

FOR SALE 54 ACRE SHIP MAINTENANCE FACILITY



Beau Box Commercial Real Estate is
pleased to offer a 54 Acre Ship Maintenance
Facility with frontage on the Calcasieu River.

5500 Bankers Avenue
Baton Rouge, LA 70808
www.beaubox.com

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54 ACRE SHIP MAINTENANCE FACILITY

Property Overview

- Four (4) ship slips dredged to approx. 26 feet
- Bulk headed with stabilized yard
- Zoning: **Heavy Industrial District**
- Building 1: Office, 4,200 square feet
- Building 2: Mechanic/Break Room, Approximately 4,500 SF (18' Clear)
- Building 3: Paint Shop, 2,280 SF (18' Clear)
- The site fronts the Calcasieu River. **Total frontage is approximately 3,879 linear feet**, of which approximately 2,644 linear feet is bulk headed with ship slips
- River Channel Depth: Minimum of 40 feet
- Barge/Ship length: The facility can handle ships and barges up to 600' in length
- For Sale: **\$12,000,000**



54 ACRE SHIP MAINTENANCE FACILITY

Facility Description

The facility is **located on the Calcasieu River** at the intersection of the Gulf Intracoastal Waterway, 17 miles north of Cameron, LA. Access to the Gulf of Mexico is provided through the Calcasieu Ship Channel, providing **constant deepwater access (40 ft.)** with no height restrictions. The facility is situated on a **54 acre tract** with **approximate total frontage of 3,879 linear feet**, of which approximately 2,644 linear feet is bulk headed with ship slips. The **water depth at the slips is maintained to approximately 26 ft.** The facility has the capacity to repair vessels up to 400 feet.



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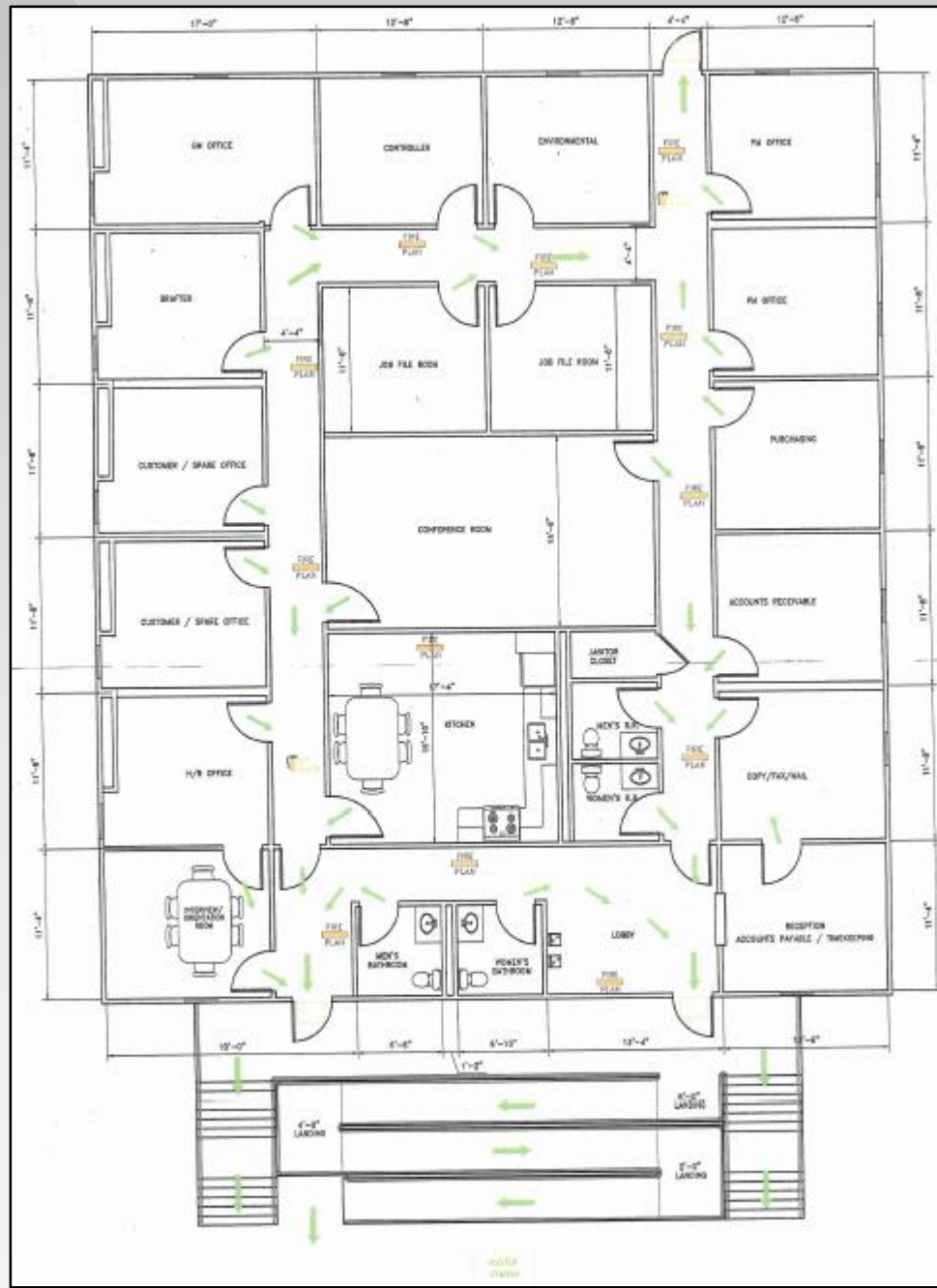
Facility Capabilities

