



# **CHENNAULT PARK**

**WHERE YOUR BUSINESS CAN TAKE OFF**

## WHERE YOUR BUSINESS CAN TAKE OFF

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Chennault Park is a 750-acre world-class business community at the site of Chennault International Airport in Lake Charles, Louisiana. Strategically located along the I-10 corridor at the center of the Gulf Coast, Chennault Park provides an exceptional opportunity for companies looking to relocate or expand.

Chennault Park is home to major names in aerospace and other industries, such as Northrop Grumman, Citadel Completions, Bechtel and Masonite's Louisiana Millwork, to name a few. Current tenants occupy 1.5 million square feet of hangar and building space.

The park also includes six substantial, divisible tracts for future development, with up to 575 contiguous acres available. Tenants benefit from access to the airport's massive 2-mile runway—the largest between Houston and Cape Canaveral, Florida. They also have access to trucking coast to coast via I-10, rail provided by Union Pacific Railroad and the deepwater Port of Lake Charles less than 5 miles away.

Chennault Park is a designated Foreign Trade Zone (Zone 87) and Enterprise Zone, offering substantial tax credits to interested businesses. The park is located in one of the fastest growing metro areas in the nation, just 2 miles south of I-10 and east of Interstate Loop 210, with ready access to Houston to the west and New Orleans to the east. Its long-time neighbor and strong partner, SOWELA Technical Community College, offers relevant workforce training to employees, with a commitment to access and diversity.

Chennault Park—the place where your business can grow and reach the world.



Where Chennault International Airport is one of our state's great aviation assets...Chennault will continue to bring high-paying jobs and new careers in aviation to this region.

-Don Pierson, Secretary, Louisiana Economic Development

1.5 MILLION SQUARE FEET

of building/hangar space now in use

1,500 EMPLOYEES

work at Chennault International Airport

2 MILES, 17 INCHES

The 2-mile runway with 17-inch thick concrete handles any aircraft

\$80 MILLION

Annual Payroll

## AIRFIELD

- Two-mile-long runway (10,701 feet x 200 feet) with 17-inch-thick concrete, capable of handling the largest aircraft in the world
- FAA contract air traffic control tower
- Part 139 certification
- Average 65+ air operations each day
- 24/7 security and fire protection
- ILS and GPS approaches
- FBO fuel and terminal service
- No landing or takeoff fees
- State incentives available

## INFRASTRUCTURE

- 1.5 million square feet of building/hangar space
- \$138 million in facility assets
- 60 acres of concrete
- Nearly 700 acres of land available for immediate development, including multiple state-certified, development-ready sites

## SCOPE AND IMPACT

- Nearly \$7 billion in economic impact since 1986
- Some \$300 million in economic impact annually
- A diverse economic base with high-quality tenants such as Northrop Grumman, Citadel Completions, Million Air, Landlocked Aviation Services, Louisiana Millwork (Masonite), Bechtel, Habitat for Humanity, Luke's RV and Tadlock LLC
- Some 1,500 employees work at Chennault (tenant companies, support agencies and airport personnel)
- \$80 million in annual payroll
- \$32.7 million in capital improvement projects over the last 5 years

# KEY FACTS

Over the course of the past five years, the facility has spent \$32.7 million on recapitalization projects to the airfield to sustain it for the next 30 years. Chennault features a 10,701-foot-long by 200-foot-wide runway with 17-inch pavement, capable of accommodating any size aircraft. The airport has an annual economic impact of \$300 million and a total impact of more than \$7 billion since 1986.

Chennault offers rail access, access to a major taxiway, direct access to jets, ports nearby and adjacent access to Interstate 10 and Interstate 210. There is 1.5 million square feet of hangar, office, and warehouse space now in use with over 60 acres of concrete. Chennault has the longest runway of all airports located between Houston, Texas and Cape Canaveral, Florida. *Chennault's vision is to be the hub for aerospace activity in the region.*



AIR



GROUND



AEROSPACE



RAIL



PORT



*The city is very optimistic about the future of Chennault... We are confident that development at Chennault will generate more jobs and economic diversity for our area.*

- Lake Charles Mayor, Nic Hunter



# CORPORATE NEIGHBORS

Chennault Park is home to a variety of tenants. Some 1,500 people work at Chennault each day repainting aircraft, manufacturing doors and staircases for homes, outfitting luxury aircraft, overhauling Air Force reconnaissance planes, and more.

Its convenient location and diverse transportation options have attracted the aerospace company Northrop Grumman, as well as the leading nonprofit Habitat for Humanity and the engineering firm Bechtel. The facility is also a favorite location for businesses in the aviation industry, including Million Air, Citadel Completions and Landlocked Aviation Services.

