

PECUE INDUSTRIAL PARK

I-10 and Pecue Lane Intersection
Baton Rouge, LA



**AVAILABLE
UP TO 700,000 SF
CLASS A INDUSTRIAL BUILDINGS**

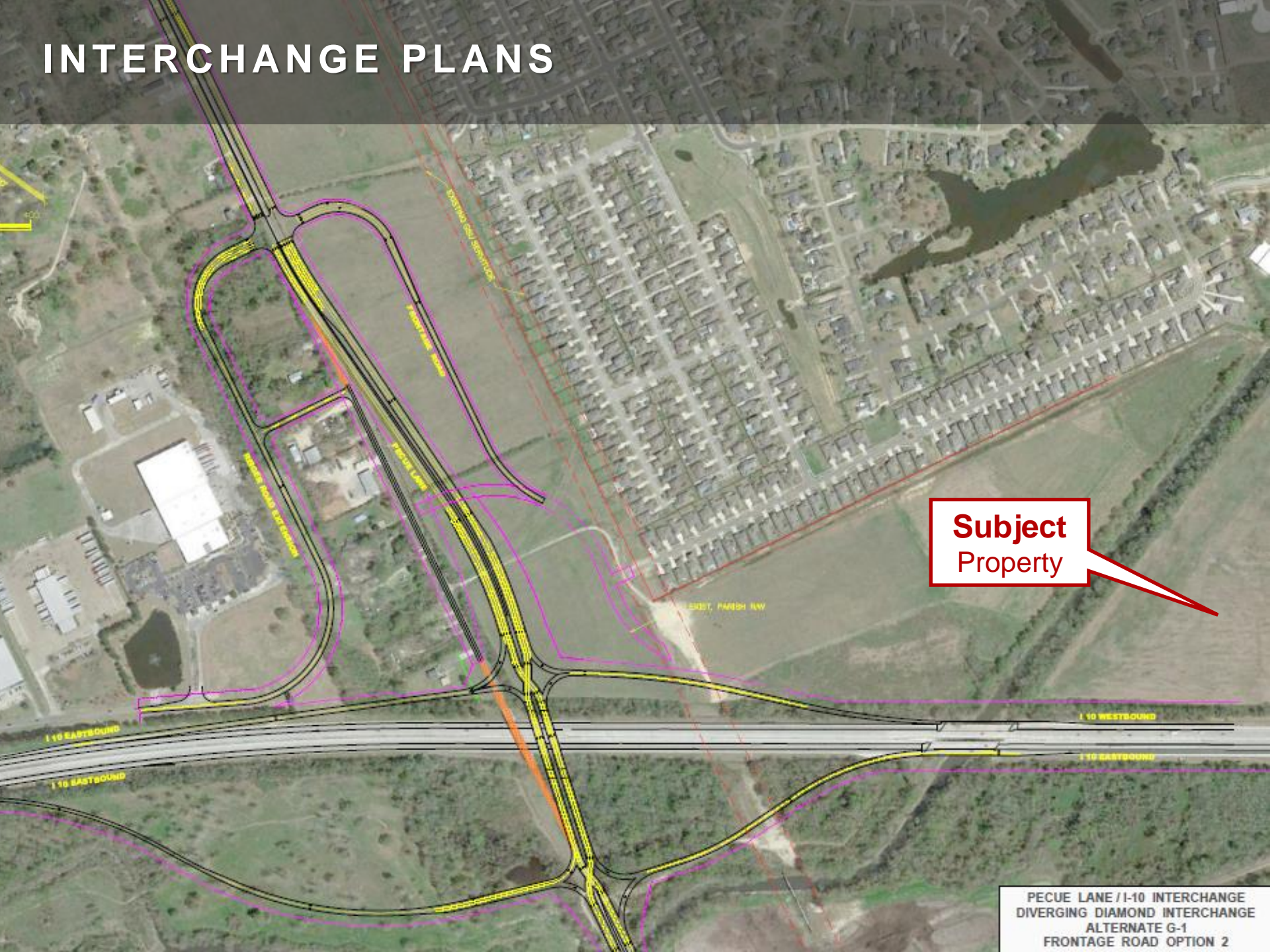
MAESTRI·MURRELL^{INC.}
REAL ESTATE

PROPERTY HIGHLIGHTS

Location	Located in Baton Rouge, capital city of Louisiana Near the intersection of Interstate 10 and Pecue Lane
Property	Two newly constructed, class A industrial buildings
Total RSF	Up to 700,000
Interstate Access	New interchange currently under construction
Interchange Completion Date	2026
Infrastructure	Port of Greater Baton Rouge ranks in the Top 15 port in the US Louisiana is one of two states in the US where all six class one railroads converge
Business Operating Costs	Baton Rouge ranked #1 in lowest business costs among mid-sized cities Single Sales Factor Apportionment for corporate income taxes
Tax Credits & Incentive Programs	Industrial Tax Exemption Program Quality Jobs Program Enterprise Zone Program Payment-in-lieu-of-taxes Program