The facility has capabilities which include **fuel oil storage, warehousing, marine fabrication, pipe fabrication, electrical, mechanical, blasting & painting**, and more. The facility has all of the necessary equipment and tools required to support shipyard operations.



Main Office Floorplan

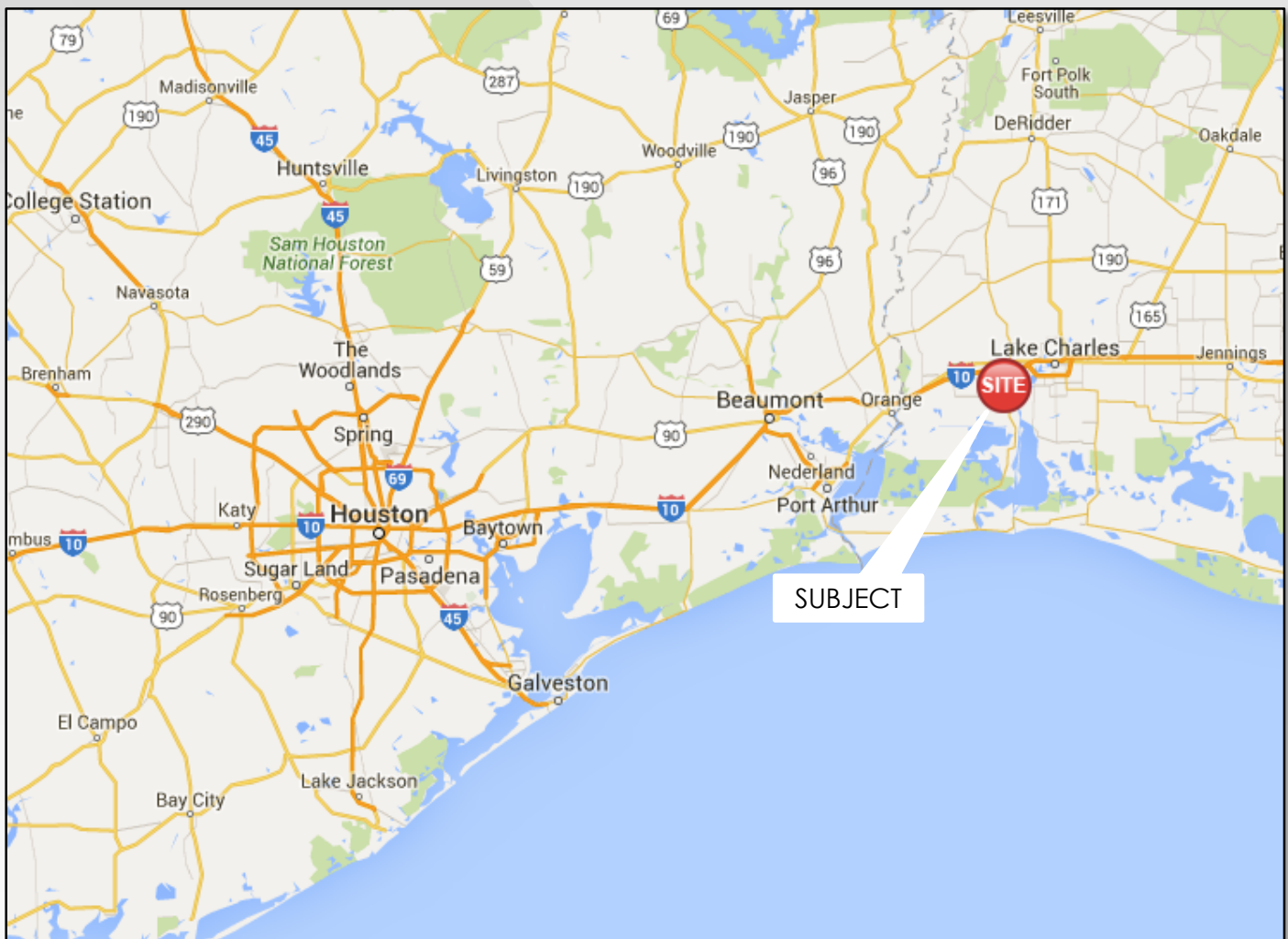
4,200 SF



54 ACRE SHIP MAINTENANCE FACILITY



