

Marcus & Millichap  
TAG INDUSTRIAL GROUP

2137  
CAMIN CARGO  
CAMIN CARGO CONTROL  
2137 SOUTH PHILIPPE AVENUE

GONZALES, LA 70737

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TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA  
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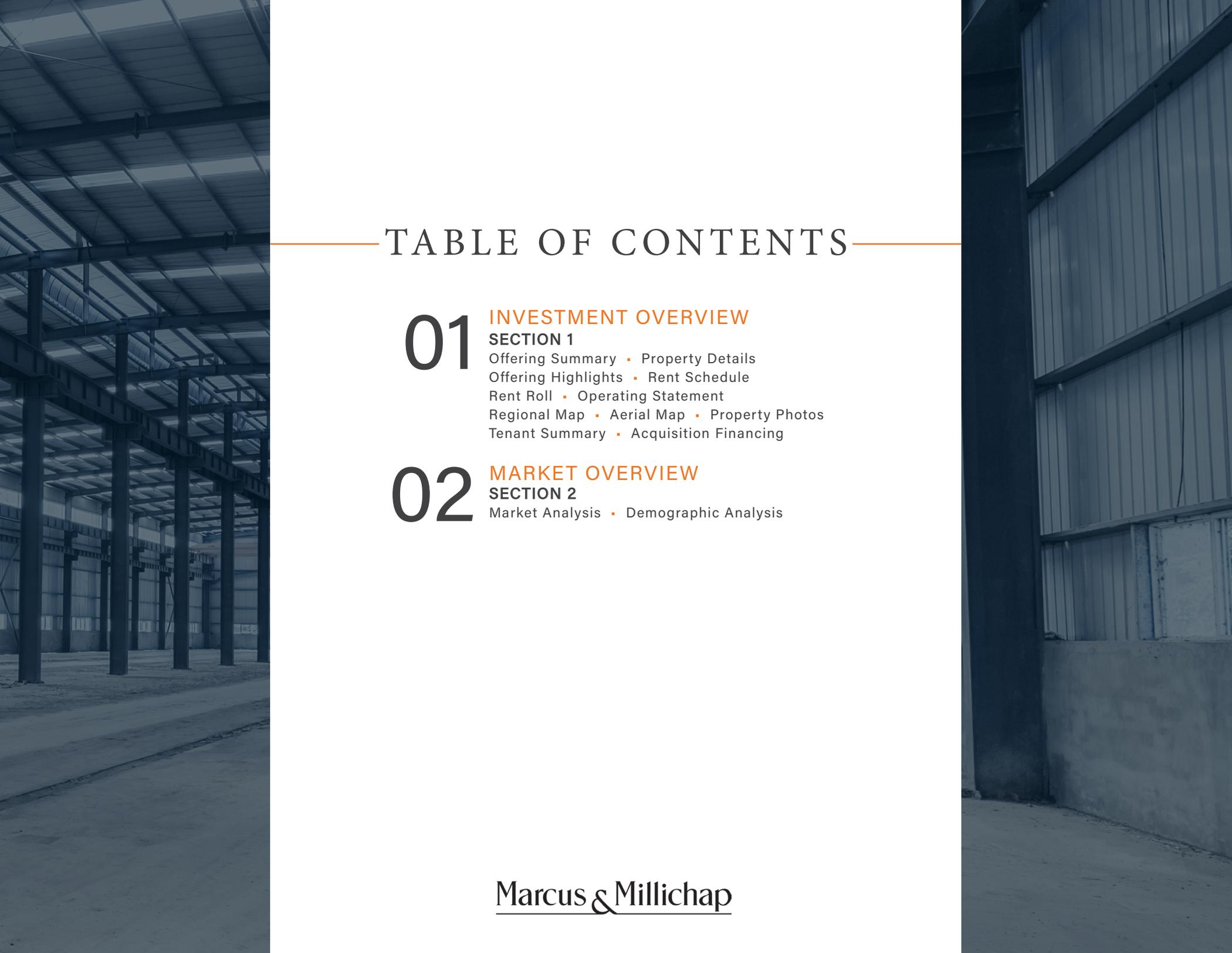
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## MARKET OVERVIEW

