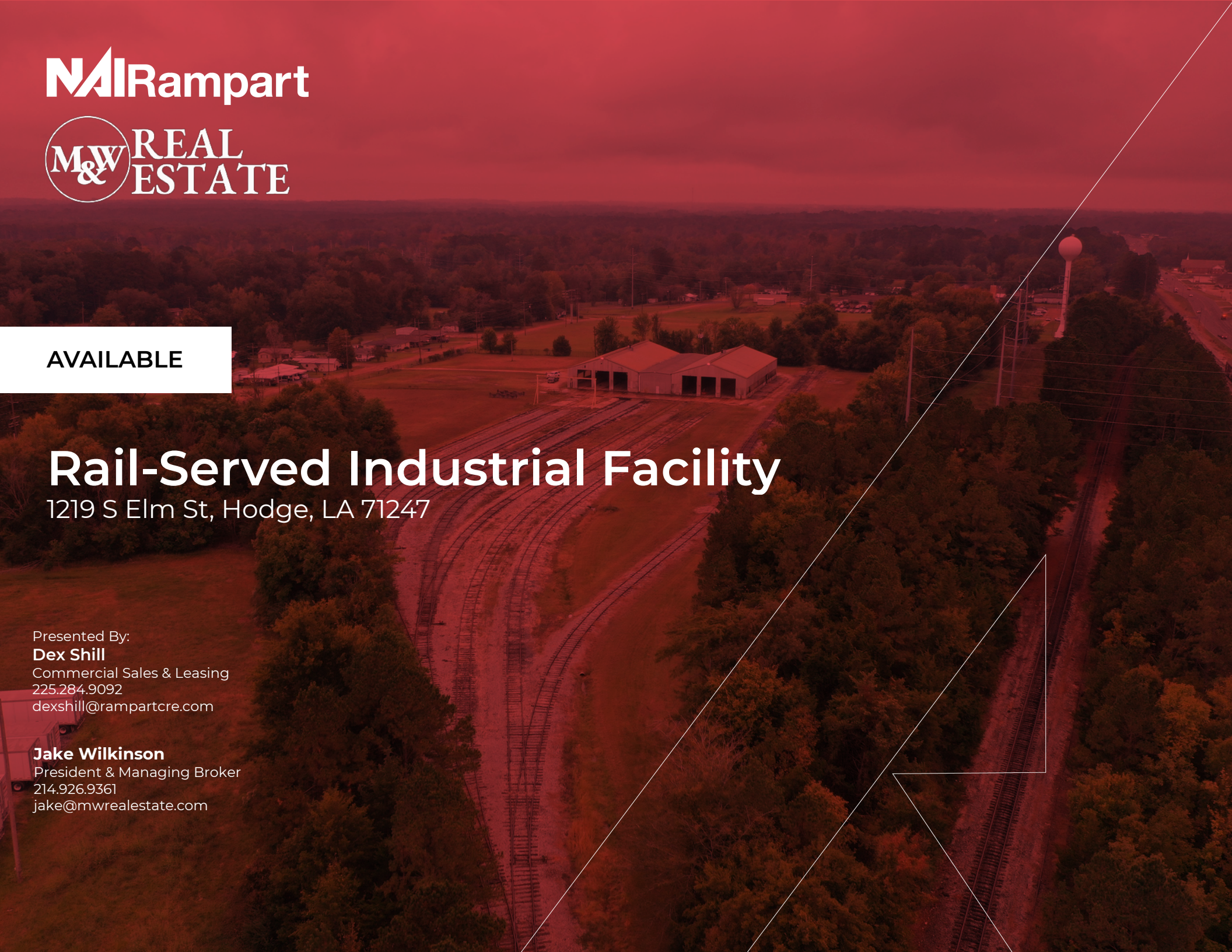




**NARampart**

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& ESTATE**

**AVAILABLE**

# Rail-Served Industrial Facility

1219 S Elm St, Hodge, LA 71247

Presented By:

**Dex Shill**

Commercial Sales & Leasing

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### PROPERTY DESCRIPTION

Hodge Railcar Services, located at 1219 Elm Street, is a fully secured ±11.65-acre railcar facility with ±24,000 SF of warehouse space. Designed for transloading, cleaning, maintenance, and storage, the site features:

- 6 (14'x18') overhead doors
- 16'-30' clear heights
- 3 pits (4'x70')
- 7,000 feet of rail track with capacity for up to 100 cars
- Direct LAS rail service for in/out movements

The property's partnership with Watco, operator of the LAS system, ensures efficient railcar handling and access to the CPKC, a Class I connection — making Hodge an ideal base for industrial and logistics operations across the region.

