

50-ACRE, CONSTRUCTION-READY, INDUSTRIAL SITE
Co-Located with NASA Michoud Assembly Facility

PHASE 1: 259,200 CLASS A DISTRIBUTION CENTER 100% FULLY LEASED

PHASES 2, 3 & 4: ACCEPTING TENANTS

CAN ACCOMMODATE UP TO ±800,000 SF



NEW ORLEANS, LOUISIANA

Rates contingent on product type

EXTRAORDINARY CLASS A DISTRIBUTION CENTER OPPORTUNITY

This state-of-the-art product provides a rare opportunity for users requiring modern industrial facilities in the New Orleans area. The site and construction is flexible enough to entertain specialty items desired by large warehouse users or parties in the aerospace industry that can benefit from NASA's proximity and in-place infrastructure.

CONSTRUCTION DETAILS



Tilt Wall Construction



Speed Bay



32' Eaves



LED motion lighting



Dock levelers



Secured with gated entry,
fence and security guard



Fully Sprinklered



High ground co-located
with NASA and no
history of flooding



Michoud Assembly Facility

Phase I: 259,200 SF
FULLY LEASED

Phase 2
±300,000 SF

Phase 3
±250,000 SF
CROSS DOCK

Phase 4
±250,000 SF

Michoud Facility Rd

PRIME NEW ORLEANS LOCATION



PHASE I: 250K SF FULLY LEASED

UP TO 800K SF READY FOR TAKEOFF

Flexible Construction Options

Additional land allows for the unique needs of users, with build-to-suit or specialty-needs sites available

Built For Security

The site surrounded by a 19 ½ foot levee and substantial on-site pumps to guard against extreme weather events. Co-location with MAF allows for enhanced, 24/7 security on-site.

Potential Custom on-site amenities

Fitness Center, Coast Guard Exchange, Public Affairs, Medical Clinic, Employee Assistance Program, Athletic Fields, Cafeteria, Mission Assurance



