



1 2 4 5 5
STRANG ROAD

WATERFRONT INDUSTRIAL COMPLEX FOR SUBLEASE

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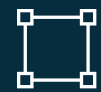
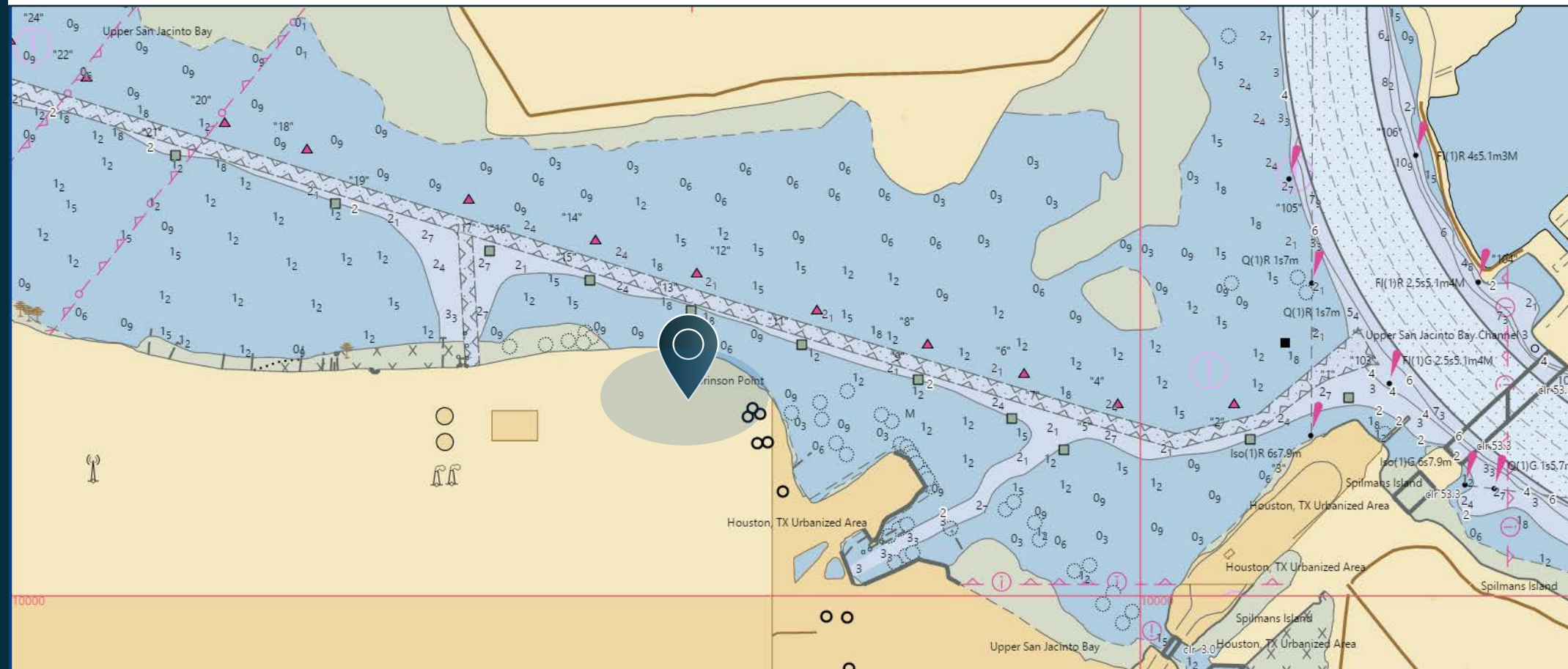
CBRE

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Plant decommissioning is currently underway and set to be complete in q4 2021.