INTERCHANGE PLANS



**Subject
Property**

PECUE LANE / I-10 INTERCHANGE
DIVERGING DIAMOND INTERCHANGE
ALTERNATE G-1
FRONTAGE ROAD OPTION 2

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PROPERTY
AERIAL

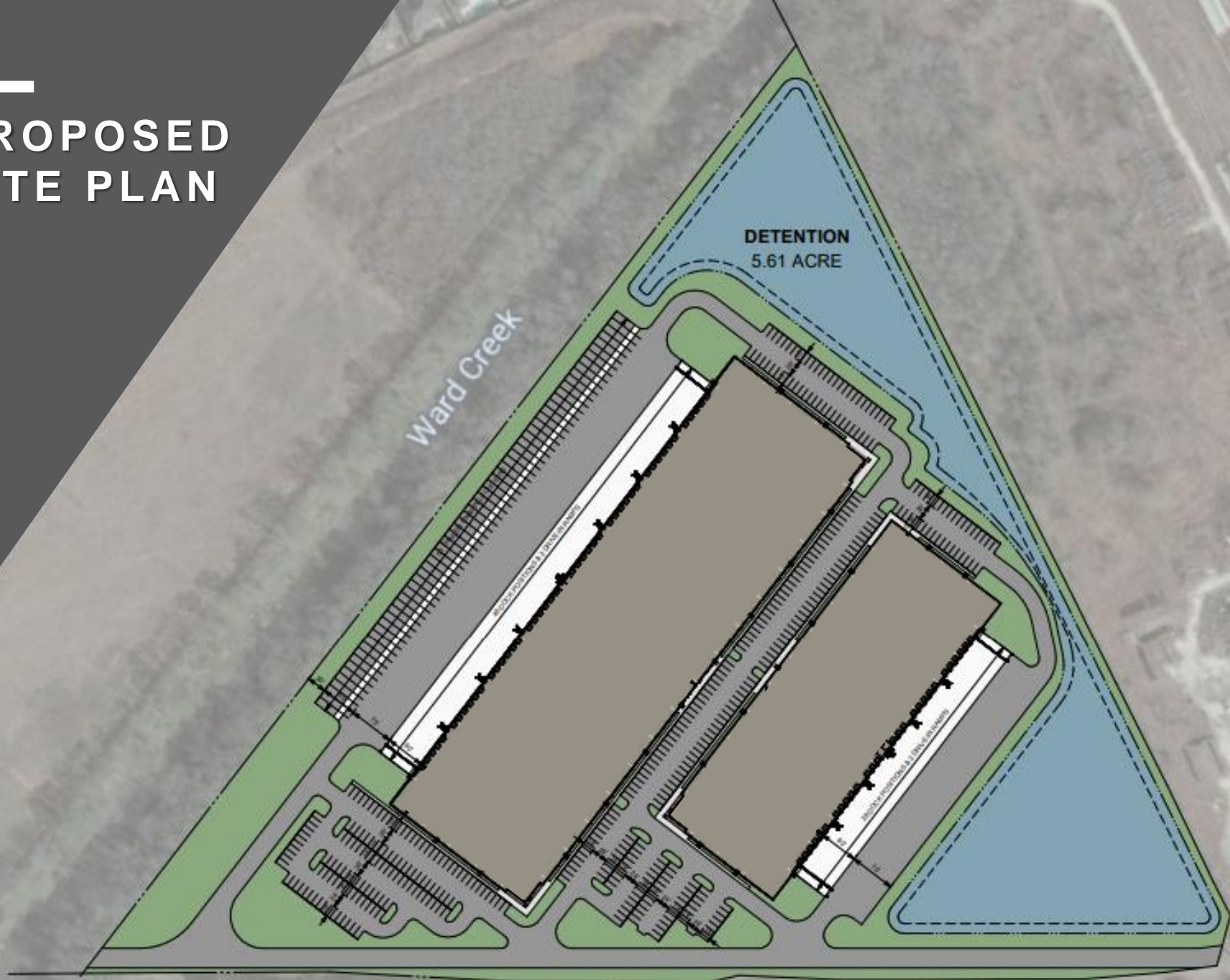
Pecue Ln



**Subject
Property**

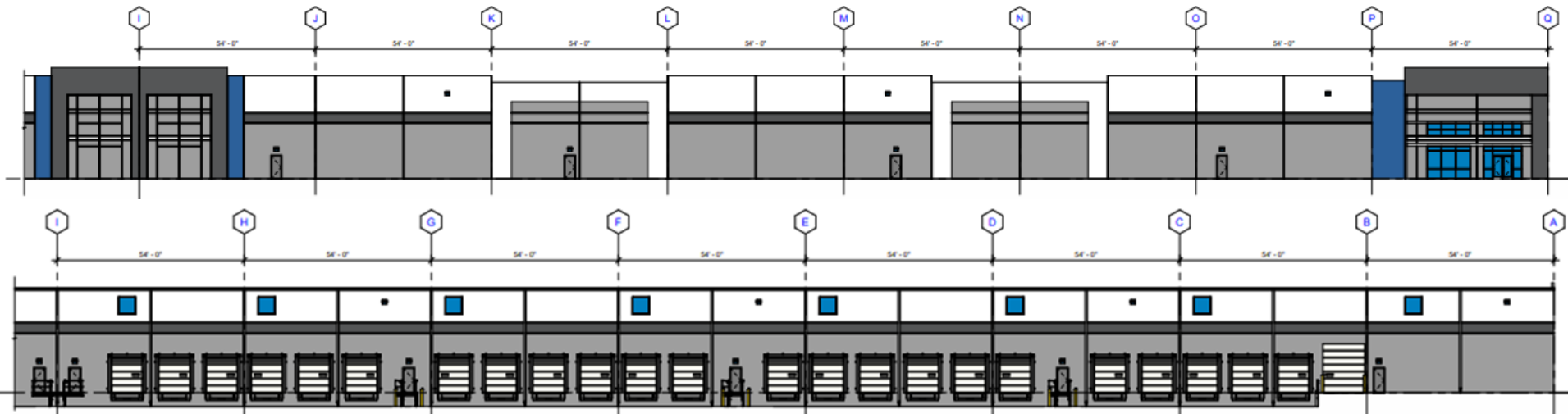


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**PROPOSED
SITE PLAN**



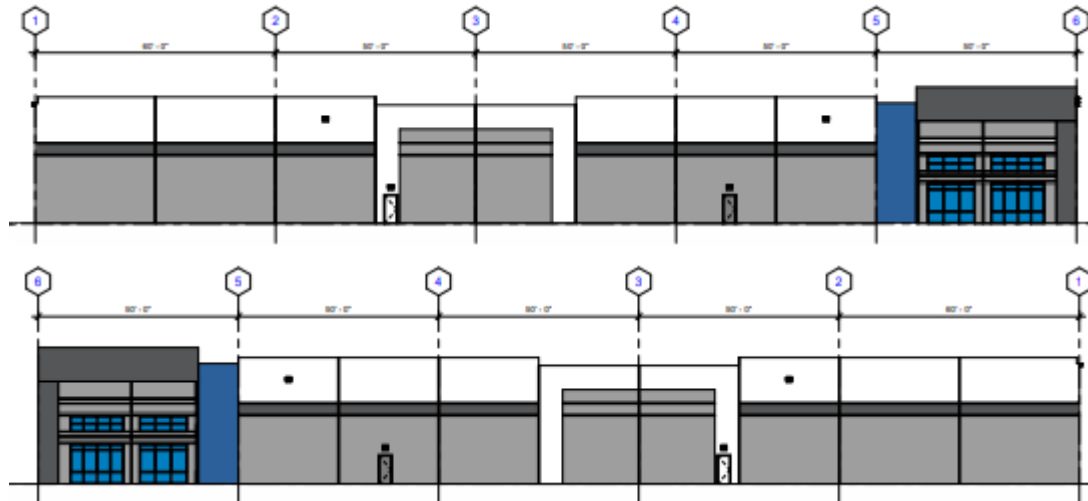
BUILDING 1 OVERVIEW

Square Footage	224,640 SF (864'x260')	Slab Construction	6" Reinforced with #3 rebar at 18" o.c.e.w. (4,000 PSI)
Total Site Area	Shared Site Depends on How you want to break up	Dock Doors	46 Qty 9'x10' Dock Doors
Clear Height	32' Clear	Drive In Doors	2
Column Spacing	50' x 54' (60' in the Dock Bay)	Roofing	45 Mil White TPO Membrane with R-9 Insulation
Auto Parking	269	HVAC	Make Up Air Units for Freeze Protection
Trailer Parking	63	Fire Protection	K-17 ESFR System with 1,500 GPM Fire Pump
Exterior Walls	Structural Reinforced Tilt-Up Concrete Wall Panels with Textured Paint finish	Electrical Service	2,400 Amps 480/277V
Structural Steel	10"x10" HSS Columns/ Steel Bar Joists / White Roof Deck	Lighting	LED, 25 Foot Candles