- Located in southwest Louisiana, in the unincorporated Calcasieu Parish community of Carlyss, Louisiana.
- Oriented within the industrial corridor which adjoins the Calcasieu Ship Channel, south of Lake Charles
- Primary access arteries are LA Hwy 27, I-10, and US Hwy 90.



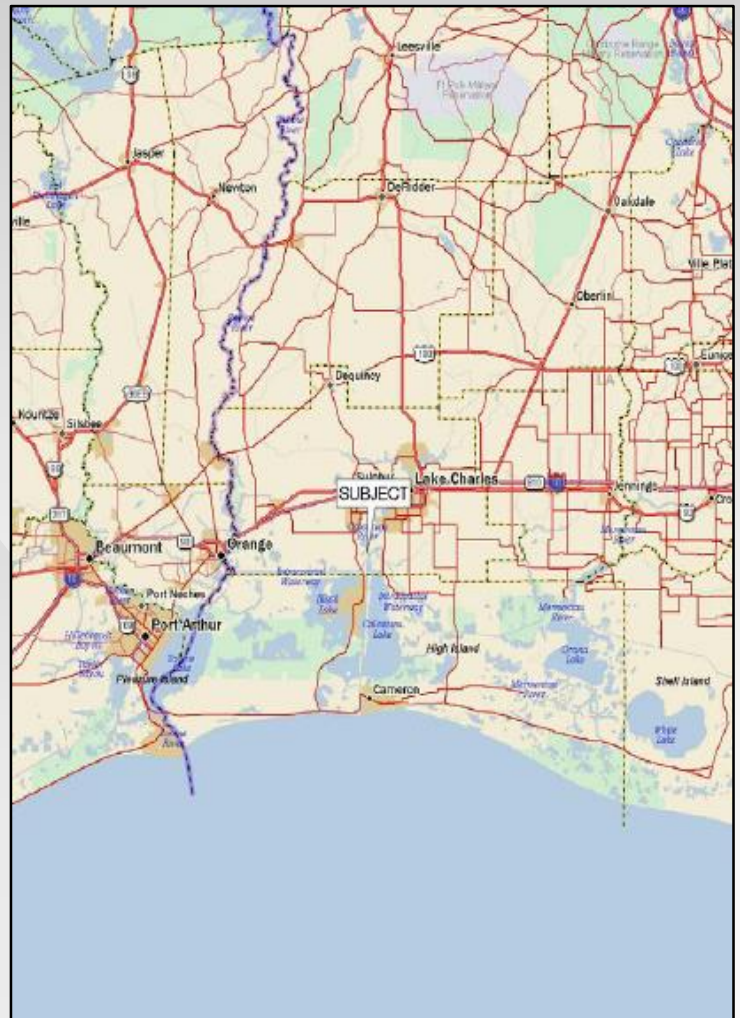
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LOCATION



VICINITY



For more information, contact:

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