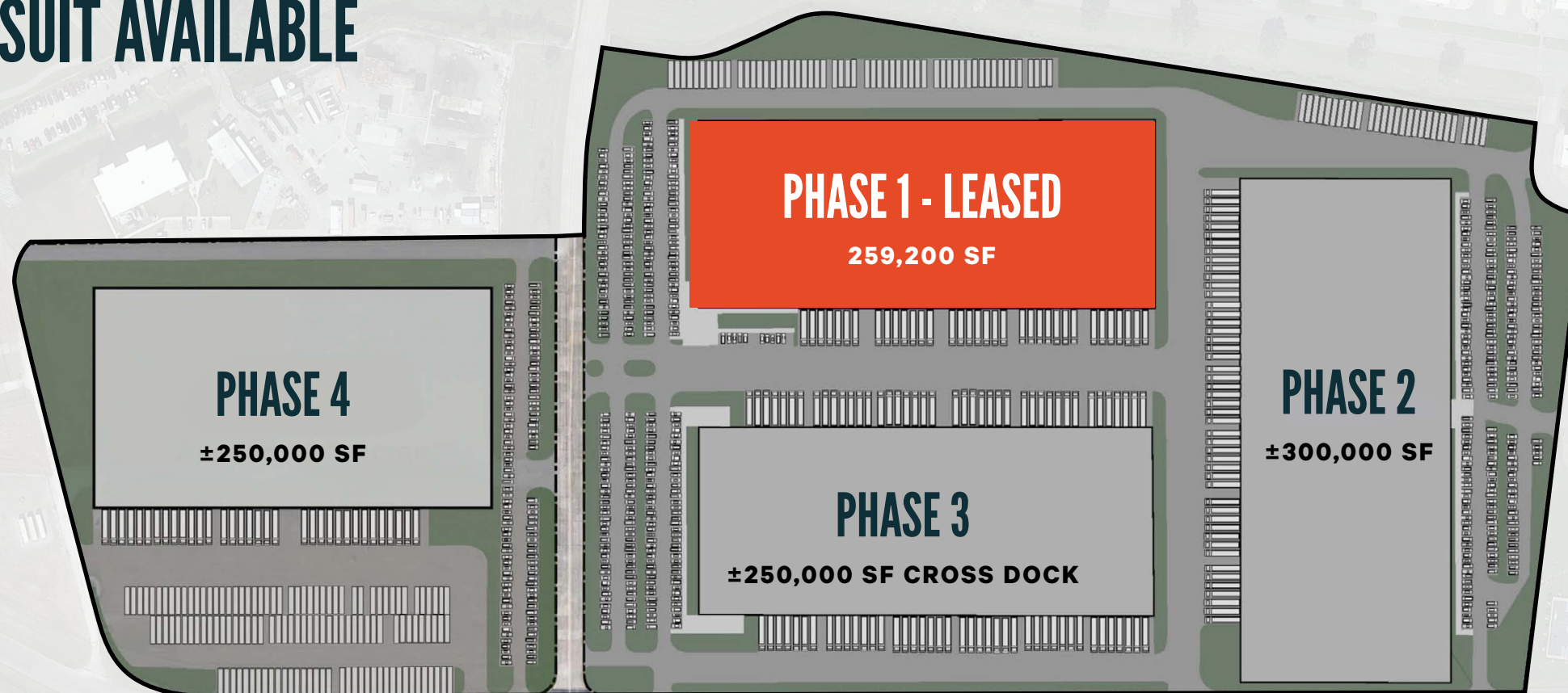
Phase 4
±250,000 SF

Phase 3
±250,000 SF
CROSS DOCK

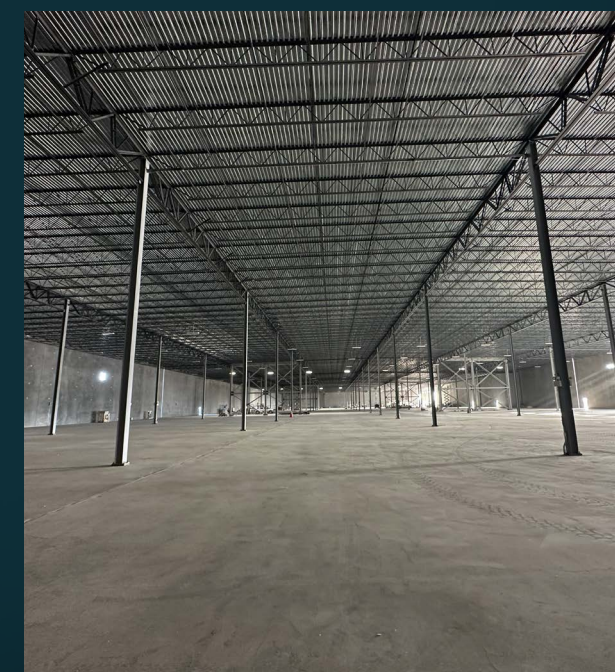
Phase 2
±300,000 SF

CURRENT & CONCEPTUAL PHASES

BUILD TO SUIT AVAILABLE



Class A Distribution Center (Phase 1)





NASA's Michoud Assembly Facility

Michoud Assembly Facility in New Orleans is a world-class manufacturing facility providing vital support to NASA exploration and discovery missions.

- NASA-owned and managed for the agency by the Marshall Space Flight Center
- Contains one of the largest production buildings in the nation
- Its vertical assembly building proved a critical resource for stacking components of the space shuttle external tank, which was constructed, tested and delivered to NASA's Kennedy Space Center by Michoud throughout the Space Shuttle Program.
- Between 1979 and 2010, the facility produced 136 tanks; only one of these was never used for spaceflight.
- Today, Michoud supports several major projects for America's next generation of space transportation vehicles, including
 - NASA's Space Launch System (SLS) heavy-lift rocket, managed by Marshall
 - The Orion spacecraft, managed by Johnson Space Center.
- Michoud's highly skilled work force is manufacturing and assembling Orion and also will build the critical core stage of the SLS, which is intended to take human explorers farther into our solar system than ever before.

Current Tenants





DEMOGRAPHICS & ECONOMIC INCENTIVES

Large Supply of Specialized Labor: #1 State with the Best Tech Talent Pipeline

New Orleans' specialized labor market reflects a dynamic economy moving beyond its traditional tourism and energy foundations. While these sectors remain significant, there's a growing emphasis on healthcare, education, manufacturing and emerging technologies.

