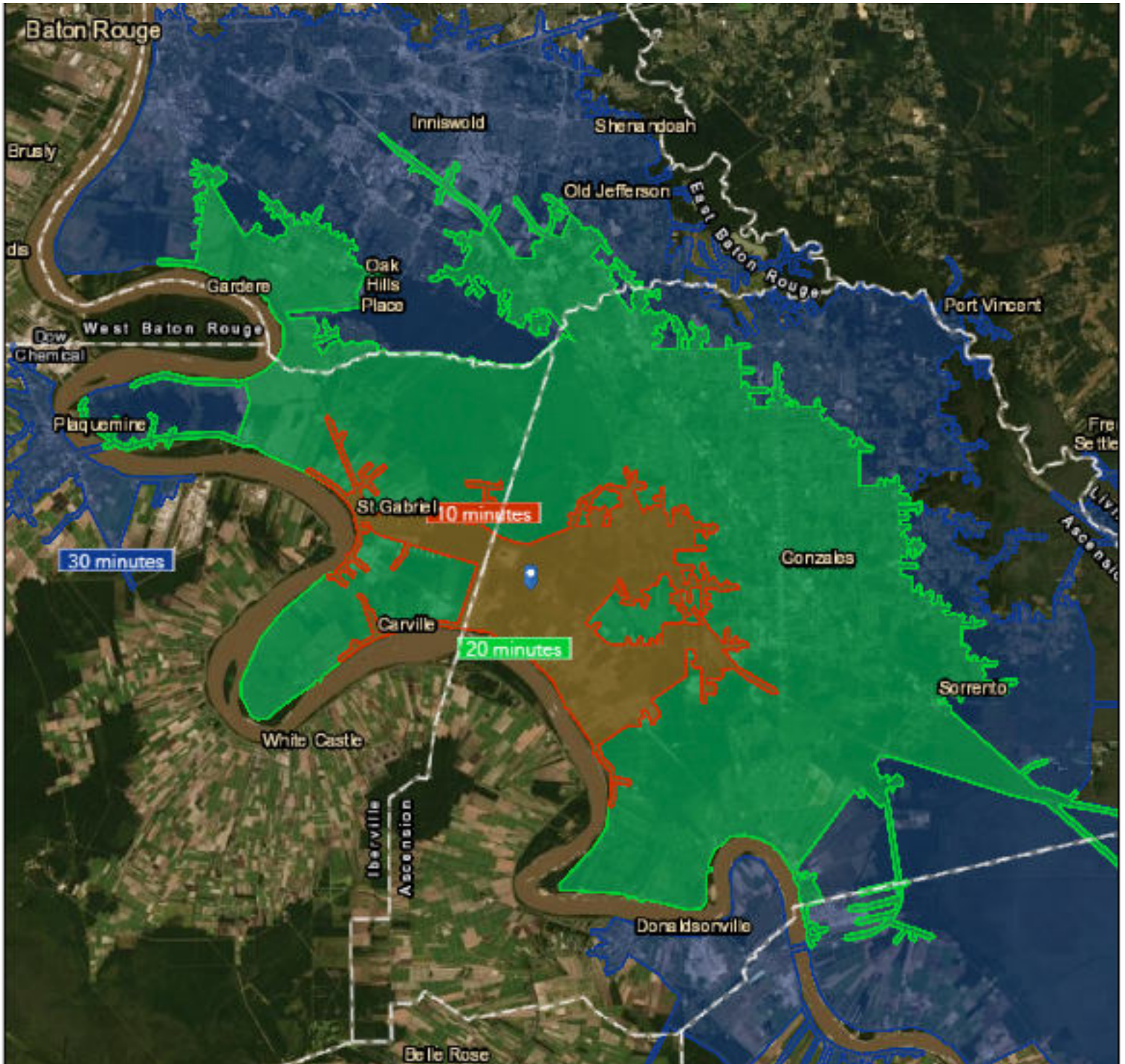
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

10, 20, 30 MIN DRIVE TIMES

GATEWAY II

HWY. 30, GEISMAR, LA 70734

45.6 ACRES AVAILABLE



BILL JEANSONNE, CCIM
Commercial Investment Specialist
(D)225.802.2932
bill@sr-cre.com

DON HANNA
Commercial Sales & Leasing
(D)225.802.5450
don@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi. px



