



CLASS A DISTRIBUTION WAREHOUSE FOR LEASE

LULING BUSINESS PARK - LULING, LA



BUILDING AREA

125,000 sq. ft. Class A Distribution/Light Manufacturing complex that may be subdivided into 40,000 square feet or larger

EAVE HEIGHT

30 feet with center height of 32 feet

LOADING

Dock height via fourteen (14) 10' x 10' rollup doors with levelers and two (2) drive-in doors.

SPRINKLER

ESFR sprinklers throughout

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

Class A
New Construction



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

Oversized Truck
Turning Area



Max J. Derbes, Inc.
REALTORS ■

CONTACT
GERARD HENRY, SIOR

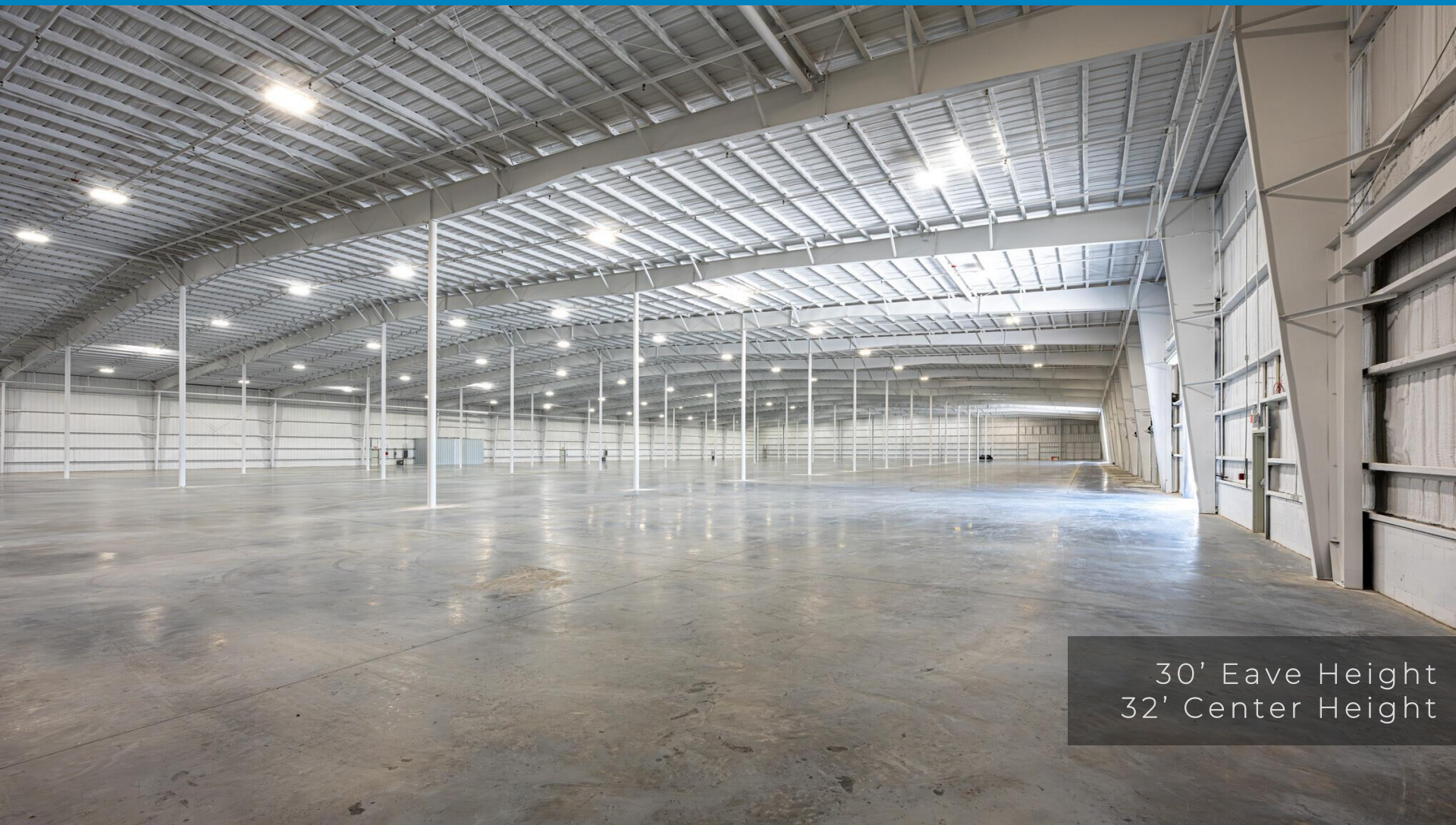
OFFICE 504.733.4555
gerard@maxderbes.com