Emerging Trends and Workforce Development

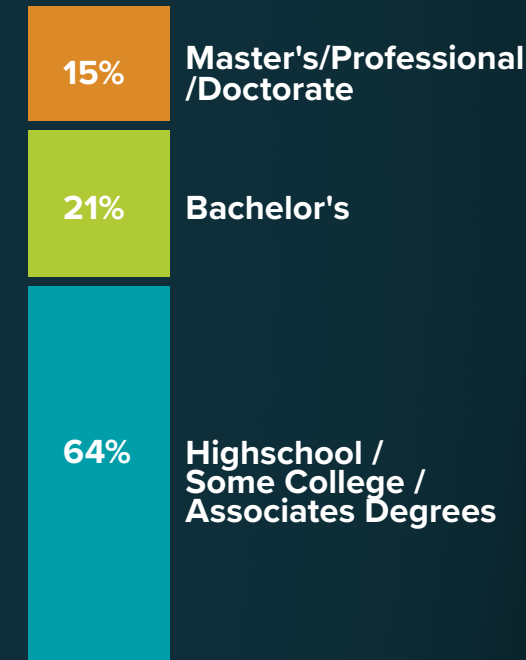
Economic Diversification: The New Orleans economy is diversifying beyond tourism and energy, with growth in healthcare, education, and technology. (gnoinc.org)

Renewable Energy: The energy sector is transforming, with a rise in renewables creating demand for new skillsets and high-wage career pathways. (gnoinc.org)

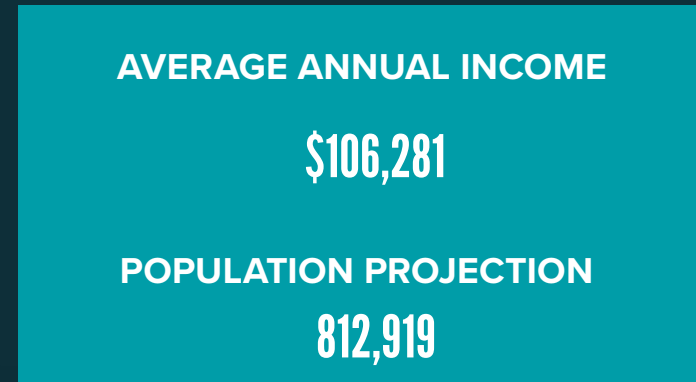
Infrastructure Projects: Significant infrastructure projects are expected to generate substantial job opportunities in transportation, logistics, and construction. (nola.gov)

Workforce Training: Universities and technical colleges in Greater New Orleans are adapting their programs to meet the demands of local industries, ensuring graduates have the necessary skills. (gnoinc.org)

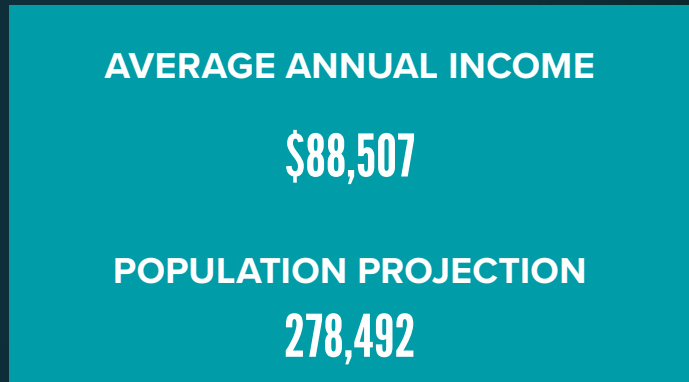
Talent Pool (New Orleans MSA)



New Orleans MSA (2029)



Propel Park (10 Mile Radius, 2029)



WHY NEW ORLEANS IS A GREAT CHOICE FOR BUSINESS

New Orleans offers a compelling economic environment for industrial businesses, characterized by strategic logistics, attractive incentives, a developing workforce, and a competitive cost of living.

#1 State with the Best Tech Talent Pipeline	#2 State Workforce Development Program in the U.S.
Top 10 Most Excellent City in World	The New Orleans metro area ranked #2 in America for economic development projects (Mid-Metro). – Site Selection 2025
#1 Top Airport in North America (Louis Armstrong)	Louisiana's five deep draft ports on the lower Mississippi River together represent the largest port complex in the world.
New Orleans named a New Innovation Hotspot for growth in utility patents	#1 Deal of the Year for 2024: Meta A.I. Data Center in North Louisiana

No. 1

The Port of New Orleans ranked first in the Western Hemisphere for most tons of cargo.