Located adjacent to Chennault Park, Sowela Technical Community College is a valuable resource for companies of all kinds. The school offers degrees and certifications in 11 different fields, creating a convenient destination for individuals seeking continuing education opportunities and for businesses offering education incentives to attract and retain employees.

Named the FAA Louisiana

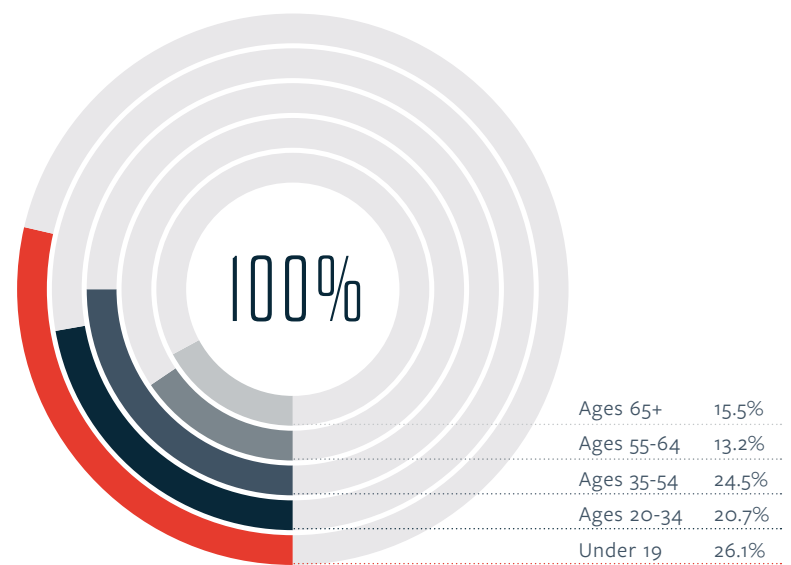
## AIRPORT OF THE YEAR 2017

Annual economic impact of