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





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



30' Eave Height
32' Center Height

Max J. Derbes, Inc.
REALTORS ■

CONTACT
GERARD HENRY, SIOR

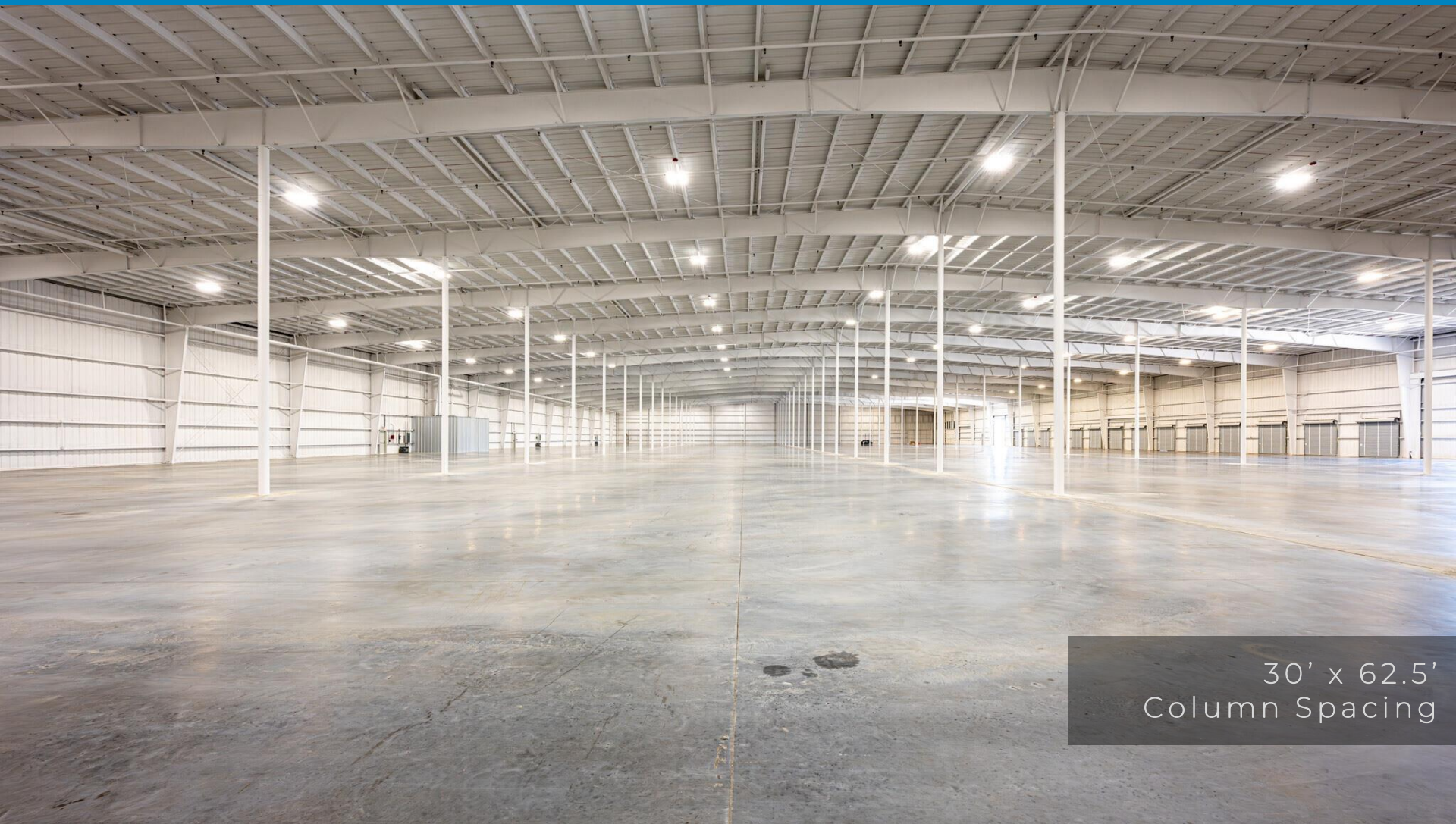
OFFICE 504.733.4555
gerard@maxderbes.com