No. 4

New Orleans ranks near the top as one of the Most Entrepreneurial Metros in the U.S.

Commanding Incentive Programs for Business Growth

Louisiana and New Orleans offer a robust package of economic incentives for businesses, primarily through tax credits, rebates, and grants, aiming to attract and retain companies, stimulate job creation, and foster specific industries like digital media, industrial and manufacturing.

A Sample of the Tax Competitiveness Programs offered through the City of New Orleans and Louisiana Economic Development

LED FastStart
[More details here](#)

Industrial Tax Exemption Programs (ITEP)
[More details here](#)

Quality Jobs Incentives
[More details here](#)

Restoration Tax Abatement Program (RTP)
[More details here](#)

Revenue Bonds and PILOTS (Payment in Lieu of Taxes)
[More details here](#)



[City of New Orleans Incentive Programs](#)



[Louisiana Wins Incentives Guide](#)



PROPEL PARK

SITE DETAILS

THE NEW LOUISIANA SPACE CAMPUS

Propel Park offers a rare 50-acre development opportunity co-located with NASA's Michoud Assembly Facility (MAF) near interstate 510 within the New Orleans city limits. This unique site offers access to the intracoastal waterway and the Gulf of Mexico, rail, and major nearby ports.



Ideal for last mile distribution
close to population centers



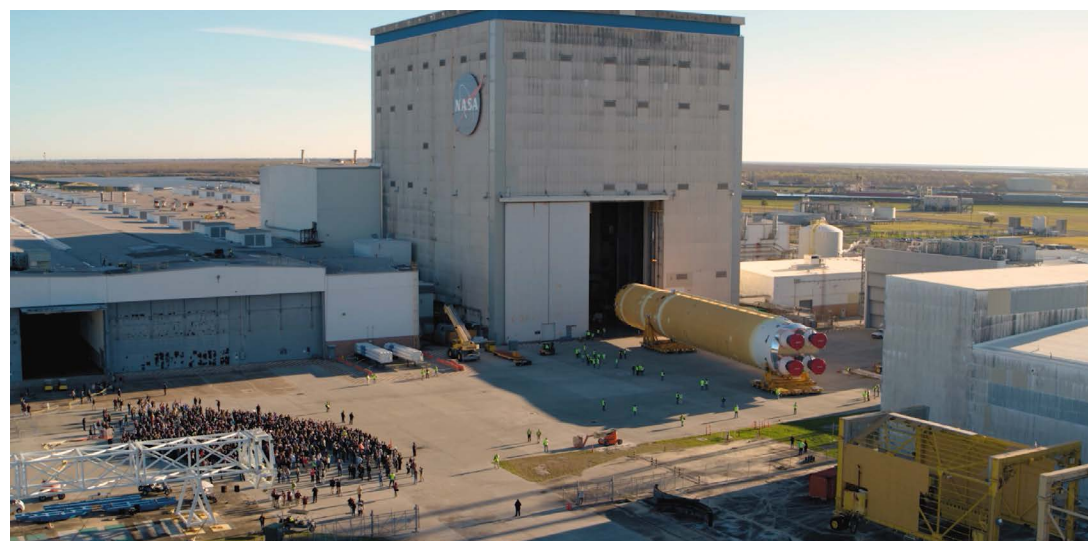
Large supply of specialized
labor and institutions
of higher learning



One-of-a-kind New
Orleans amenities



Intracoastal Waterway
Access to Gulf of Mexico



ABOUT THE DEVELOPER



IRG is a nationwide real estate development and investment firm specializing in the acquisition, development and management of commercial and industrial real estate throughout the United States. IRG, through its affiliated partnerships and limited liability companies, operates a portfolio containing over 150 properties in 31 states with over 100 million square feet of rentable space. IRG is nationally recognized as a leading force behind the adaptive reuse of commercial and industrial real estate, solving some of America's most difficult real estate challenges.

In 2021, IRG announced that the company (IRG Industrial, LLC) had received its inaugural, investment-grade credit rating and issued \$335 Million of USPP bonds, providing new capital to recapitalize assets and expand its industrial holdings in major U.S. markets.

DEVELOPMENT CONTACT

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PROPEL P A R K

NEW ORLEANS, LA

A DEVELOPMENT BY	FOR LEASING INFORMATION		
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