**\$300 MILLION**



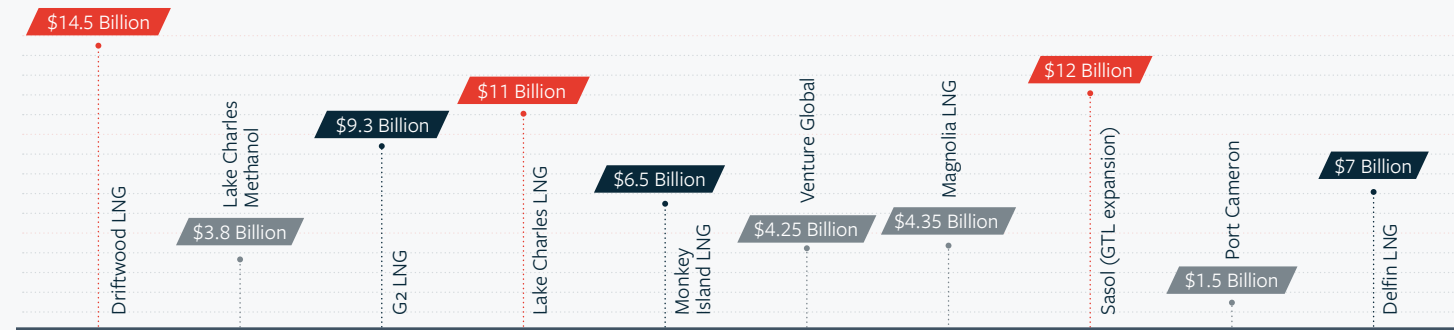
# SOUTHWEST LOUISIANA DEMOGRAPHICS



LAKE CHARLES METRO TOTAL POPULATION IS **213,011**

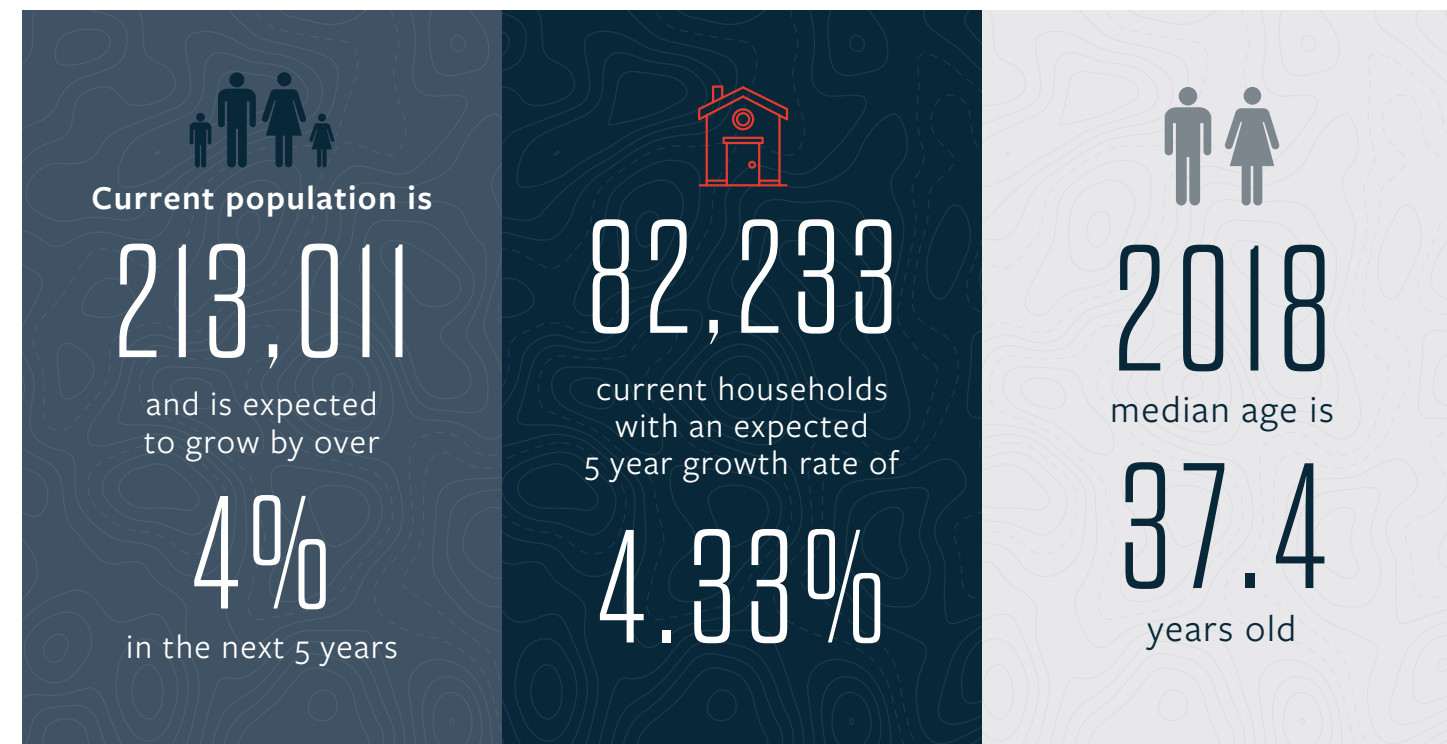


## PROJECTS IN FEED\*



\*FEED stands for Front End Engineering Design. The FEED is basic engineering which comes after the conceptual design or feasibility study. FEED focuses the technical requirements as well as rough investment cost for the project.