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





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



30' x 62.5'
Column Spacing

Max J. Derbes, Inc.
REALTORS ■

CONTACT
GERARD HENRY, SIOR

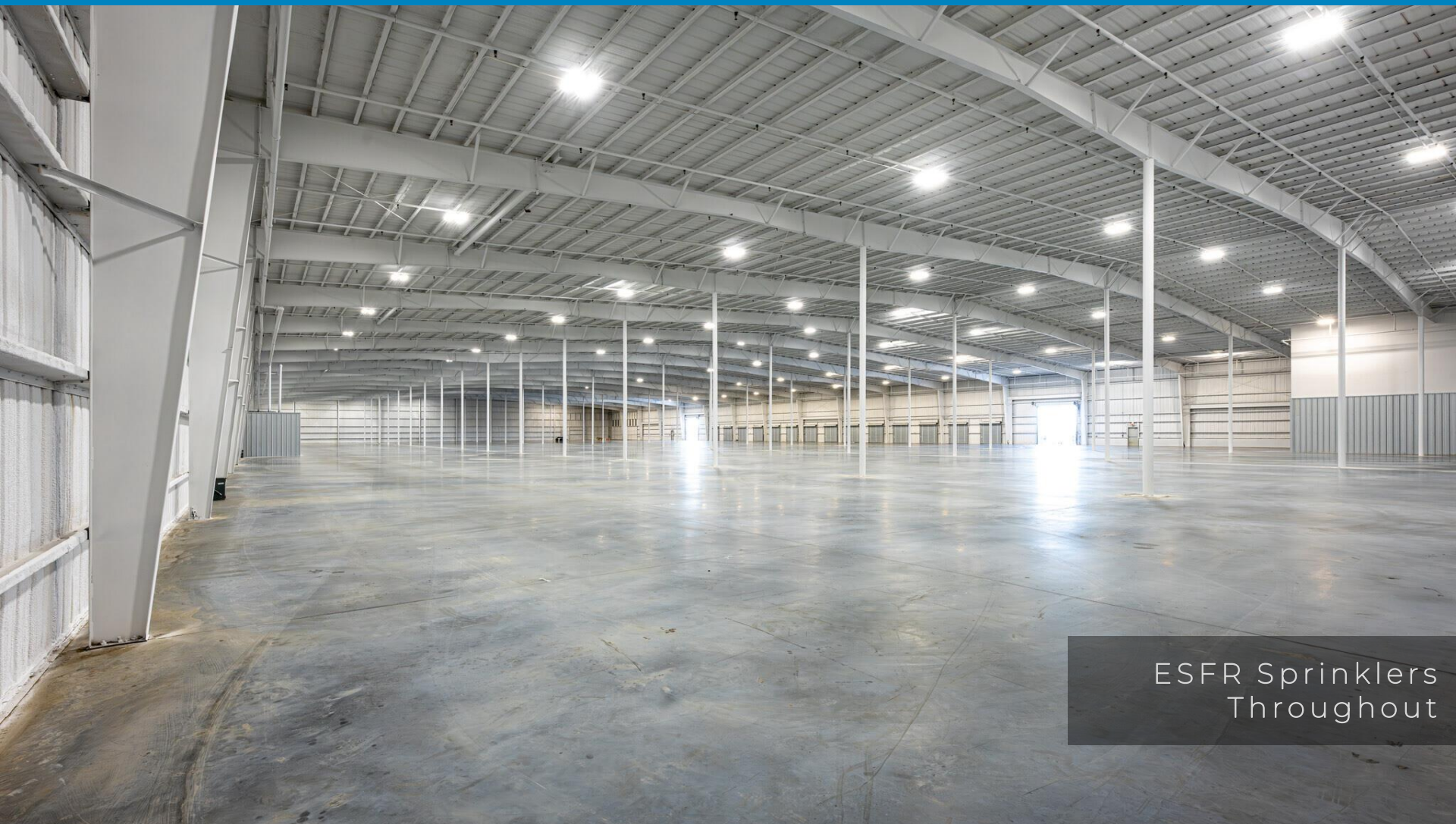
OFFICE 504.733.4555
gerard@maxderbes.com