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# SECTION 1

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## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- Single-Tenant 12,860-Square-Foot Industrial Asset Situated on 1.04 Acres
- Featuring Three Grade Doors, Gated IOS, 12' Clear Height, and Ample Space for Expansion
- Occupied by Camin Cargo Control, Leading Provider of Inspection, Lab Testing, and Treatment Services for Oil and Gas Ports
- Leased Through October 2027 with Five One-Year Renewal Options at 5.0% Escalations Located Along I-10, 25 Miles from Baton Rouge |  
2.0% Submarket Vacancy Rate vs. 7.7% National Average

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 2137 South Philippe Avenue in Gonzales, Louisiana, leased to Camin Cargo Control, Inc. The subject property consists of approximately 12,860 square feet of warehouse space and is situated on 1.04 acres of land. The single-tenant asset features a clear height of 12', three grade-level doors, metal construction, a gated industrial outdoor storage (IOS) space, and 21 parking spaces. With a building coverage ratio of 28 percent, the property can easily be expanded. Positioned between Interstate 10 and U.S. Route 61, the property is 25 miles from Baton Rouge and 58 miles from New Orleans. The tenant has occupied the property since 2015 and is signed through October 2027 at \$7.75 per square feet with five one-year renewal options and 5.0 percent renewal escalations. In business for over 40 years, Camin Cargo Control is a leading provider of inspection, laboratory testing, and treatment services to over 50 key ports in the oil and gas industry.

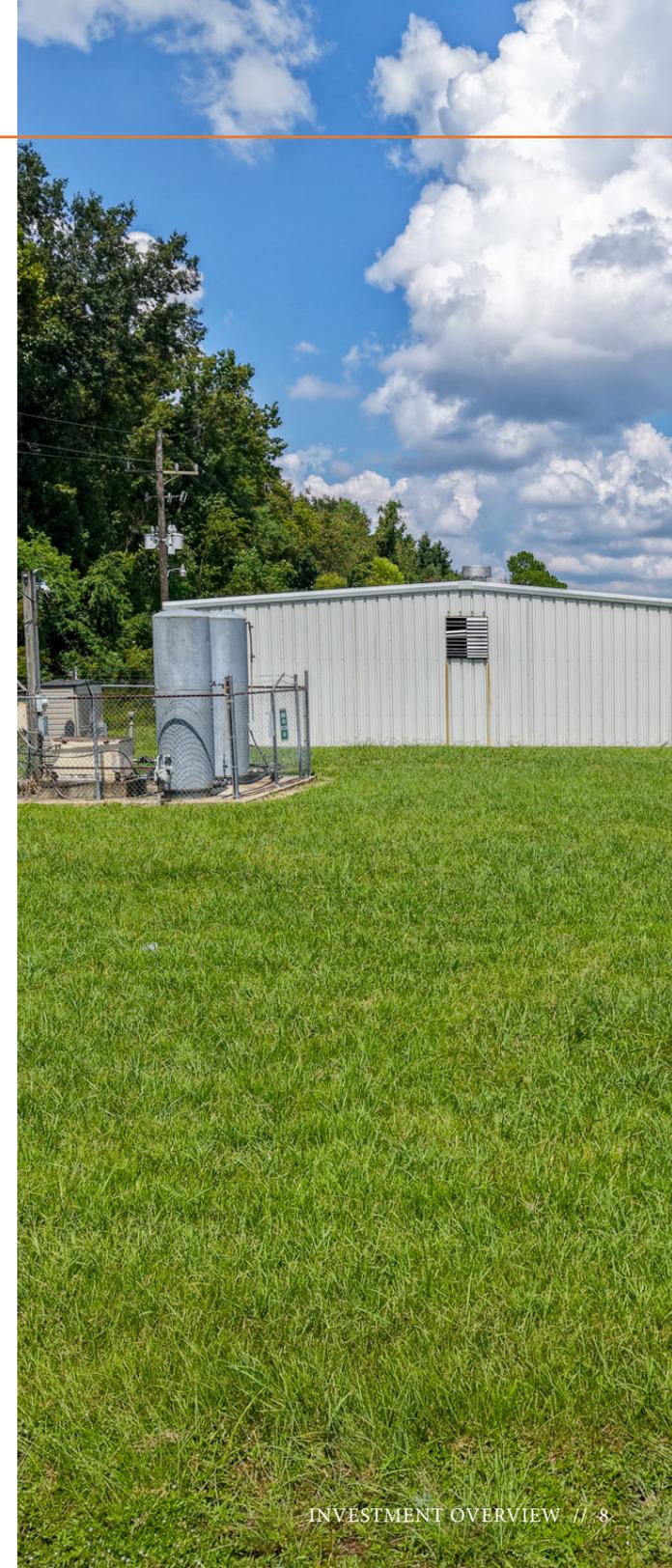
The subject property is located within the relatively small Ascension submarket, containing 6.8 million square feet of industrial space. In the 12 months through Q3 2025, net absorption dipped further into negative territory at over -39,000 square feet as about 11,000 square feet were added to the local inventory. Despite demand contracting, the vacancy rate rose by only 70 basis points year-over-year to 2.0 percent. This compares to a 7.7 percent national vacancy rate in the industrial market (based on top 50 metros, classes A, B, & C, and minimum 10,000 square feet). Despite local vacancies remaining near record lows, annual rent growth has decelerated from 6.8 percent in Q3 2024 to 3.0 percent in Q3 2025. The average market rent plateaued in Q3 at about \$12.30 per square foot. With nearly 681,000 square feet of industrial space under construction in Ascension, the pipeline is at a record high, representing a 10.0 percent expansion to the inventory (CoStar).