# LAKE CHARLES METRO DEMOGRAPHICS

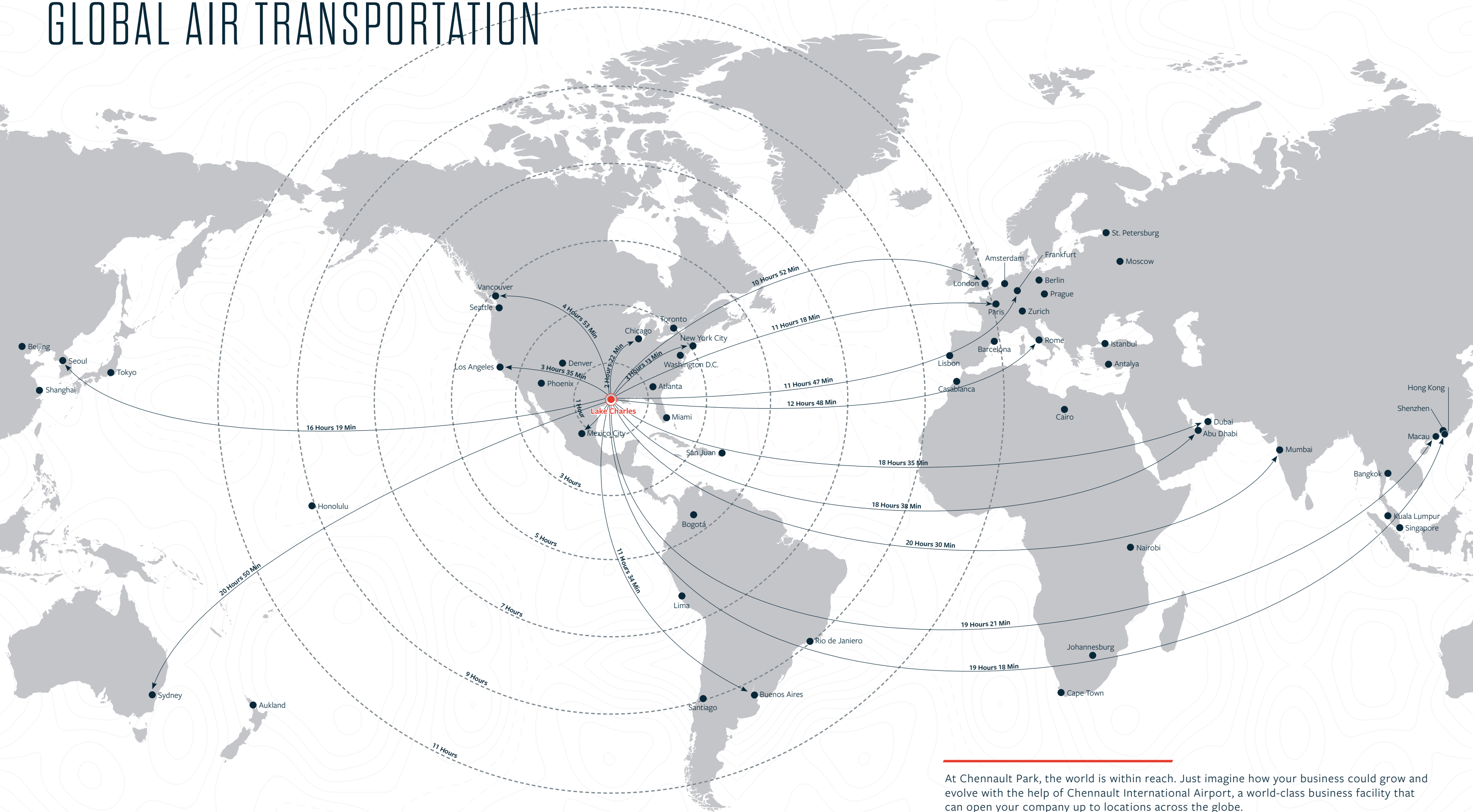


## BUSINESS SUMMARY

	LAKE CHARLES METRO		500-MILE RADIUS	
By SIC Codes	Number	Percent	Number	Percent
Agriculture & Mining	157	2.1%	41,305	2.5%
Construction	417	5.7%	100,396	6.2%
Manufacturing	175	2.4%	50,152	3.1%
Transportation	260	3.5%	49,845	3.1%
Communication	71	1.0%	15,988	1.0%
Utility	50	0.7%	8,079	0.5%
Wholesale Trade	331	4.5%	61,682	3.8%
Retail Trade Summary	1,649	22.4%	353,967	21.8%
Finance, Insurance, Real Estate Summary	706	9.6%	162,529	10.0%
Services Summary	3,030	41.2%	635,503	39.1%
Government	340	4.6%	66,945	4.1%
Unclassified Establishments	171	2.3%	77,844	4.8%
<b>Totals</b>	<b>7,357</b>	<b>100%</b>	<b>1,624,235</b>	<b>100%</b>

Source: STDB using ESRI Demographic Data

# GLOBAL AIR TRANSPORTATION



At Chennault Park, the world is within reach. Just imagine how your business could grow and evolve with the help of Chennault International Airport, a world-class business facility that can open your company up to locations across the globe.





