

# BATON ROUGE INDUSTRIAL MARKET

**Presented by:**

**Ryan Greene, CCIM, SIOR**

**NAI**Latter & Blum

[rgreene@latterblum.com](mailto:rgreene@latterblum.com)

# INDUSTRIAL COMMITTEE MEMBERS

**Ryan Greene, CCIM, SIOR**

*NAI Latter & Blum*

**Evan Scroggs, CCIM**

*NAI Latter & Blum*

**Scot Guidry, CCIM**

*Derbes Falgoust Commercial Real Estate*

**Todd Pevey, MPA**

*St. John Properties*

**Brent Garrett, CCIM, SIOR**

*Beau Box Commercial Real Estate*

**David Lakvold, MAI, SRA**

*The Lakvold Group*

**Dex Shill**

*NAI Latter & Blum*

**Grey Hammett, III**

*NAI Latter & Blum*

**Jordan Sutton**

*NAI Latter & Blum*

## *2018 Report Recap*

- Last Mile Distribution Centers
- Panama Canal Expansion
- Marijuana Legalization







## *2019 Report: The Offseason*

- Slowdown in 2018 Leasing Activity
- Industrial Impact on Other Sectors
- Leading Indicators for Future Activity

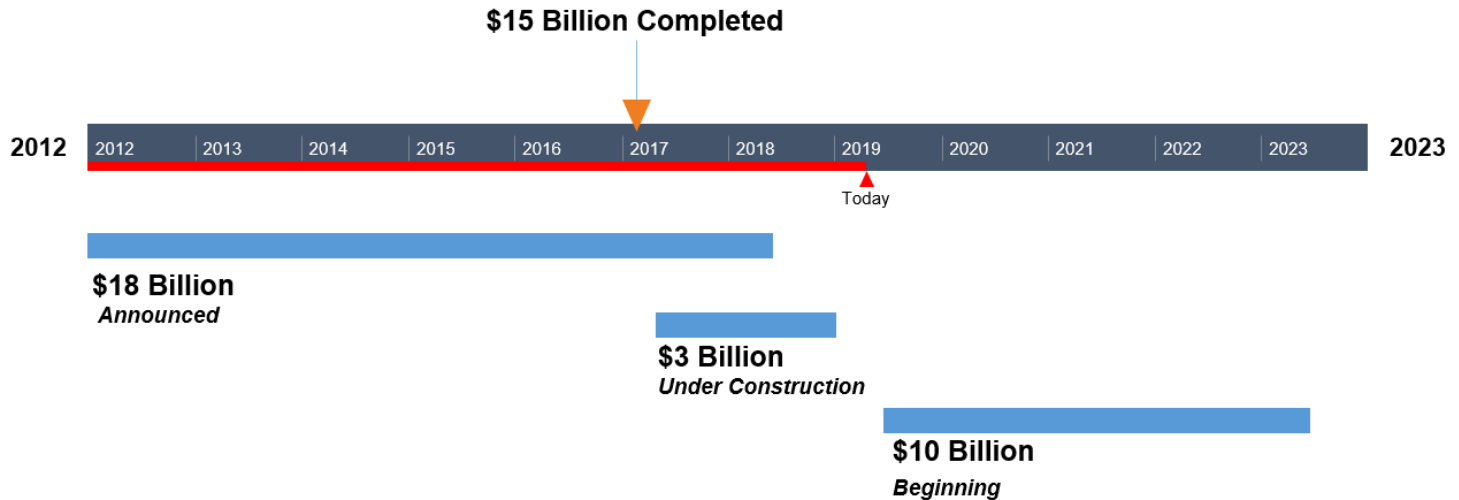
Slowdown in 2018 Leasing Activity

“Are ya’ll slow?”