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





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



ESFR Sprinklers
Throughout

Max J. Derbes, Inc.
REALTORS ■

CONTACT
GERARD HENRY, SIOR

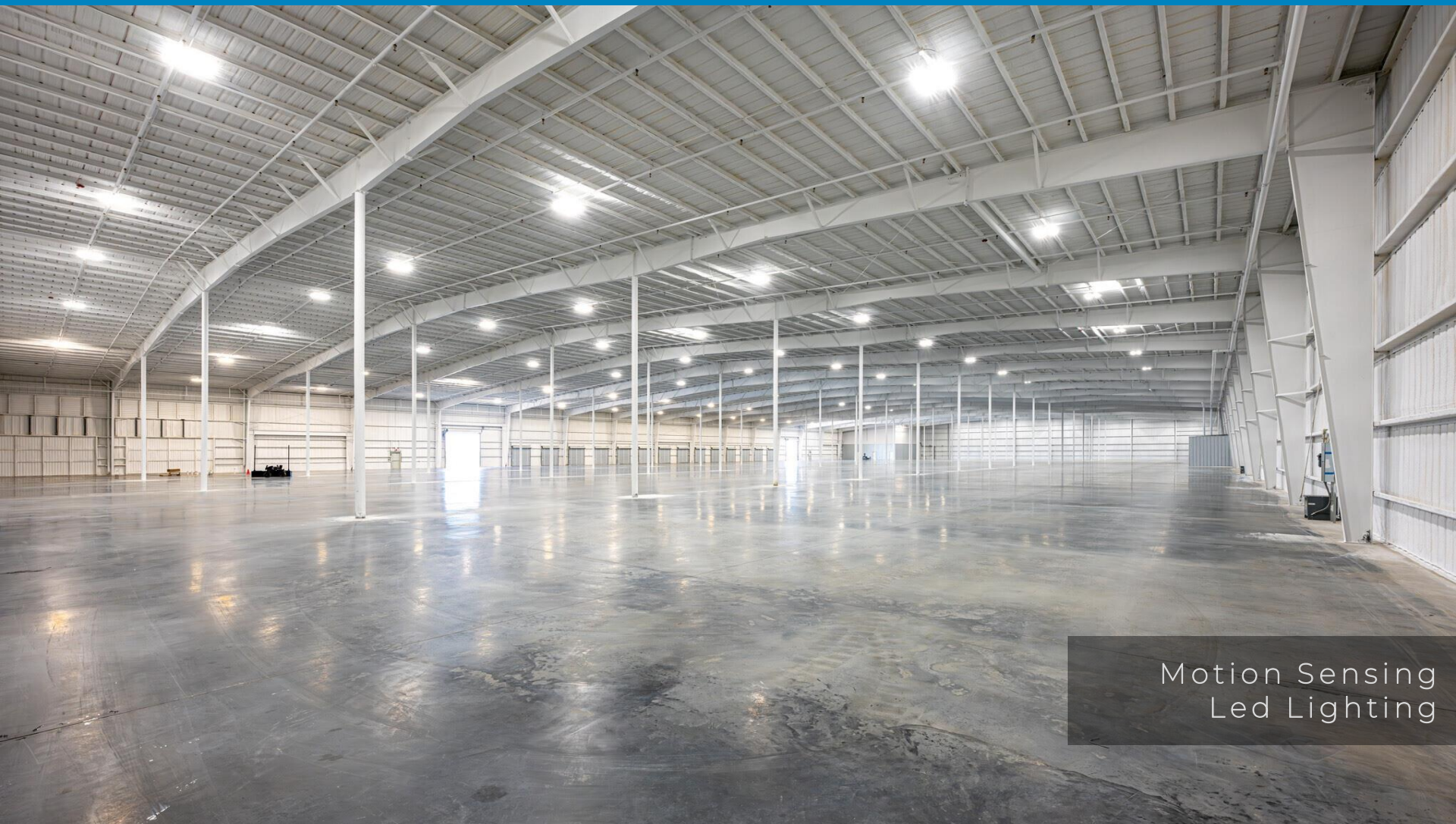
OFFICE 504.733.4555
gerard@maxderbes.com

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





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



Motion Sensing
Led Lighting

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



14 Dock Doors
2 Drive-in Doors

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



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



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





This architectural floor plan depicts a large building footprint divided into two sheets, A-1.1 and A-1.2. The plan includes detailed structural annotations such as '800# D.D. OF CONCRETE' and '800# D.D. OF STEEL' along the perimeter. Dimensions are provided in feet and inches, with a total width of 284'-0" and a total depth of 284'-0". The plan also shows 'FUTURE DEVELOPMENT' areas and various mechanical and electrical symbols. A central vertical dashed line separates the two sheets. The plan is oriented with North indicated by an arrow pointing towards the top-left.

1 FLOOR PLAN
SCALE: 1"=20'-0"

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