National Oceanic and Atmospheric Administration.



up to +/-24 ac. site



~2,250' of internal rail



Fully stabilized/paved site



UP rail service, privately switched by TGS



Liquid barge dock access



Additional land available



Battleground Industrial District Location



Outside of the 500-year floodplain



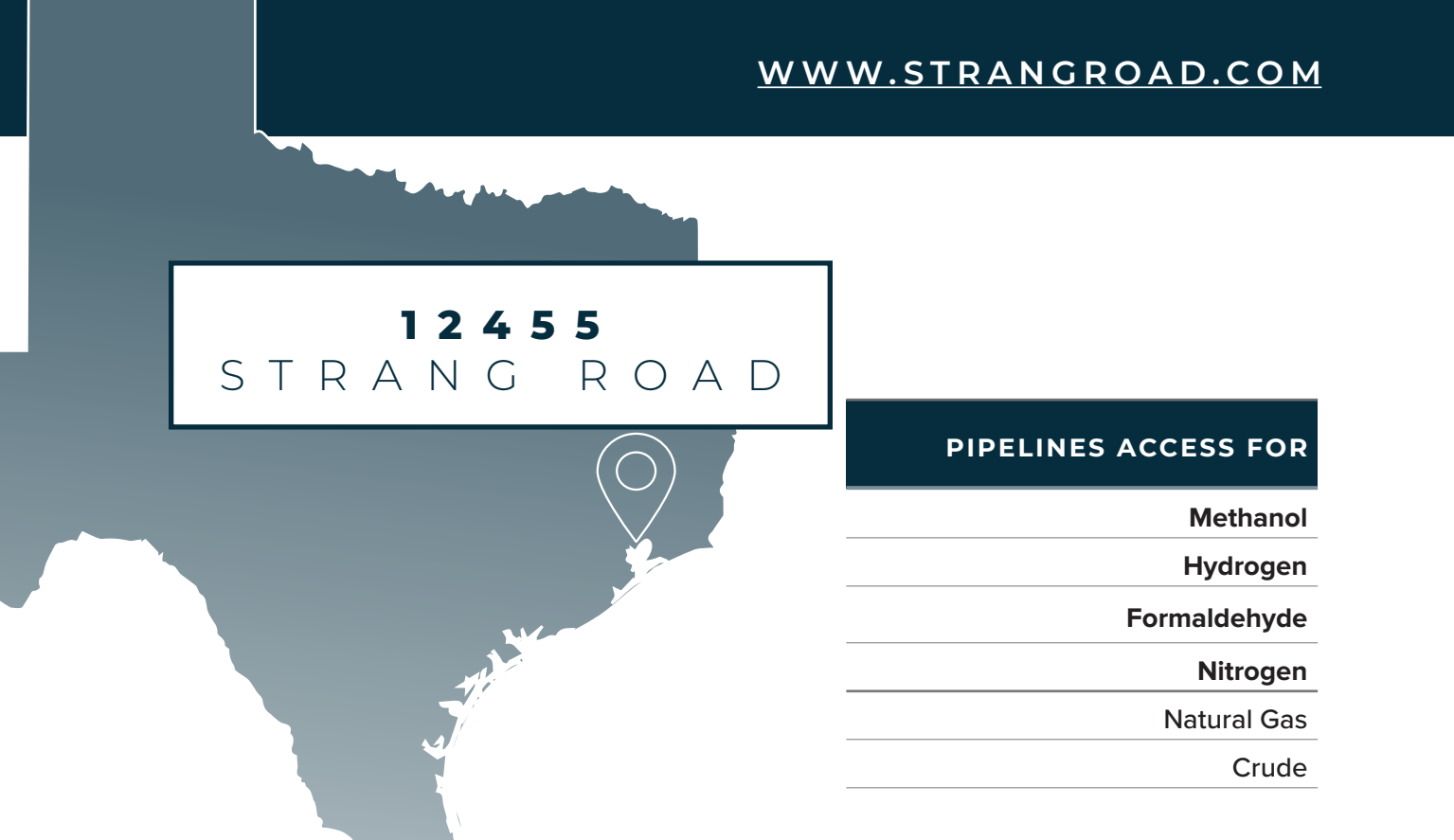
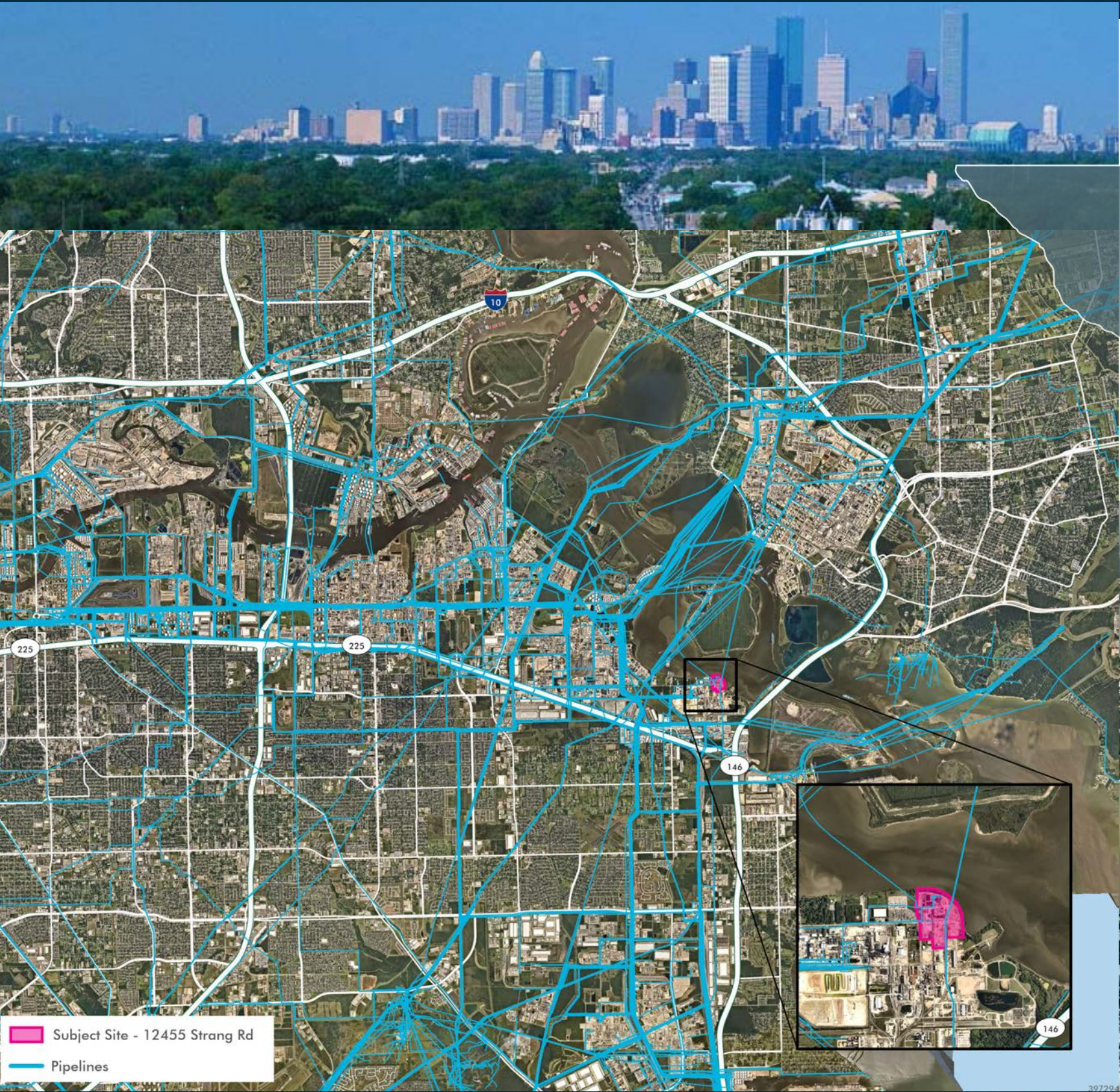
+/-7.5 ac. parking available through the landlord



Industrial utilities available through landlord

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PIPELINES ACCESS FOR

Methanol
Hydrogen
Formaldehyde
Nitrogen
Natural Gas
Crude





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Internal rail spurs are connected to the vast Union Pacific (UP) network and are privately switched by Trans-Global Solutions (TGS).

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