<b>Announced '12-18</b>	<b>Completed by '17</b>	<b>Currently Under Construction</b>	<b>Beginning/ FEED Stage</b>
\$18,000,000,000	\$15,000,000,000	\$3,000,000,000.00	\$10,874,000,000.00

# Industrial Projects Timeline



## Beginning Projects

<u>Company</u>	<u>Project Value</u>	<u>Company</u>	<u>Project Value</u>
<b>Shintech</b>	\$1.49 Billion	<b>Tamico</b>	\$60 Million
<b>Methanex</b>	\$1.3 Billion	<b>Blue Cube Iberville</b>	\$33.8 Million
<b>Exxon</b>	\$400 Million	<b>Koten Natie</b>	\$36 Million
<b>Westlake Chemical</b>	\$140 Million	<b>Project Seagull</b>	\$1.2 Billion
<b>Shell</b>	\$200 Million	<b>Yuhuang Chemical</b>	\$1.85 Billion
<b>Renewable Energy Group</b>	\$160 Million	<b>South LA Methanol</b>	\$1.2 Billion

**Total: \$10.8 Billion**

Maps & Directories  
 Homesite Company  
 P. O. Box 627  
 Baton Rouge, LA 70821

**Saint Francisville**  
 Renew Paper (Tembec, Crown)

**Port Hudson**  
 Georgia-Pacific

**North of Baton Rouge**  
 Novolyte (Ferro, Grant)  
 BP - Gas Processing  
**ExxonMobil Polyolefins** (Allied / Paxon)  
 ExxonMobil - Resin Finishing  
 ExxonMobil BR Plastics  
 Deltech (Foster Grant) - Styrenes  
 Oxbow (Great Lakes, Alcoa)  
 Clean Harbors (Safety-Kleen)

**Port Allen**  
 BASF (Discovery)  
 Criterion (So. Ionics, Alcoa) - Catalysts  
 Placid Refining  
 ExxonMobil - Lubes  
 Enterprise Products - C3 Splitter

**Addis / Plaquemine**  
 Shintech (BCP)  
 Sid Richardson - Carbon Black  
 Shintech - PVC  
**Dow** - Cl, Ethylene & Derivatives  
 Poly One (Geon) - Compounds  
 Air Liquide  
 Air Products

**Plaquemine**  
**Georgia Gulf** - Cl, PVC

Shintech - PVC  
 Air Liquide  
 SNF Flopam

**Donaldsonville**  
 CF - Ammonia  
 Terra (Triad) - Ammonia

**Baton Rouge**  
 Rhodia (Stauffer) - Acid  
 UOP (LaRoche)  
 Lion Copolymer (DSM)  
 Albemarle (Ethyl) - Labs  
 Formosa (Allied) - Cl, PVC

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

**St Gabriel / Carville**  
 \*\*\*\* Willow Glen  
 Taminco (Air Products) - Amines  
 BCP, Chorine

**syngenta - Ag Products**  
 (Novartis & Zeneca)  
 Huntsman (Ciba) - Inks  
 Pioneer (Stauffer) - Cl  
 Mexichem Fluor (ICI) - Refrigerants  
 Total (Atofina) - Styrene, PS  
 \* Calpine

Louis Dreyfus (Gulf Liquids)  
 Enterprise Tebome  
 Crosstex (El Paso)  
 - Gas Processing -

**Geismar**  
 Honeywell (Allied Signal)  
 Williams (Union Texas)  
 - Ethylene  
 PCS Nitrogen (Arcadian)  
 - Fertilizers  
 Innophos (Rhodia)  
 - Phos Acid

**Geismar**  
**Westlake** (Geismar Vinyls, BCP)  
 Air Liquide  
 Lion Copolymer (Chemtura, Uniroyal) - EPDM  
 Huntsman (Rubicon) - MDI  
 Hexion (Borden) - Formaldehyde  
 Praxair - Syn Gas  
 - EO, EG, Urethanes  
**BASF**  
 Shell Chem. Derivatives  
 Air Prod - Syn Gas  
 OxyChem (Vulcan) - Cl Organics  
 Air Liquide - Cogen