Interstate 10  
**ACCESS**

WEST

**1 HOUR 4 MINUTES**  
to Beaumont, Texas

**2 HOURS 16 MINUTES**  
to Houston, Texas

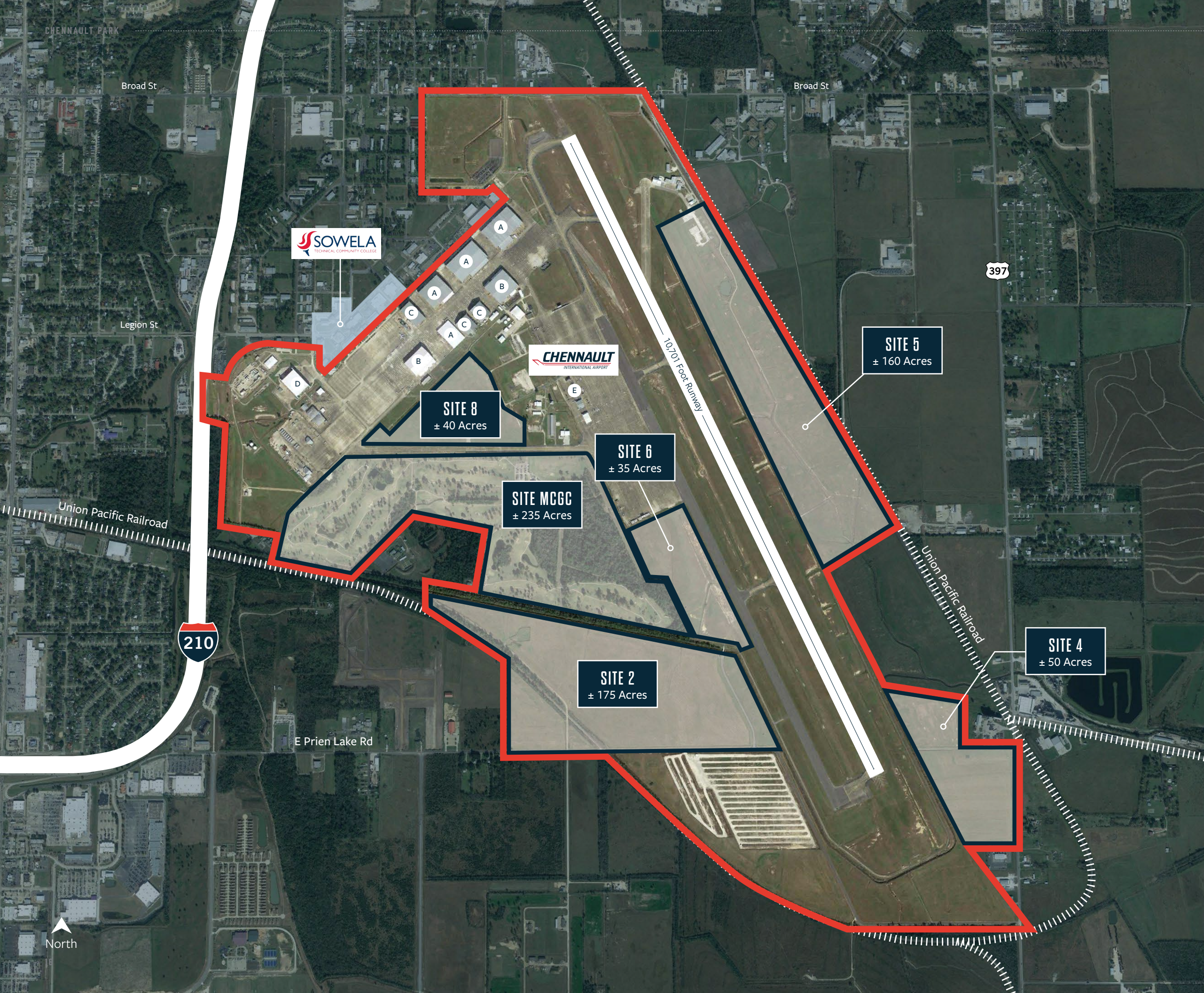
EAST

**1 HOUR 56 MINUTES**  
to Baton Rouge, Louisiana

**3 HOURS 12 MINUTES**  
to New Orleans, Louisiana







**SOWELA**  
TECHNICAL COMMUNITY COLLEGE

**CHENNAULT**  
INTERNATIONAL AIRPORT

**SITE 8**  
± 40 Acres

**SITE 6**  
± 35 Acres

**SITE MCGG**  
± 235 Acres

**SITE 2**  
± 175 Acres

**SITE 5**  
± 160 Acres

**SITE 4**  
± 50 Acres

10,701 Foot Runway

Union Pacific Railroad

210

397

E Prien Lake Rd

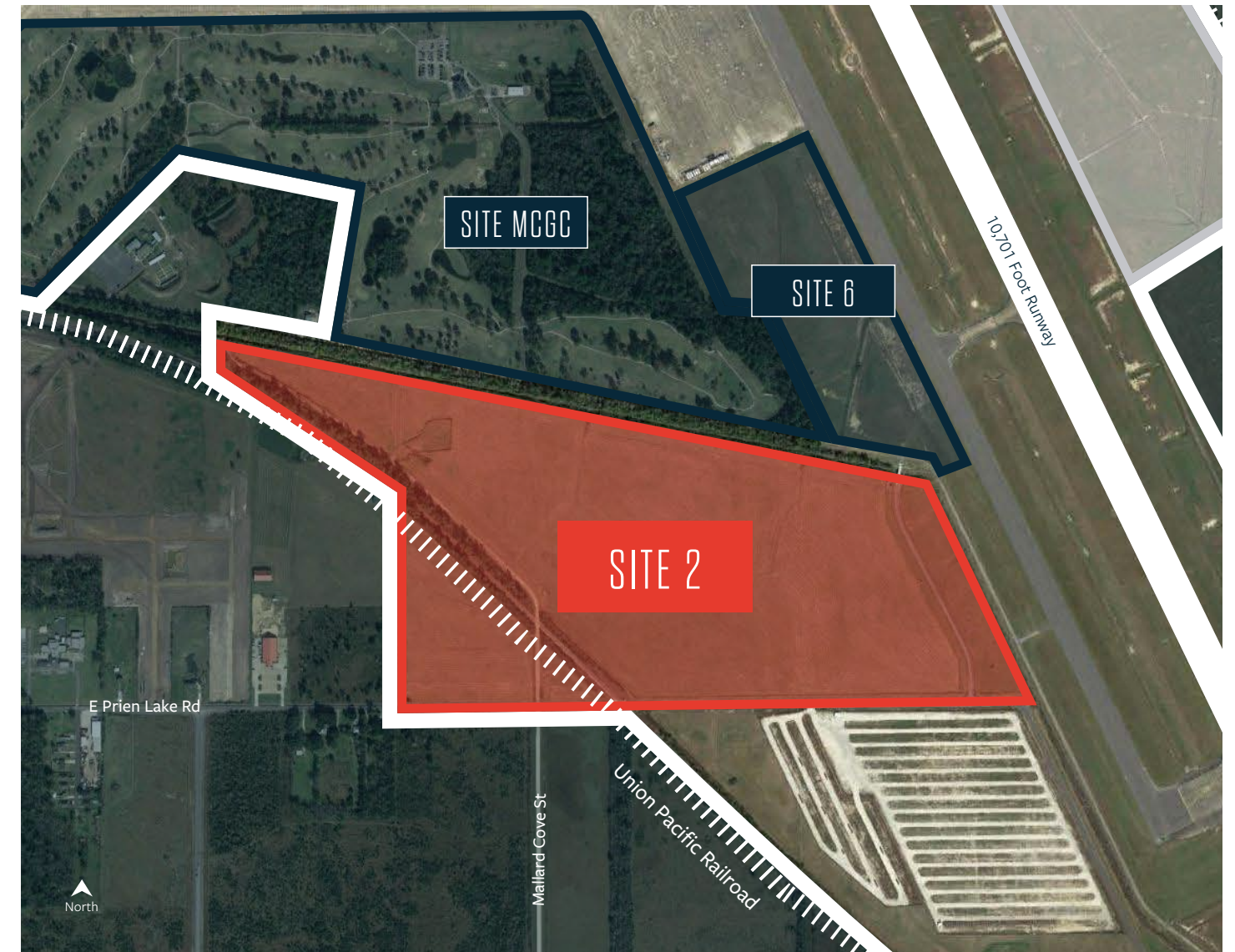
Broad St

Legion St

North

# SITE PLAN

- A** Northrop Grumman
- B** Citadel Completions
- C** Landlocked Aviation Services
- D** Louisiana Millwork (Masonite)