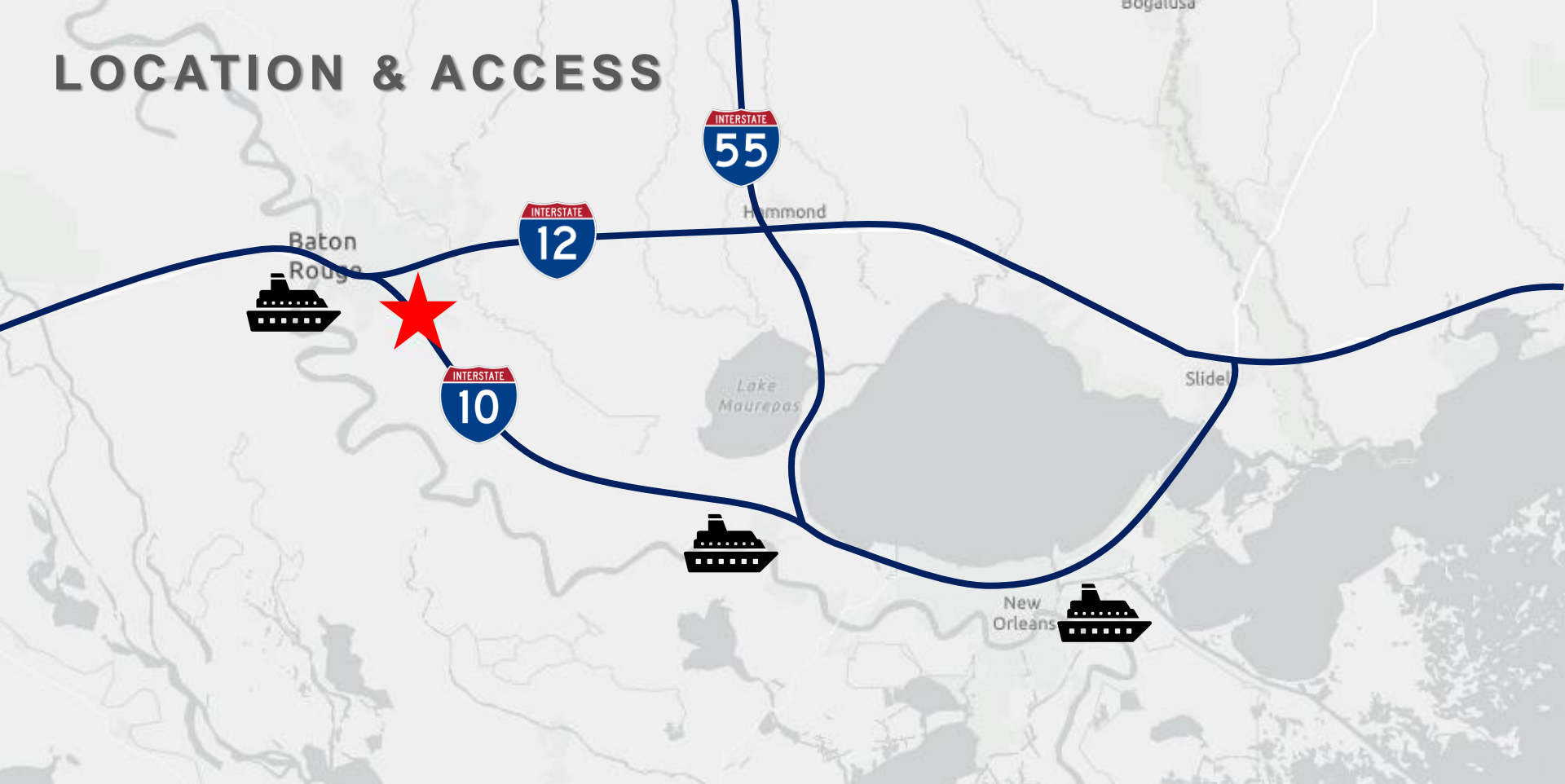


BUILDING 2 OVERVIEW

Square Footage	120,120 SF (572'x210')	Dock Doors	23 Qty 9'x10' Dock Doors
Total Site Area	Shared Site Depends on How you want to break up	Drive In Doors	2
Clear Height	32' Clear	Roofing	45 Mil White TPO Membrane with R-9 Insulation
Column Spacing	50' x 52' (60' in the Dock Bay)	HVAC	Make Up Air Units for Freeze Protection
Auto Parking	170	Fire Protection	K-17 ESFR System with 1,500 GPM Fire Pump
Exterior Walls	Structural Reinforced Tilt-Up Concrete Wall Panels with Textured Paint finish	Electrical Service	1,600 Amps 480/277V
Structural Steel	10"x10" HSS Columns/ Steel Bar Joists / White Roof Deck	Lighting	LED, 25 Foot Candles
Slab Construction	6" Reinforced with #3 rebar at 18" o.c.e.w. (4,000 PSI)		



LOCATION & ACCESS



Interstates & Highways

Interstate 10	1 minute
Interstate 12	6 minutes
Interstate 55	41 minutes

Ports

Greater Baton Rouge	16 minutes
South Louisiana	45 minutes
New Orleans	1 hour & 13 minutes

Railroads

Kansas City Southern	14 minutes
Canadian National	16 minutes
Union Pacific	25 minutes

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