



CLASS A DISTRIBUTION WAREHOUSE FOR LEASE

LULING BUSINESS PARK - LULING, LA



BUILDING AREA

The Luling Business Park is a 750,000 SF Class A Distribution, Assembly, and Light Manufacturing Complex just off Interstate 310 in Luling, LA. Phase 1 currently under construction is 125,000 SF and can be demised to 40,000+ SF user spaces. Additional land is available to construct up to 1.2 million square feet. Built-to-suit is preferred.

FEATURES

Excess land for outdoor storage and/or trailer storage, ESFR Sprinklers, 30-ft eave height, oversized truck turning area, full dock package, drive-in overhead doors.

CONSTRUCTION

Construction is underway, with final certificate of occupancy tracking towards January 2025.

LOCATION

Luling is ideally situated to service the greater New Orleans market, as it is 24 miles from downtown and 11 miles from New Orleans International Airport (MSY). Esperanza Business Park is a Certified Site by Louisiana Economic Development, meaning it has been examined by 3rd party engineers and deemed ready for development.

Max J. Derbes, Inc.
REALTORS ■

CONTACT
GERARD HENRY, SIOR

OFFICE 504.733.4555
gerard@maxderbes.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123





CLASS A DISTRIBUTION WAREHOUSE FOR LEASE LULING BUSINESS PARK - LULING, LA

SITE AERIAL



Max J. Derbes, Inc.
REALTORS ■

CONTACT
GERARD HENRY, SIOR

OFFICE 504.733.4555
gerard@maxderbes.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123