- E** Million Air



## SITE MCGC INFORMATION

(Former Mallard Cove Golf Course)

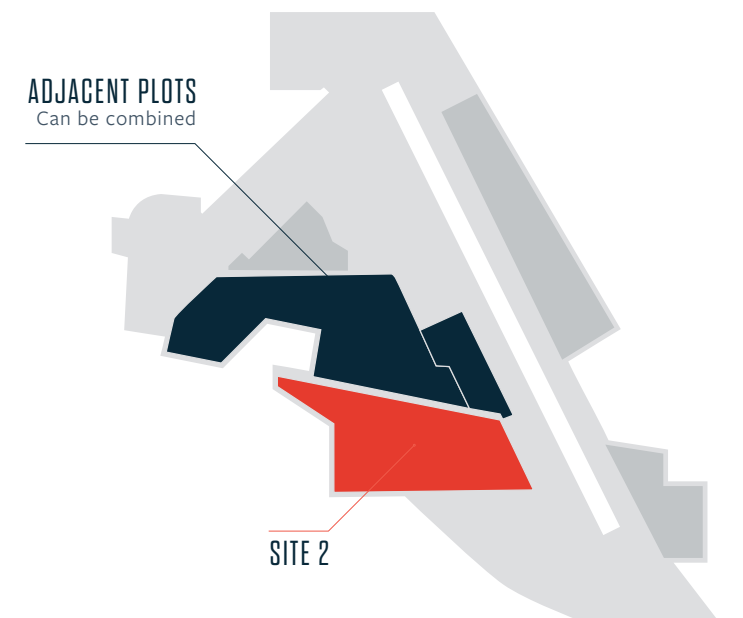
- 235.66 acres
- Property is accessible from Mallard Cove Street
- Light Industrial and Mixed Use Zoning
- Located within the city limits of Lake Charles, Louisiana, in Calcasieu Parish
- Electricity provider is Entergy, 3-Phase electrical line (13.2kv) and Single-Phase on site
- Natural gas provided by CenterPoint Energy, 2" line exists on site, 4" is 1,570 feet from site
- Telecom provider is AT&T, line exists along southern border of site
- Potable water provider is City of Lake Charles; both a 10" and 8" water line exist on site
- Proposed wastewater treatment plant
- Topography: Low point -2' and high point 18', BFE is 12 and FFE is 1 foot above BFE