**Burnside**  
 Ormet

**Gramercy**  
 Imperial (Colonial) Sugar  
 Gramercy Alumina (Kaiser) - Alumina  
 Rain Cl Carbon

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

**Mosaic**

**MOTIVA**

**Garville / LaPlace**  
 Nalco - Water Treatment  
 Stockhausen  
 Marathon Oil Company  
 Pinnacle Polymers (Epsilon) - PP  
 Air Products (Tomah)  
 DuPont - Elastomers & Specialties  
 Bayou Steel  
 \*\*\* Little Gypsy

**Narco**  
**Motiva - Refinery**  
**Shell Chemical, LP**  
 - Olefins  
 Hexion (RPP) - Epoxies  
 Enterprise Products - Gas Processing  
 Air Liquide  
 Valera (Orion, Trans-Am.) - Refinery  
 Rain Cl Carbon  
 Dow (Union Carbide) - PP (Shuttered)

Shell Oil, Metairie

**NO East**  
 Air Products  
 Follers  
 \*\* Michoud

**Below Sunshine Bridge**

**Mosaic** - Fertilizers  
 (IMC-Agrico)  
 American Styrenes  
 (Chevron/Phillips) - Styrene

**Across River**  
 (from New Orleans)

**MONSANTO**

Cytec (Am Cyanamid)  
 \*\* Nine Mile

**Belle Chase**  
 Chevron Oronite - Lubes

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

(Hooker) - Chlorine  
 Praxair  
 Air Liquide  
 Chemtura (Witco) - Additives

**Dow**  
 (Union Carbide) -  
 Ethylene & Derivatives

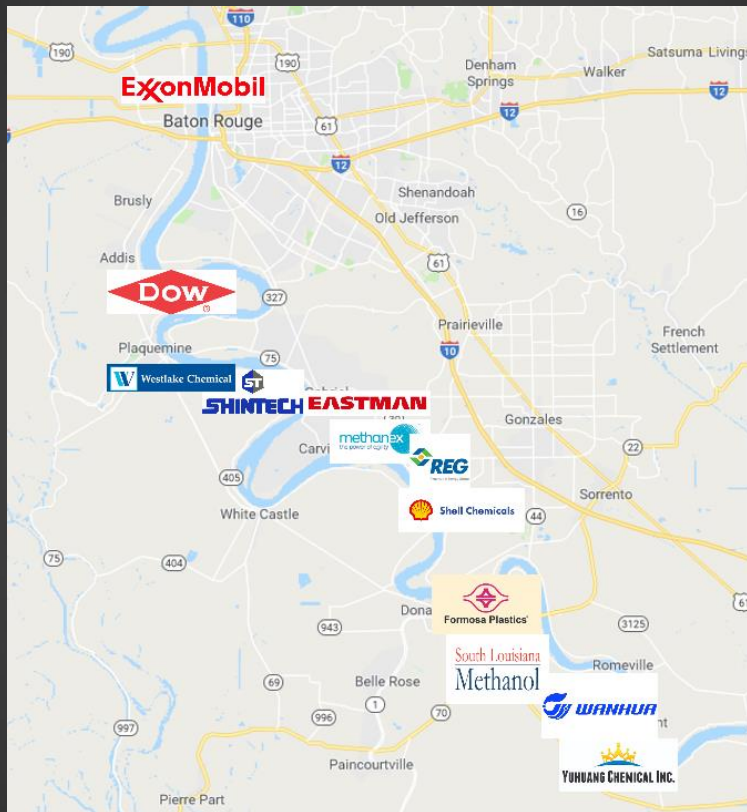
\* Power Plants, Entergy, Calpine  
 Plants shown in italics are closed

