

Site in Morehouse Parish, LA

# Former IP Mill Site

# 111

## Acres

**Contiguous Available:**

Subdividable: Yes

Max Divisible Available: 111 Acres

Min Divisible Available: 10.0 Acres

## Listing Price

**Sale Price**

2,850,000

**Lease Price**

N/A

## Property Type

- Industrial

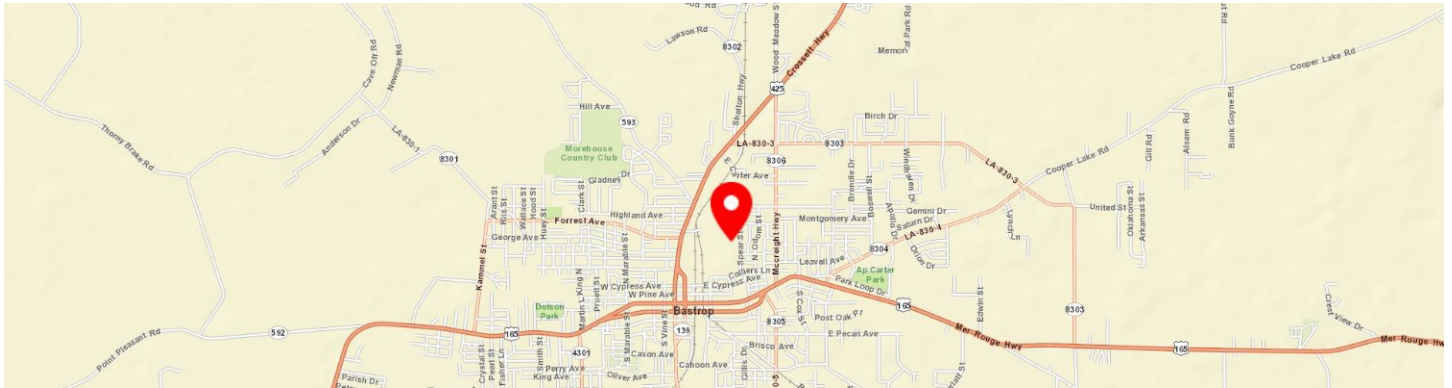


The old International Paper Mill of Bastrop contains 111.23 Acres and is situated in the center of Bastrop, Louisiana. It has a 3000-foot railroad spur which connects to the Missouri Pacific Railroad which travels to the deep-water port in Baton Rouge, Louisiana. There are numerous access points with one being to U.S. Highway 425. There are 5 deep water wells with electric motors which were utilized by International Paper. The site has a high-pressure gas line also. There are 2 buildings existing on the property. One being a 30,084 square foot insulated and heated storage building along with a 2,456 heated/cooled building. The concrete roads and loading dock are still in place. The property may be sold as one piece or spit to fit needs. Price for the total site is \$2,850,000

This is only a summary of this property. For complete details visit:  
<https://louisianasiteselection.com/led/Property/Detail/4792/Former-IP-Mill-Site>

Former IP Mill Site

## Transportation Infrastructure



705 Collier Lane | Bastrop, Louisiana 71220

Airports	
<b>Primary:</b> Monroe Regional	<b>Additional:</b> Delhi Municipal
<b>24.4 Miles</b>	<b>37.5 Miles</b>

Interstates	
<b>Primary:</b> I-20	<b>Additional:</b> I-49
<b>25.1 Miles</b>	<b>105.3 Miles</b>

U.S. Highways	
<b>Primary:</b> US-425	<b>Additional:</b> LA-139
<b>1.2 Miles</b>	<b>0.8 Miles</b>

Rail	
<b>Primary:</b> Arkansas, Louisiana, and Mississippi Railroad	<b>Additional:</b> Union Pacific Railroad
<b>0.5 Miles</b>	<b>4 Miles</b>

Navigable Water	
<b>Primary:</b> OUACHITA RIVER	<b>Additional:</b> MISSISSIPPI RIVER
<b>OUACHITA RIVER Miles</b>	<b>44 Miles</b>

Ports	
<b>Primary:</b> Greater Ouachita Parish Port	<b>Additional:</b> Lake Providence Port Commission
<b>29.9 Miles</b>	<b>42.5 Miles</b>

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## Property Details

### Fire Protection

### Cranes

Has Cranes: No

### Utilities

#### Electricity

Provider: Entergy

#### Water

Provider: People's water/private wells on-site (3+)

#### Telecommunications

Provider: AT&T

#### Natural Gas

Provider: Atmos/Gulf South

#### Sewer

Provider: City of Bastrop

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## Space & More Information

More Information	
<b>Property Id:</b> 4792	<b>Industrial Park:</b> No
<b>Enterprise Zone:</b> Yes	<b>Within City Limits:</b> Yes
<b>Foreign Trade Zone:</b> No	

Former IP Mill Site

## Documents Available Online

[IP Site Firmette.pdf](#)

[30,000 sq. ft. warehouse.bmp.jpg](#)

[8,040 sq. ft. warehouse.bmp.jpg](#)

[2,400 sq. ft. building used as firehouse.bmp.jpg](#)

[Interior rail spur with concrete access road.jpg](#)

To download all documents & view videos, visit <https://louisianasiteselection.com/led/Property/Detail/4792/Former-IP-Mill-Site>

## Ready to learn more about this site?

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**NORTH LOUISIANA  
ECONOMIC PARTNERSHIP**

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