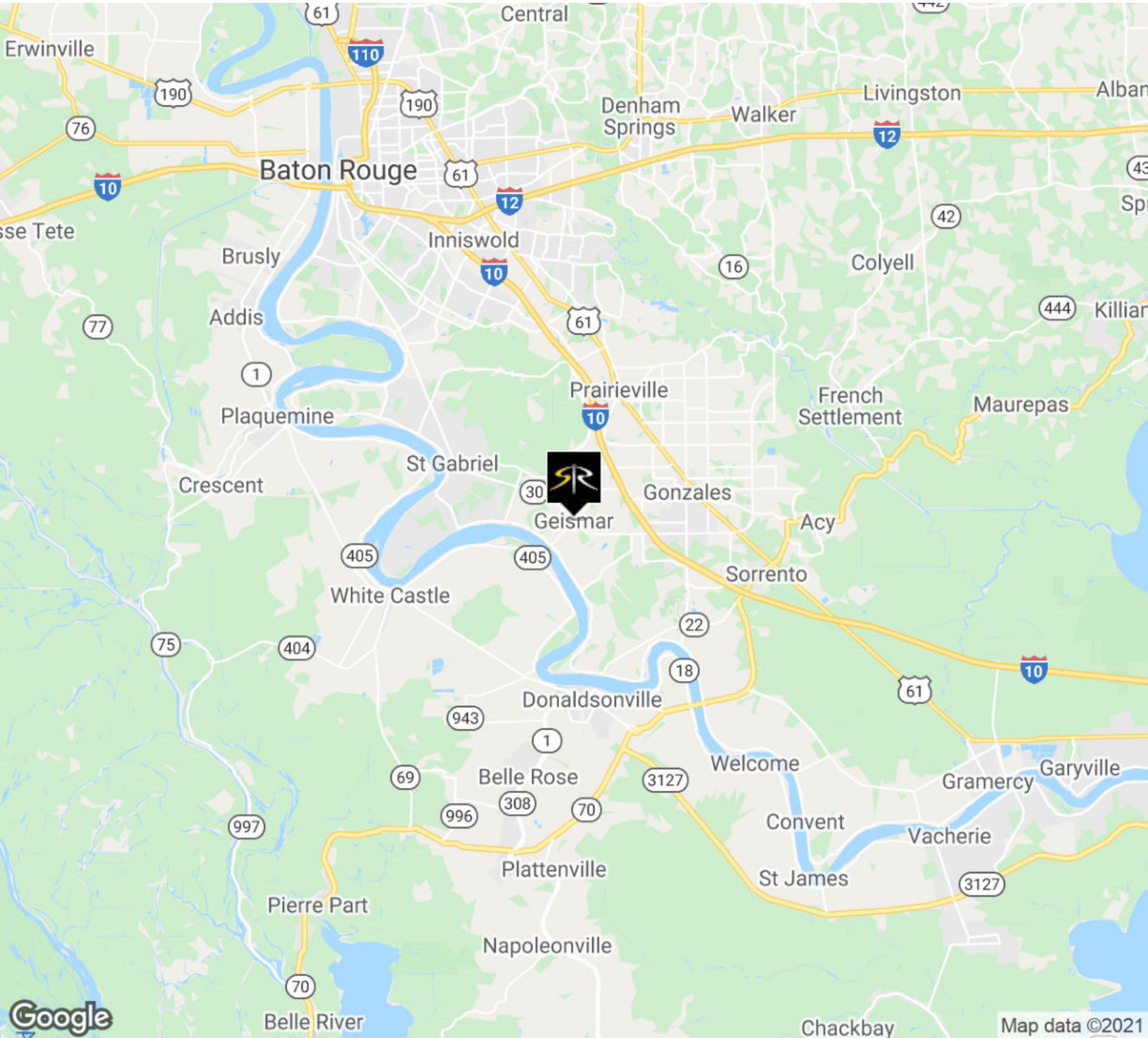
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

INDUSTRIAL LAND FOR SALE

GATEWAY II

HWY. 30, GEISMAR, LA 70734

45.6 ACRES AVAILABLE



BILL JEANSONNE, CCIM
Commercial Investment Specialist
(D)225.802.2932
bill@sr-cre.com

DON HANNA
Commercial Sales & Leasing
(D)225.802.5450
don@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi. px