Baton Rouge, Louisiana, has a city population of about 226,000 and a metro population of 869,000. As the state capital, it is home to Louisiana State University, which enrolls over 39,000 students and employs more than 5,000. The metro's economy is anchored by the petrochemical industry, led by Exxon Mobil's massive refinery, and supported by companies like Dow Chemical and Formosa Plastics. The Mississippi River and the Port of Greater Baton Rouge drive major logistics and port activity. Baton Rouge maintains a diverse workforce in manufacturing, distribution, healthcare, and media, with a median household income of \$56,100.

## PROPERTY DETAILS

### 2137 SOUTH PHILIPPE AVENUE, GONZALES, LA 70737

Number of Suites	1
Number of Buildings	1
Total Square Feet	12,860 SF
Year Built	1980
Lot Size	1.04 Acres
Clear Height	12'
Parking Spaces	21
Parking Surface	Concrete
Building Class	C
Grade Level Doors	3
Construction	Metal
Roof Type	Pitched Metal
Market	LA-Baton Rouge
Submarket	Ascension
Market Vacancy	2.00%



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2137 SOUTH PHILIPPE AVENUE

GONZALES, LA 70737

OFFERING PRICE  
**\$1,275,000**

CAP RATE  
**7.82%**

PRO FORMA CAP RATE  
**8.21%**

Offering Price	\$1,275,000
Cap Rate	7.82%
Pro Forma Cap Rate	8.21%
Price/SF	\$99.14
Total Square Feet	12,860
Rental Rate	\$7.75
Lease Type	Triple-Net (NNN)
Lease Term	Two Years
Renewal Options	Five (5) One-Year Renewals at 5.00% Increase
Rental Increases	5.00% Annually Starting 11/1/2027
Tenancy	Single
Occupancy	100.00%



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## RENT SCHEDULE

RENT SCHEDULE				
START DATE	END DATE	MONTHLY BASE RENT	INCREASE	NOTE
1/1/2025	10/31/2025	\$6,646.44		
11/1/2025	10/31/2027	\$8,308.05	25.00%	
11/1/2027	10/31/2028	\$8,723.45	5.00%	Extension Option 1
11/1/2028	10/31/2029	\$9,159.63	5.00%	Extension Option 2
11/1/2029	10/31/2030	\$9,617.61	5.00%	Extension Option 3
11/1/2030	10/31/2031	\$10,098.49	5.00%	Extension Option 4
11/1/2031	10/31/2032	\$10,603.41	5.00%	Extension Option 5