**ConocoPhillips**  
 (Tosco, BP Amoco)  
 Alliance Refinery

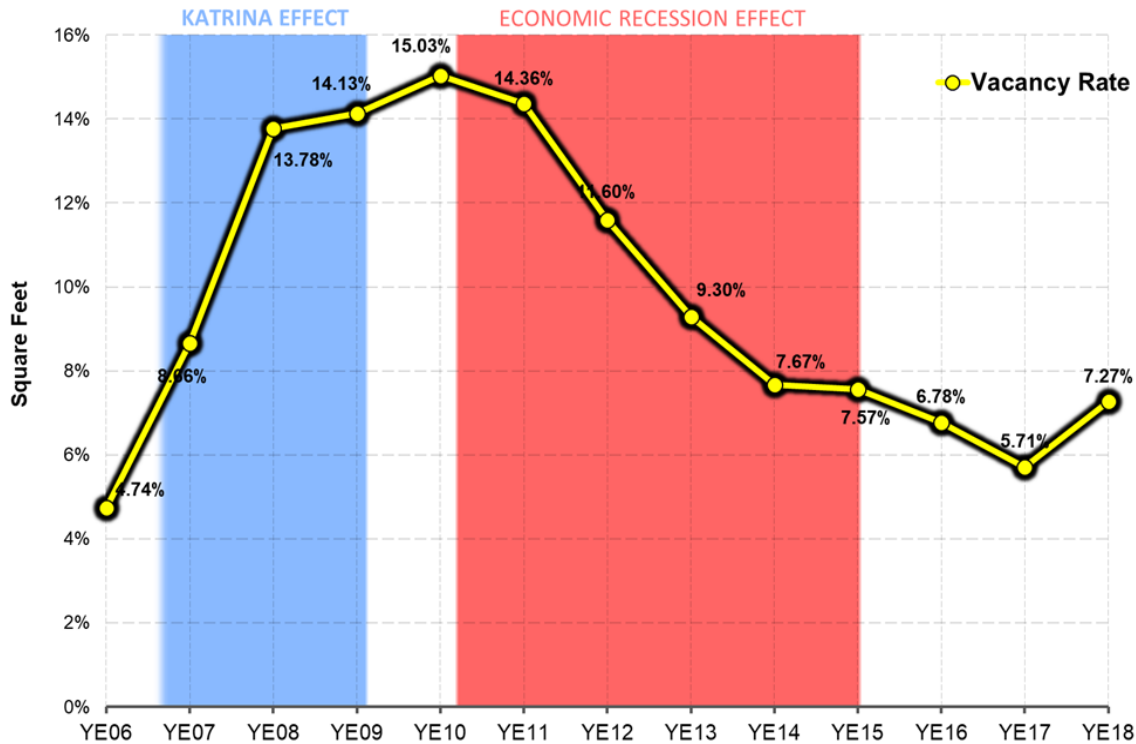
Homesite Company  
 Maps & Directories  
 (225) 387-1463  
 (225) 383-5369