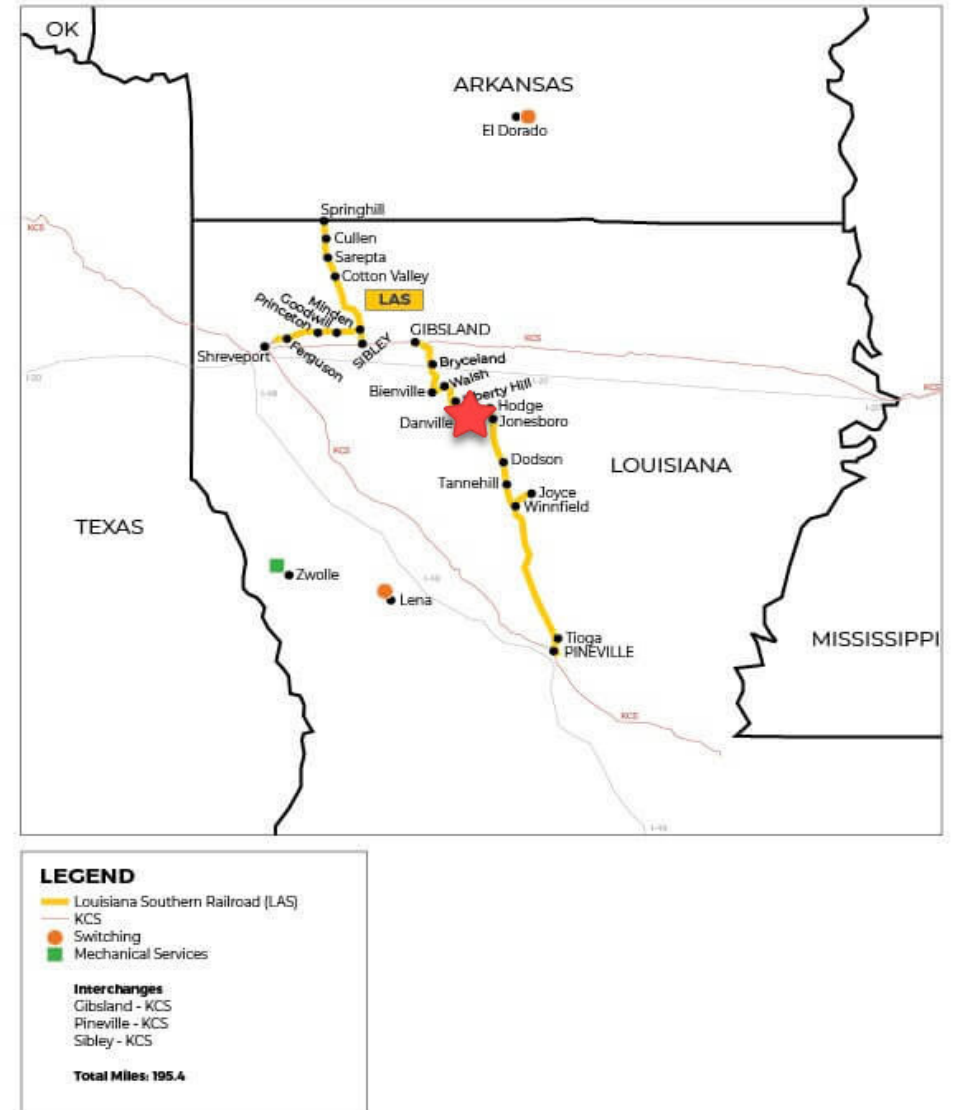
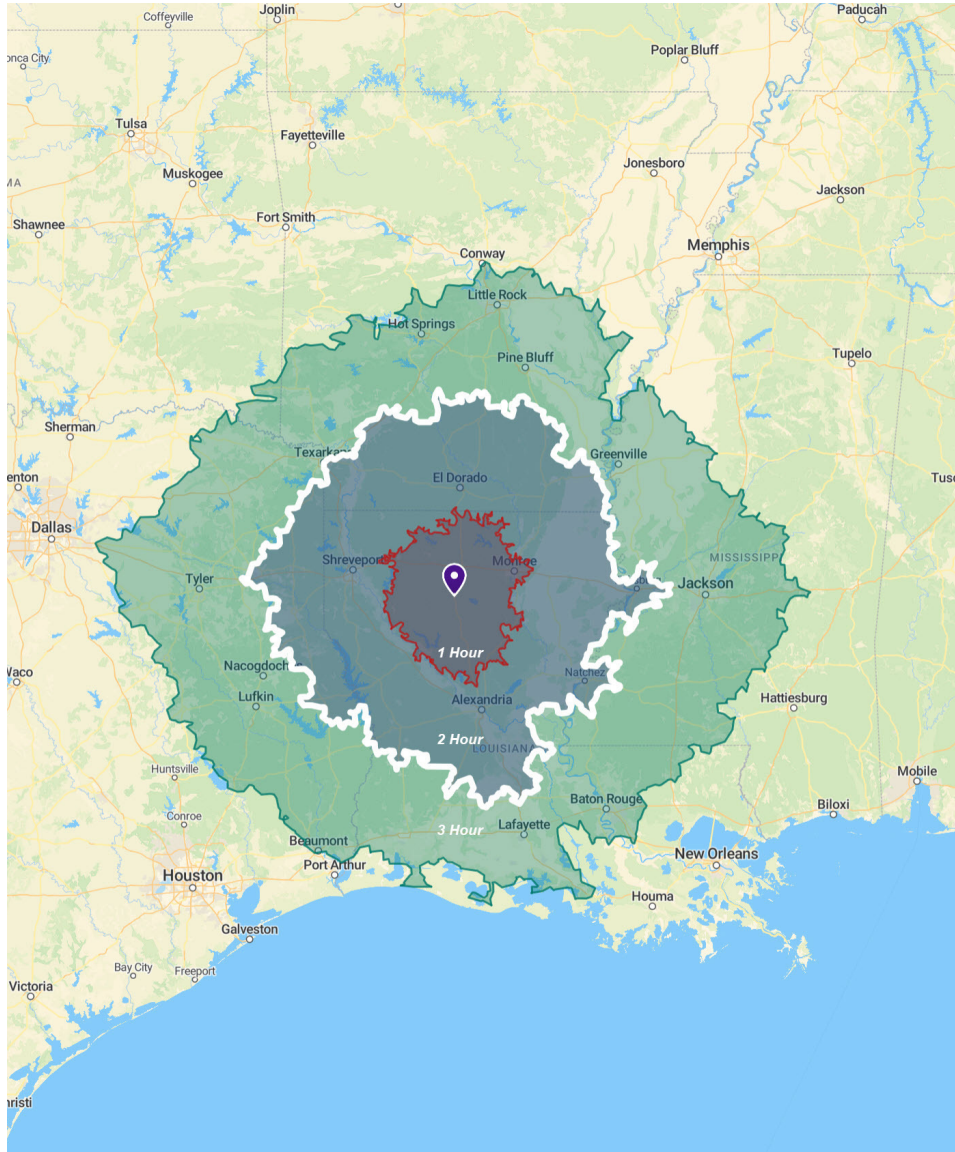
### PROPERTY HIGHLIGHTS

- Strategic North Louisiana location with direct Class I rail connectivity
- Served by Louisiana Southern Railroad (LAS) with in/out car handling by Watco
- Ideal for railcar staging, transloading, maintenance, or storage operations
- Central location with short drive times to Ruston, Monroe, Shreveport, Alexandria, and Baton Rouge
- LAS interchanges with CPKC
- Positioned for regional and national freight distribution across Louisiana, Texas, and the Gulf South

### OFFERING SUMMARY

|               |                         |
|---------------|-------------------------|
| Sales Price:  | \$ 3,250,000.00         |
| Lease Rate:   | \$17,500.00/month (NNN) |
| Available SF: | 24,000 SF               |

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