# RENT ROLL

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
			Comm.	Exp.								
Camin Cargo Control, Inc.	12,860	100.0%	11/1/15	10/31/27	\$7.75	\$8,308	\$99,697	\$104,681	Nov-2027	5.00%	NNN	Five (5) One-Year Renewal Options at 5.00% Annual Increases
<b>Total</b>	<b>12,860</b>				<b>\$7.75</b>	<b>\$8,308</b>	<b>\$99,697</b>	<b>\$104,681</b>				
Occupied Tenants: 1			Unoccupied Tenants:0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
			Total Current Rents: \$8,308		Occupied Current Rents: \$8,308		Unoccupied Current Rents: \$0					

## OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF	Notes
Scheduled Base Rental Income	99,697		7.75	104,681		8.14	
Expense Reimbursement Income							
Net Lease Reimbursement							
Insurance	1,200		0.09	1,200		0.09	Estimated
Real Estate Taxes	3,757		0.29	3,757		0.29	
Total Reimbursement Income	\$4,957	100.0%	\$0.39	\$4,957	100.0%	\$0.39	
Effective Gross Revenue	\$104,654		\$8.14	\$109,638		\$8.53	

Operating Expenses	Current		Per SF	Pro Forma		Per SF	Notes
Insurance	1,200		0.09	1,200		0.09	Estimated
Real Estate Taxes	3,757		0.29	3,757		0.29	
Total Expenses	\$4,957		\$0.39	\$4,957		\$0.39	
Expenses as % of EGR	4.7%			4.5%			
Net Operating Income	\$99,697		\$7.75	\$104,681		\$8.14	





2137 SOUTH  
PHILIPPE  
AVENUE



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# TENANT SUMMARY

“Our Mission is to establish, market, and maintain the highest levels of service, quality, and customer satisfaction in our industry.”

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TENANT  
Camin Cargo Control, Inc.

HEADQUARTERS      DATE FOUNDED  
Pasadena, TX      1982

# OF LOCATIONS  
50+

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[www.camincargo.com](http://www.camincargo.com)



**CAMIN CARGO**  
CONTROL

For 40 years, Camin Cargo Control, Inc. has provided inspection, laboratory testing, and additive treatment services to the Petroleum Industry. Operating in over 50 locations, the company services key ports in the Gulf and East Coast harbors, Canada, as well as several Caribbean, Central, and South American harbors. As a neutral third party, Camin Cargo Control determines and certifies quantity and quality for custody transfers of bulk liquid, gaseous, and dry cargoes.

The company's inspection and laboratory services are consistent with the latest government regulations and industry guidelines set by the American Petroleum Institute and the American Society for Testing and Materials. Camin Cargo Control is bonded with U.S. Customs and Border Protection, ISO 9001:2000 Certified, ISO 17025:2005 Accredited, BQ 9000 Certified, EPA registered for RFG, approved by the New York Mercantile Exchange, and active members of ASTM, API, IP, IFIA, ASQC AIC, GAFTA, FOSFA, and ACS.

## CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



1,249 Financing  
Transactions  
in 2024



National platform operating  
within the firm's  
brokerage offices



\$6.7 billion total  
national volume  
in 2024



Access to more capital  
sources than any other  
firm in the industry

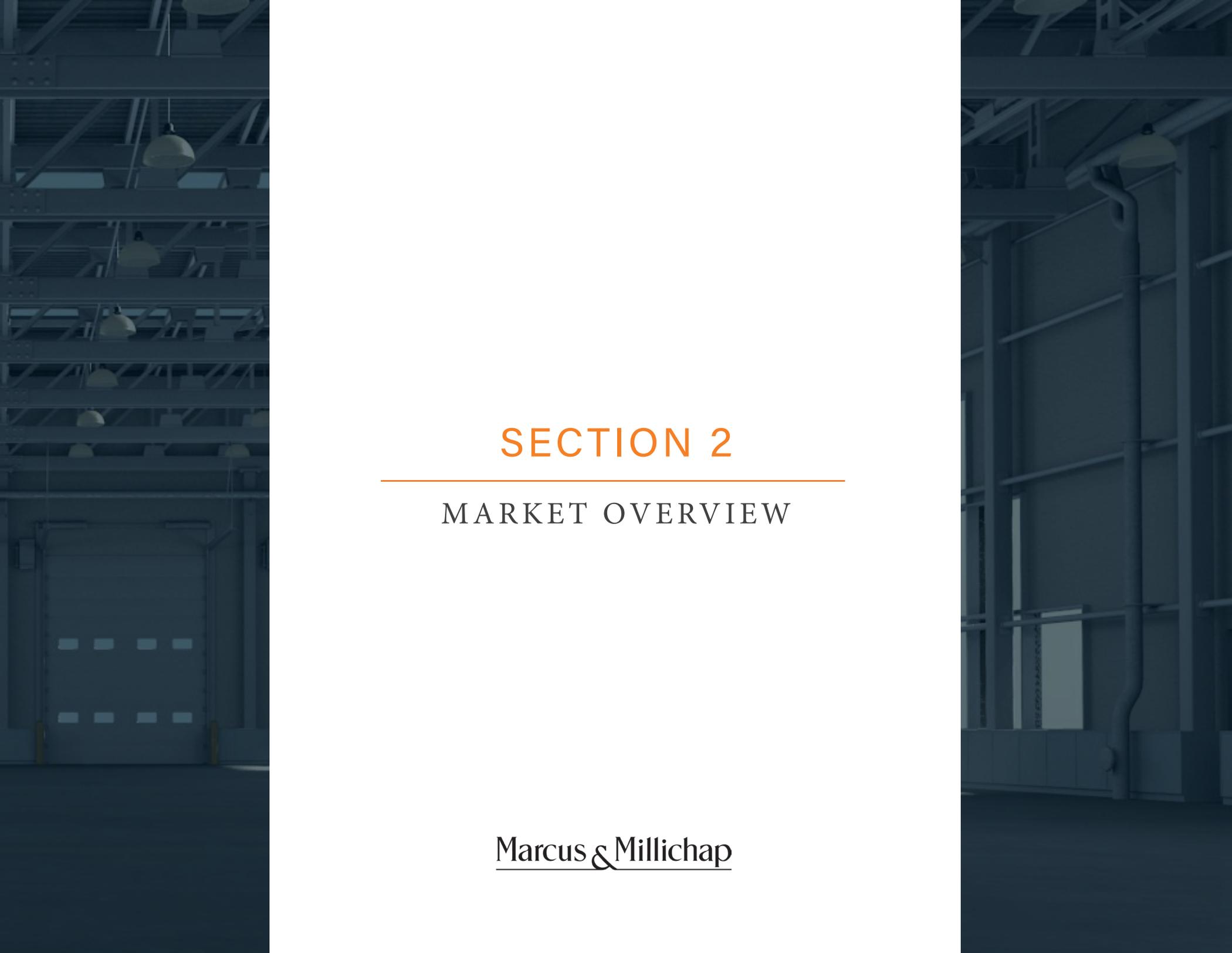
# WHY MMCC?

Optimum financing solutions  
to enhance value

Enhanced control through  
MMCC's ability to qualify  
investor finance contingencies.

Enhanced control through quickly  
identifying potential debt/equity  
sources, processing, and closing  
buyer's finance alternatives.

Enhanced control through MMCC's  
ability to monitor investor/duo  
diligence and underwriting to  
ensure timely, predictable closings.

The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a high ceiling with a complex network of metal beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white, segmented industrial door is visible. The overall atmosphere is industrial and modern.

## SECTION 2

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### MARKET OVERVIEW

Marcus & Millichap

# BATON ROUGE LOUISIANA

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The city of Baton Rouge is the capital of Louisiana and the state's second-largest city. Home to Louisiana State University, it has a population of about 227,000 residents. The Baton Rouge metro comprises the parishes of Ascension, East Baton Rouge, East Feliciana, Iberville, Livingston, Pointe Coupee, St. Helena, West Baton Rouge, West Feliciana and Hammond. The Mississippi River traverses the region and plays a vital role in its economy.