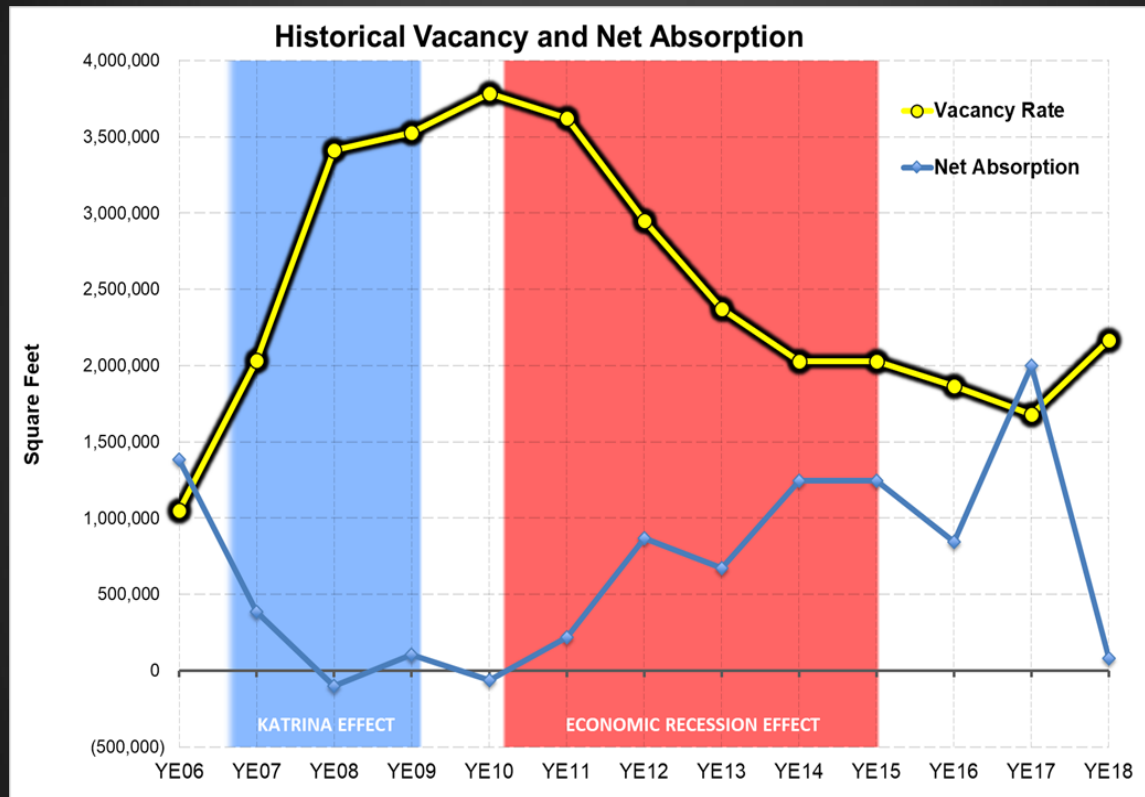
2/06/2008

## Petrochemical Plants Along The lower Mississippi River Corridor



## Historical Vacancy Rate





“After a lull of some 18 months, during which time the (Baton Rouge) MSA’s economy slowed to a crawl, industrial construction is poised to launch into a new round of growth.”

*Dr. Loren Scott, Louisiana Economic Outlook*

## The Offseason :

*Football Season and  
Waiting for Football  
Season*



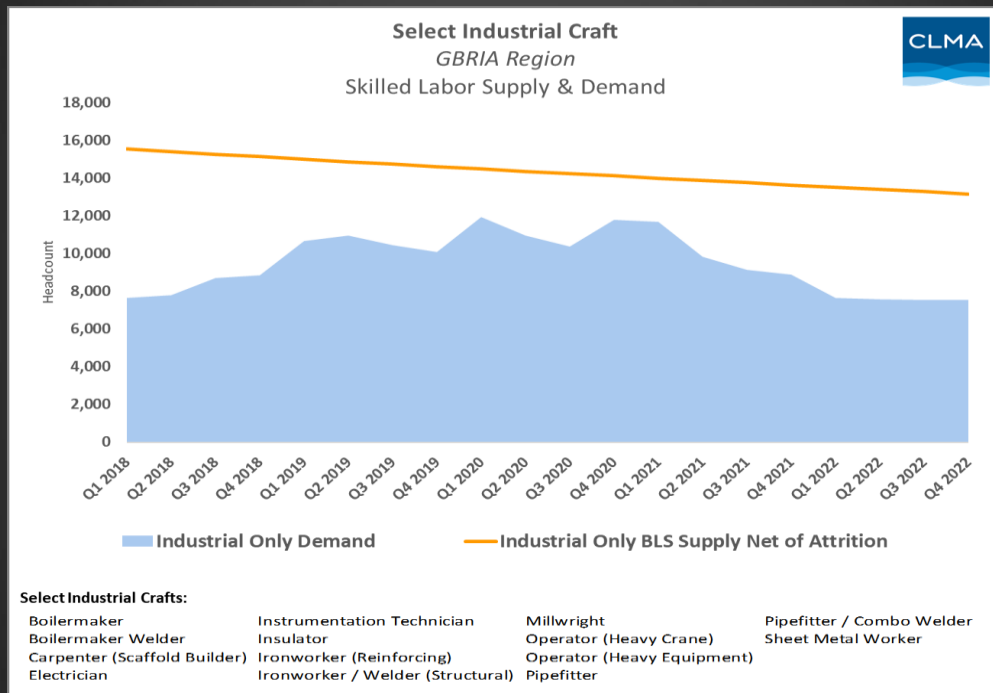
## Industrial Projects' Impact on Other Sectors