## SITE 2 INFORMATION

(LED Certified Site)

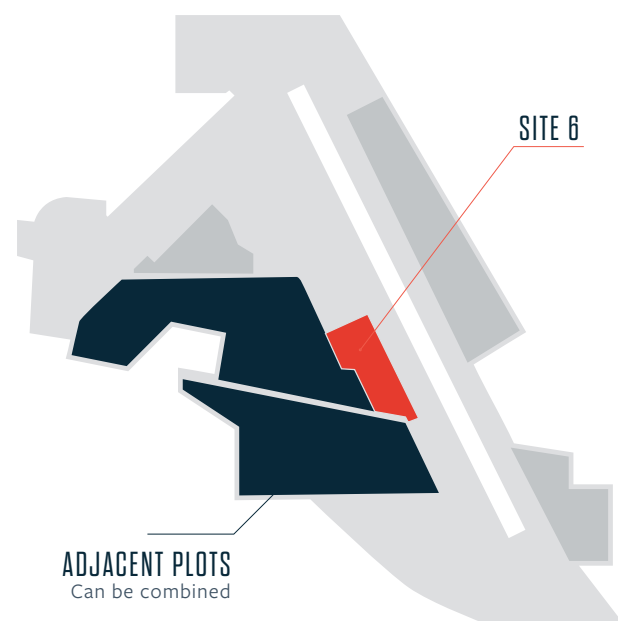
- 35 acres
- Property is accessible from East Prien Lake Road
- Industrial and Mixed Use Zoning
- Located within the city limits of Lake Charles, Louisiana in Calcasieu Parish
- Electricity provider is Entergy, existing line (13.2kv) on site
- Natural gas provided by CenterPoint Energy; 2" line exists 2,334 feet from site (180 days to extend)
- Telecom provider is Sudden Link, Fiber Optic; T-1 and T-3 exist 2,334 feet from site (180 days)
- Potable water provider is City of Lake Charles; 12" line exist on the site
- Proposed wastewater line 1,500' to existing 8" line
- Topography: Low point 11' and high point 16', BFE is 14 and FFE is 1 foot above BFE





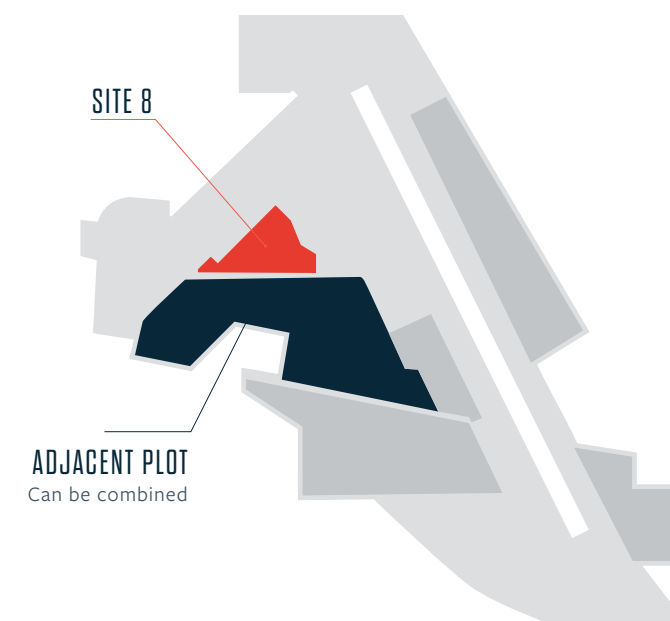
## SITE 6 INFORMATION

- 48.55 acres
- Property is accessible from Mallard Cove Street and East Prien Lake Road
- Industrial/Commercial Zoning
- Located within the city limits of Lake Charles, Louisiana, in Calcasieu Parish
- Electricity provider is Entergy, 3-Phase electrical line (13.2kv) along Mallard Cove Street
- Natural gas provided by CenterPoint Energy, 2" natural gas distribution along Chenault Parkway
- Telecom provider is AT&T, buried fiber optic line along Chenault Parkway
- Potable water provider is City of Lake Charles, 12" water line along East Prien Lake Road
- Sanitary sewer provider is City of Lake Charles, nearest line is 2 miles away
- Topography: Low point 2" and high point 14', BFE is 13' and FFE is 1 foot above BFE



## SITE 8 INFORMATION

- 49.49 acres
- Property is accessible from Mallard Cove Street and Chenault Parkway
- Industrial Zoning
- Located within the city limits of Lake Charles, Louisiana, in Calcasieu Parish
- Electricity provider is Entergy, 3-Phase electrical line (13.2kv) along Chenault Parkway
- Natural gas provided by CenterPoint Energy, 2" natural gas distribution along Chenault Parkway
- Telecom provider is AT&T, buried fiber optic line along Chenault Parkway
- Potable water provider is City of Lake Charles, 10" water line along Mallard Cove Street
- Sanitary sewer provider is City of Lake Charles Wastewater
- Topography: Low point 8" and high point 11', BFE is 12' and FFE is 1 foot above BFE

