

50-ACRE, CONSTRUCTION-READY, INDUSTRIAL SITE

Co-Located with NASA Michoud Assembly Facility



**PROPEL
PARK**

New Orleans, Louisiana

RATES BEGINNING AT \$10.00/SF PER YEAR CONTINGENT ON PRODUCT TYPE



+



+

CBRE

SITE DETAILS

THE NEW LOUISIANA SPACE CAMPUS

- » Rare 50-acre development opportunity near interstate 510
- » Intracoastal waterway and rail access
- » Co-located with NASA's Michoud Assembly Facility (MAF)

Why Propel Park?

EASILY ACCESSIBLE TO ENTIRE NEW ORLEANS MSA

- Industrial opportunity within New Orleans city limits
- 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

GULF OF MEXICO ACCESS

- Intracoastal Waterway Access to Gulf of Mexico
- Major ports nearby

EXTRAORDINARY OPPORTUNITY

- Unique state-of-the-art product given the lack of modern industrial facilities in the New Orleans area.
- Ability to entertain specialty items desired by large warehouse users or parties in the aerospace industry who can benefit from NASA's proximity and in-place infrastructure.





PHASE I CONSTRUCTION | 162K SF AVAILABLE
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





NASA'S MICHLOUD ASSEMBLY FACILITY

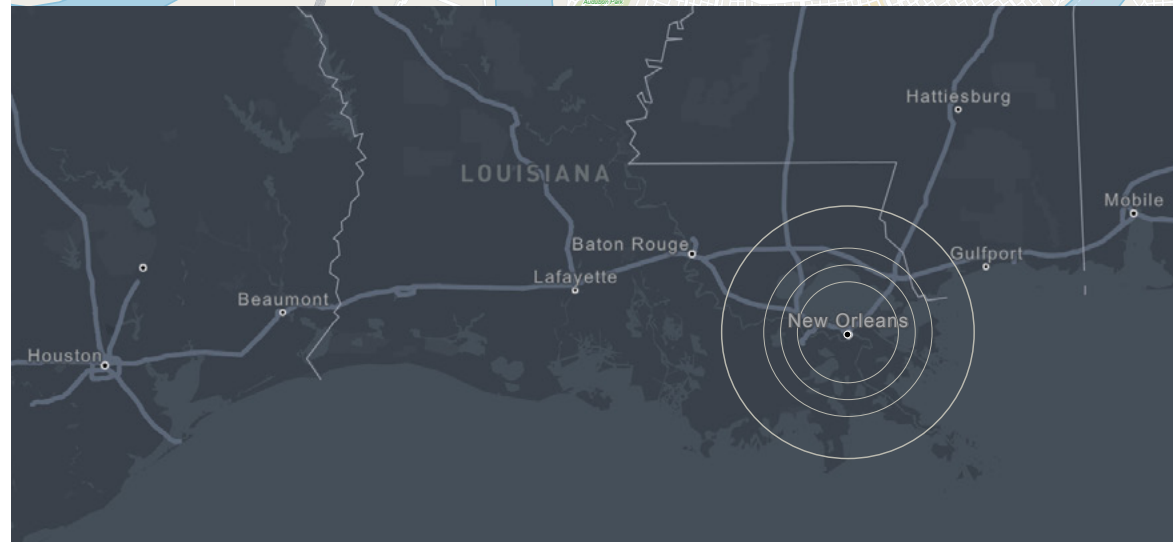
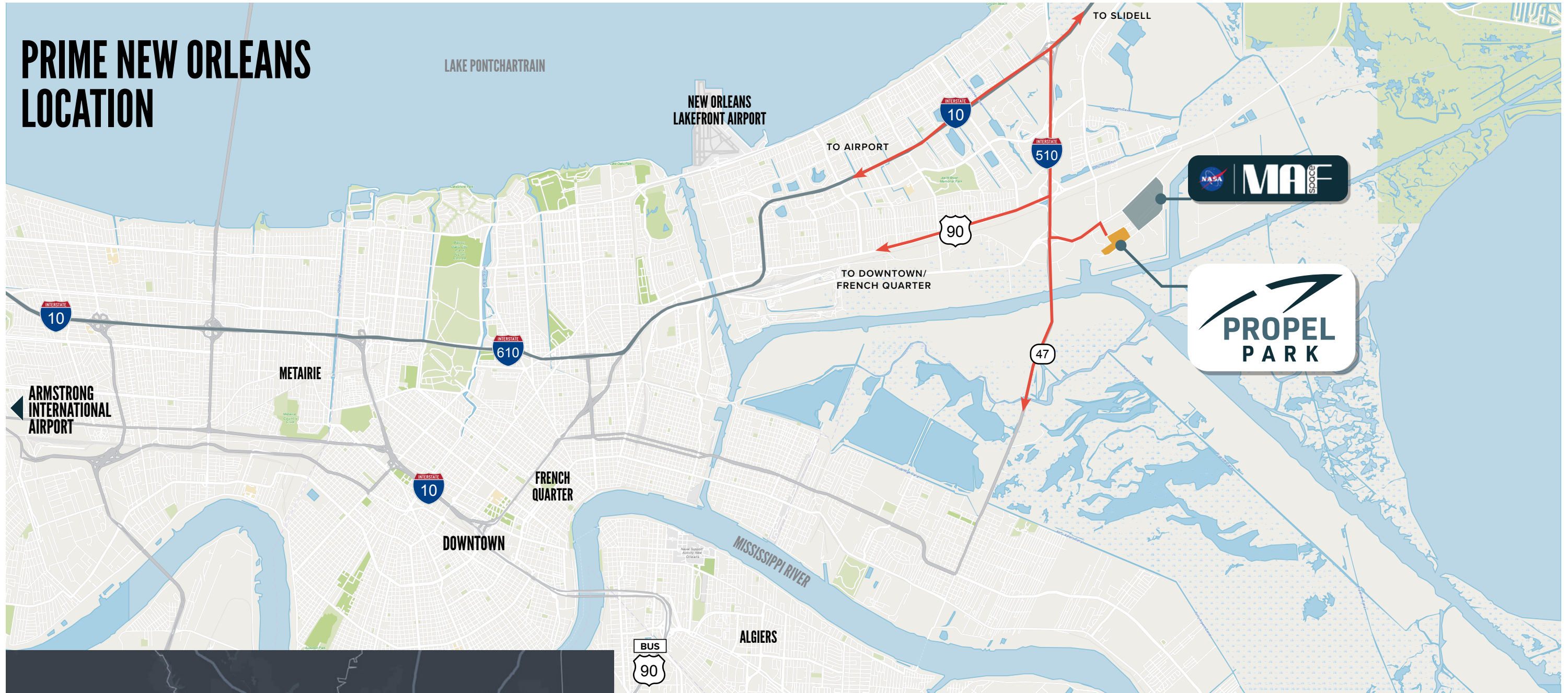
Michoud Assembly Facility in New Orleans is a world-class manufacturing facility providing vital support to NASA exploration and discovery missions.