Previous Job Rate Multiplier: 4.65

New Job Rate Multiplier: 6



# Industrial Job growth through 2022



Source: Greater Baton Rouge Industrial Alliance

## Case Study

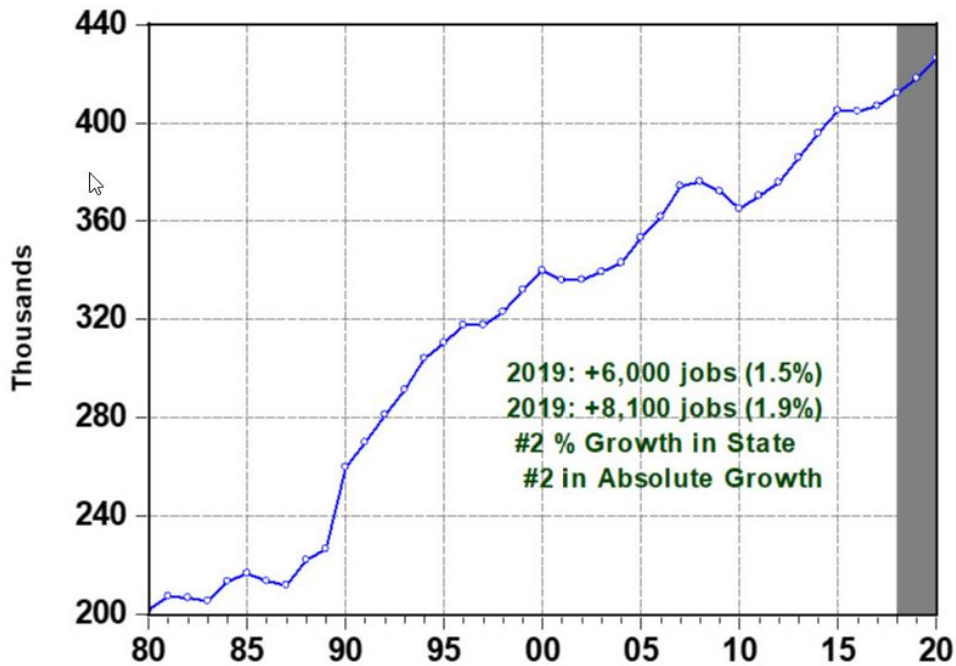
Shintech: \$1.49 Billion Expansion

120 New Employees

Average Salary: \$81,800

