

# BEAVER Lake INDUSTRIAL PARK

**300 WILLIAMS LAKE ROAD • PINEVILLE**
**RAPIDES PARISH, LOUISIANA**



**NAVIGABLE WATER ACCESSIBLE TO RED RIVER**



**ACCESS TO CLECO 230KV TRANSMISSION LINES**



**DUAL PROVIDER GAS TRANSMISSION LINES**



**KCS CLASS 1 RAIL LINE WITH 4 DOCKS**

This 1,100-acre site is ready for immediate development. It has all the amenities necessary to make you and your company successful. **Access to rail, highways and the Red River, Beaver Lake allows for optimum transportation access.**

LOUISIANA CENTRAL
Regional Economic Development

318.441.7000 dpurvis@louisiana-central.com 1302 Murray Street, Alexandria, LA

# OVERVIEW

Beaver Lake Industrial Park is one of the top industrial sites available in Louisiana. This site is ready for immediate development. It has all the amenities necessary to make you and your company successful. With access to rail, highways and the Red River, Beaver Lake allows for optimum transportation access. The 1,100-acre site has the ability to be sub-divided to fit your company's needs.

- LOCATED ON RED RIVER
- 2 SOURCES OF NATURAL GAS (800-1,000 MMBTU/DAY)
- 230KV CIRCUITS VIA SHADY OAKS SUBSTATION (CLECO)
- 3 JIB CRANES
- 10 TON OVERHEAD CRANE
- 2 TRUCK SCALES WITH SCALE BUILDING
- 6 MILES FROM INTERSTATE 49
- 3 ONSITE WATER WELLS (3M GPD)
- UP TO 10M GPD OF POTABLE WATER (POTENTIAL)
- 5 RAIL SPURS (CAN BE RECONFIGURED)
- RAIL STORAGE YARD UP TO 150+ RAIL CARS
- SHELVING
- 1,100 ACRES VACANT SITE
- 400 ACRES CONSTRUCTION READY
- 27K SF ADMINISTRATION BUILDING
- 50K SF MAINTENANCE BUILDING
- 20K SF EMPLOYEE SERVICES BUILDING
- GUARD BUILDING
- ENGINEERING BUILDING
- LOADING DOCK