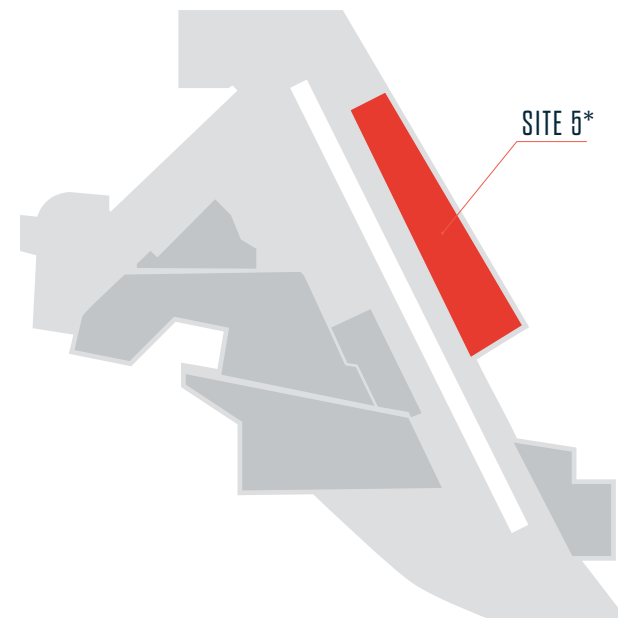




## SITE 5 INFORMATION

(LED Certified Site)

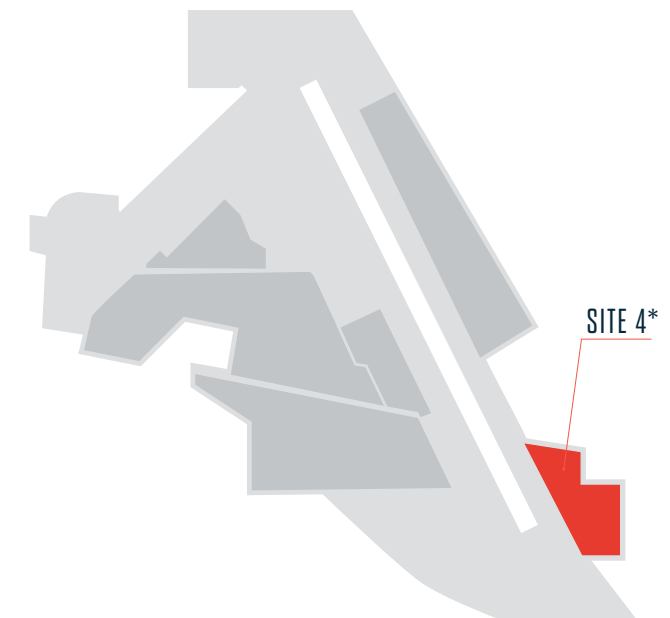
- 160 acres
- Property is accessible from Tom Watson Road
- Industrial Zoning
- Located within the city limits of Lake Charles, Louisiana, in Calcasieu Parish
- Electricity provider is Entergy, existing line (13.2kv)
- Natural gas provided by CenterPoint Energy, 2" line exists 2,955 feet from site
- Telecom provider is Sudden Link, Fiber Optic, T-1 and T-3 exists 2,950 feet from site
- Potable water provider is Calcasieu Parish, a water main exists 3,580 feet from site
- Sewer service does not exist; wastewater treatment plant proposed
- Topography: Low point 11' and high point 16', BFE is 16 and FFE is 1 foot above BFE



\*Cannot be combined with any other plots

## SITE 4 INFORMATION

- 51.99 acres
- Property is accessible from Louisiana Highway 397
- Industrial Zoning
- Located within the city limits of Lake Charles, Louisiana, in Calcasieu Parish
- Electricity provider is Entergy, 3-Phase electrical line (13.2kv) along Louisiana Highway 397
- Natural gas provided by CenterPoint Energy, 4" natural gas distribution along Louisiana Highway 397
- Telecom provider is AT&T, buried fiber optic line along Louisiana Highway 397
- Potable water provider is Calcasieu Parish, 8" water line along Louisiana Highway 397
- Sanitary sewer provider is Calcasieu Parish, no line available at this time, 1.5 miles north
- Topography: Low point 12' and high point 19', BFE is 17' and FFE is 1 foot above BFE



\*Cannot be ombined with any other plots

## LEASING INFORMATION

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