PETROCHEMICAL  
INDUSTRY



PORT  
ACTIVITY

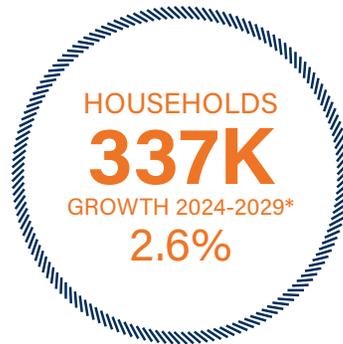
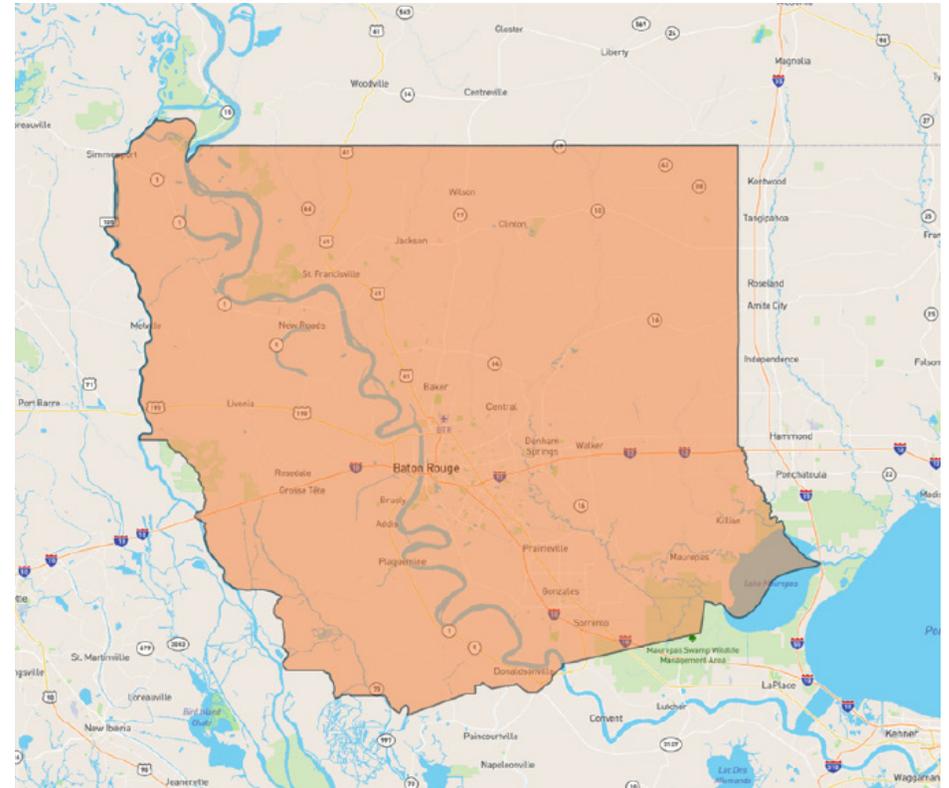


HIGHER  
EDUCATION

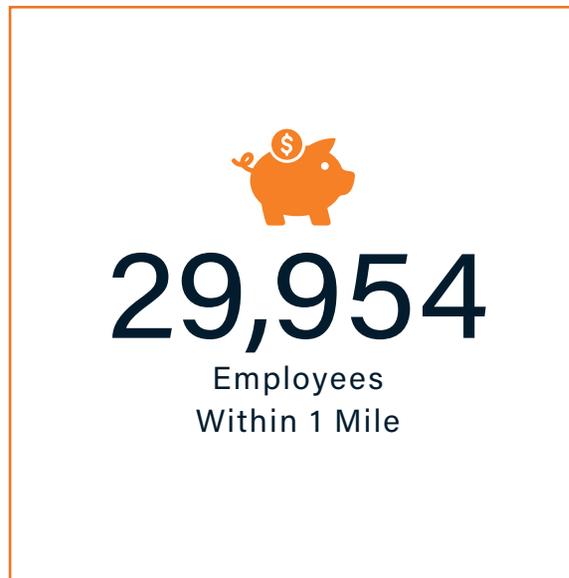
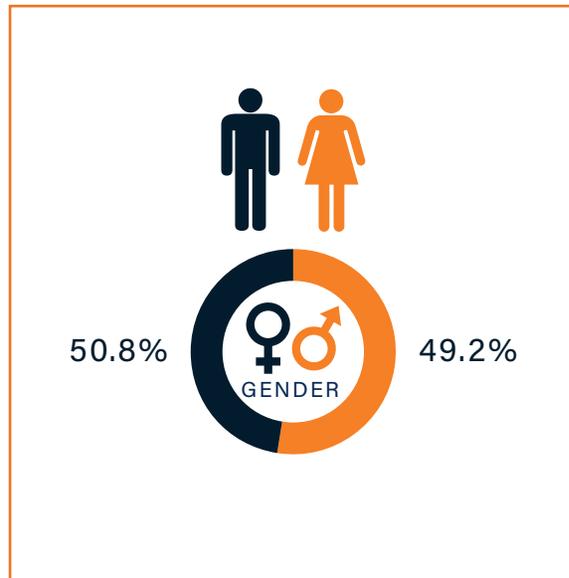
# METROPLEX GROWTH