- 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



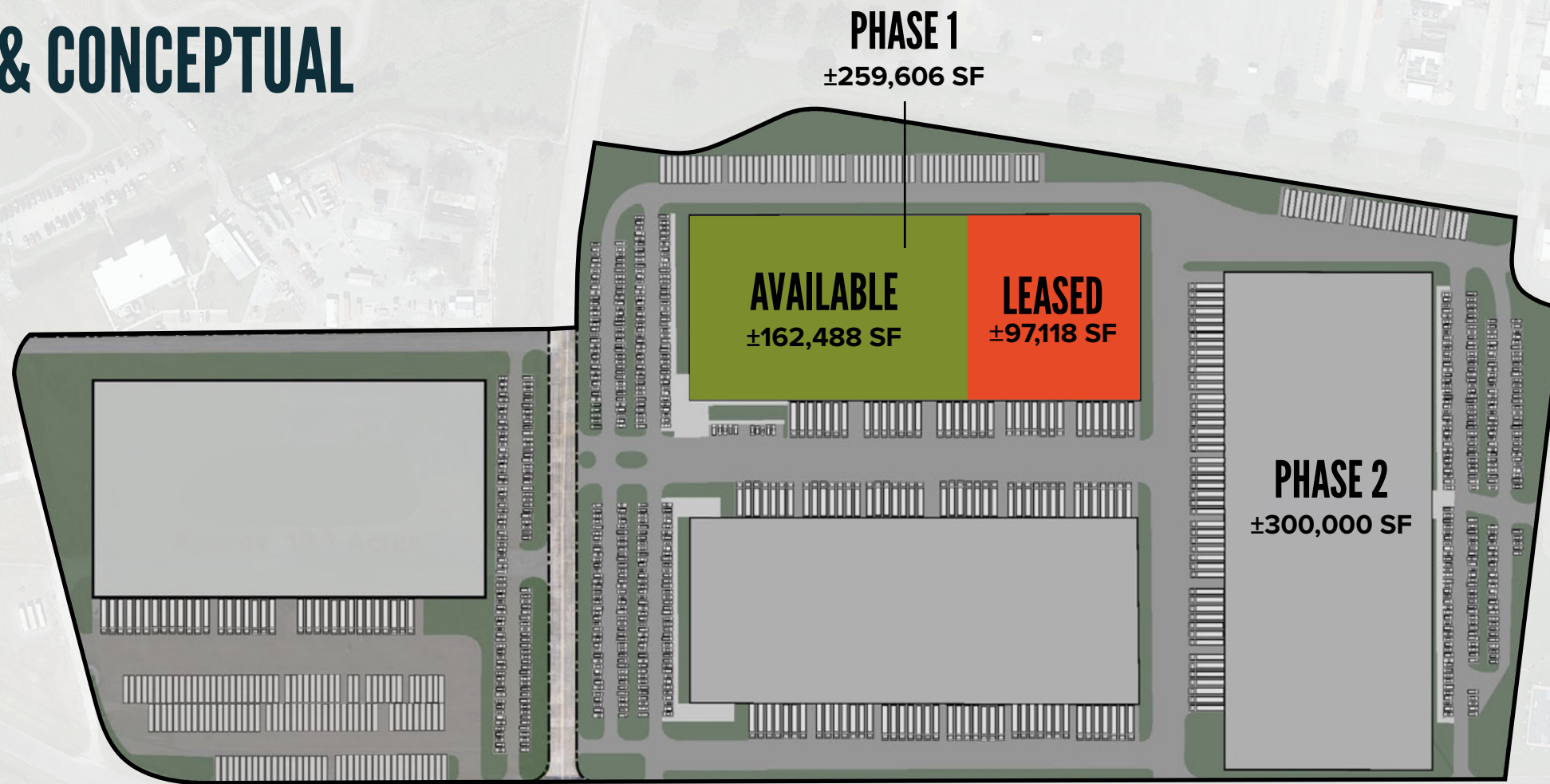
PRIME NEW ORLEANS LOCATION



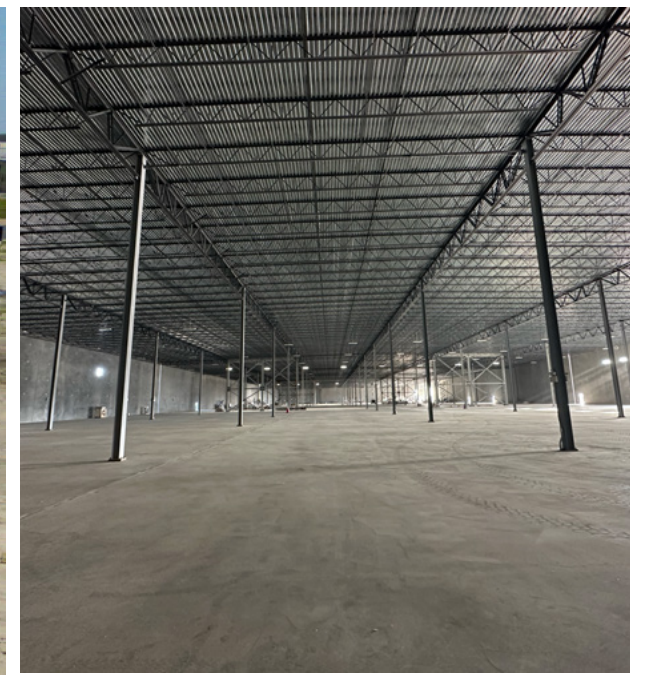
DRIVE TIMES

30 Minutes	20 Minutes	25 Minutes	25 Minutes	15 Minutes
ARMSTRONG INTERNATIONAL AIRPORT	DOWNTOWN NEW ORLEANS / THE FRENCH QUARTER	SLIDELL, LOUISIANA / POINTS EAST	VIOLET, LOUISIANA	THE WEST BANK

CURRENT & CONCEPTUAL PHASES



**BUILDING ONE
READY FOR OCCUPANCY**



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

MICHELE KIERNAN

Senior Development Manager

Industrial Realty Group

330-671-9825

mkiernan@irgra.com





PROPEL P A R K

NEW ORLEANS, LA

A DEVELOPMENT BY

IRG
Industrial
Realty Group, LLC



FOR LEASING INFORMATION



Leon Audibert
leon@propertyone.com
504.681.3430
985.960.6580

CBRE

Bill Boyer
bill.boyer@cbre.com
713.881.0919
713.553.7393

Bryce French
bryce.french@cbre.com
504.427.2090