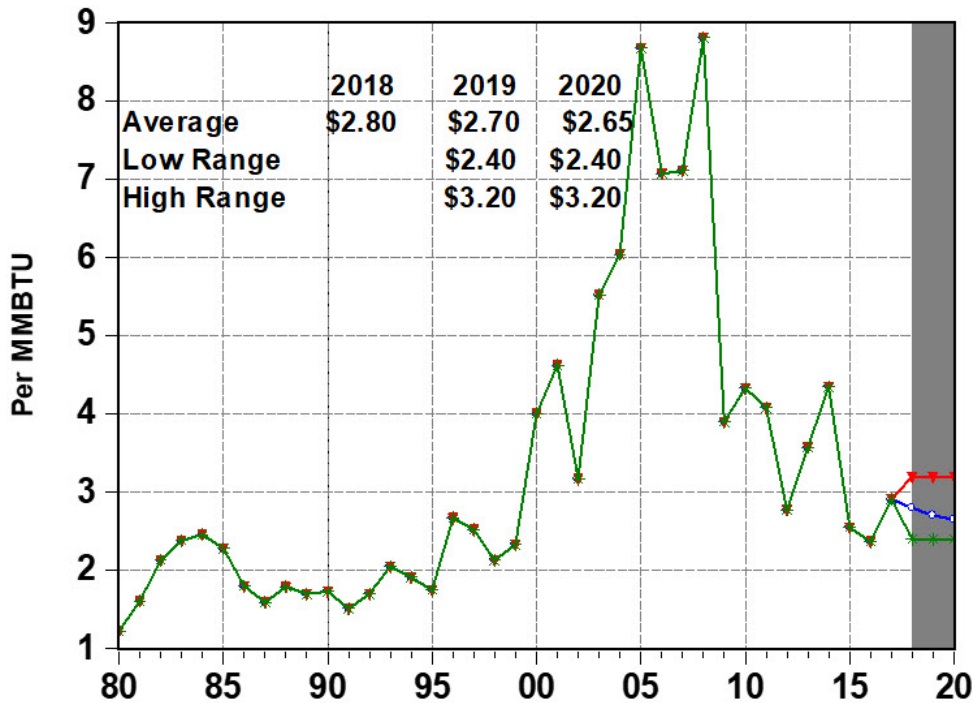


## Sustained Job Growth

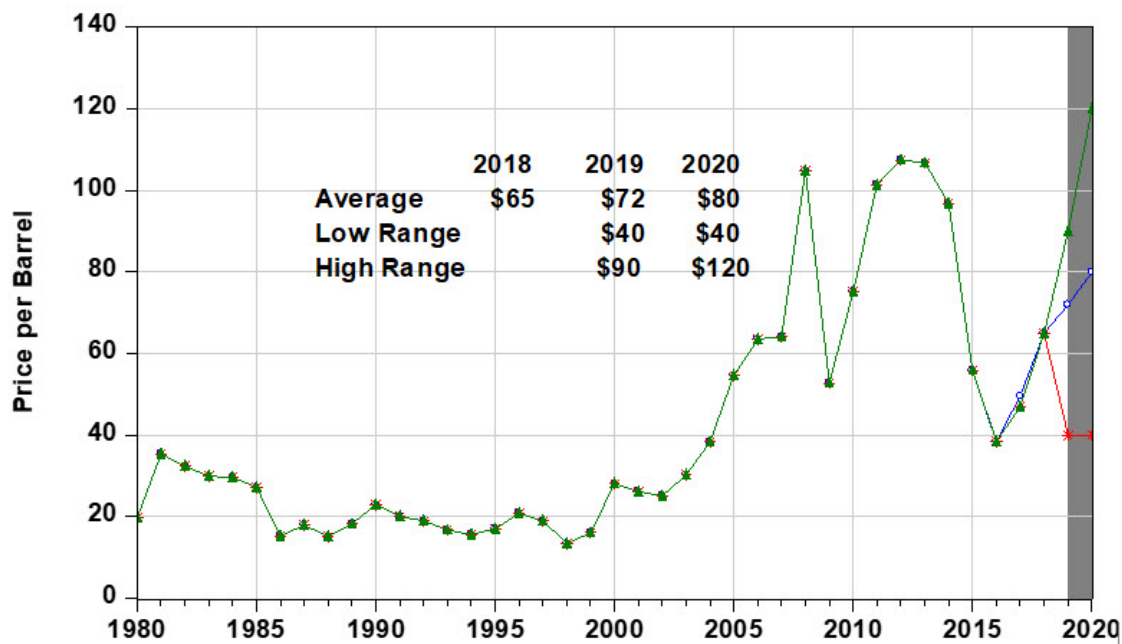


*Dr. Loren Scott, Louisiana Economic Outlook*

## Leading Indicators: Natural Gas Prices



## Leading Indicators: Oil Prices/Barrel



## Key Leading Indicator #2:



Full Parking Lot at Cabela's

***Thank You***