## ECONOMY

Baton Rouge has a diverse employment base, from manufacturing and distribution to media and health care. It is home to firms like Turner Industries Group and Performance Contractors. The area's petrochemical industry is underpinned by Exxon Mobil. The company's refinery complex is the fifth-largest oil refinery in the U.S. and is one of the largest in the world. The industry is supported by a transportation network that includes rail, highway, pipeline and deep-water access. Other major employers include Dow Chemical Co., which runs a major manufacturing plant in Iberville Parish, and Shell Chemical, which has a large facility supplying PVC and CPVC pipes.



## DEMOGRAPHICS



# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	5,495	23,206	63,000
<b>2024 Estimate</b>			
Total Population	5,331	21,927	59,812
<b>2020 Census</b>			
Total Population	5,217	20,692	56,915
<b>2010 Census</b>			
Total Population	4,158	16,944	48,367
<b>Daytime Population</b>			
2024 Estimate	6,362	28,300	62,943
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Households	2,269	9,412	24,526
<b>2024 Estimate</b>			
Total Households	2,176	8,812	23,091
Average (Mean) Household Size	2.4	2.5	2.6
<b>2020 Census</b>			
Total Households	2,049	7,994	21,129
<b>2010 Census</b>			
Total Households	1,536	6,294	17,385

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2024 Estimate</b>			
\$200,000 or More	4.2%	8.1%	10.4%
\$150,000-\$199,999	4.9%	5.3%	10.7%
\$100,000-\$149,999	13.4%	17.3%	20.0%
\$75,000-\$99,999	18.8%	15.3%	13.4%
\$50,000-\$74,999	21.5%	15.9%	15.3%
\$35,000-\$49,999	16.5%	13.5%	10.7%
\$25,000-\$34,999	7.5%	8.4%	6.9%
\$15,000-\$24,999	7.3%	9.1%	7.3%
Under \$15,000	5.9%	7.2%	5.4%
Average Household Income	\$78,668	\$90,888	\$107,897
Median Household Income	\$64,091	\$71,881	\$87,589
Per Capita Income	\$31,422	\$36,101	\$41,475
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2024 Estimate Total Population	5,331	21,927	59,812
Under 20	25.9%	26.1%	27.4%
20 to 34 Years	22.1%	21.6%	19.8%
35 to 39 Years	7.5%	7.1%	7.5%
40 to 49 Years	12.6%	12.2%	13.3%
50 to 64 Years	17.4%	18.6%	18.5%
Age 65+	14.5%	14.5%	13.5%
Median Age	36.0	36.0	37.0
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	3,565	14,714	39,635
Elementary (0-8)	3.2%	6.2%	4.9%
Some High School (9-11)	11.3%	12.8%	9.5%
High School Graduate (12)	26.4%	29.6%	29.2%
Some College (13-15)	29.9%	23.6%	21.4%
Associate Degree Only	4.8%	6.5%	7.8%
Bachelor's Degree Only	15.4%	13.8%	18.1%
Graduate Degree	9.1%	7.6%	9.1%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	30.0	31.0	30.0



## Information About Brokerage Services

2-10-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

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- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord's Initials

Date

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IABS 1-1

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