



# CLASS A DISTRIBUTION WAREHOUSE FOR LEASE

## RUE SUCRE – LULING BUSINESS PARK AND ENTERPRISE CENTER - LULING, LA



### BUILDING AREA

We are pleased to offer for lease the Luling Business Park and Enterprise Center, a 250,000 s. f. Class A distribution warehouse to be constructed in Esperanza Business Park just off Interstate 310 in Luling, LA.

### FEATURES

To include: 2.5-to-1 land-to-building ratio, full concrete tilt-wall construction, ESFR sprinklers, 30ft minimum eave height, cross-dock configuration, 80ft truck loading aisles with 30ft drive lanes, and separated truck and passenger car parking areas.

### CONSTRUCTION

Construction will commence in late 2021. The development site is up to 194 acres, zoned M1/M2 Industrial. Additional land is available to construct up to 1.2 million square feet. Build to Suit is preferred.

### 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. A direct roadway connection from the business park to LA Highway 3127 will be constructed.

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





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CONCEPTUAL RENDERING

DISTRIBUTION CENTER  
LULING LA



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SITE AERIAL



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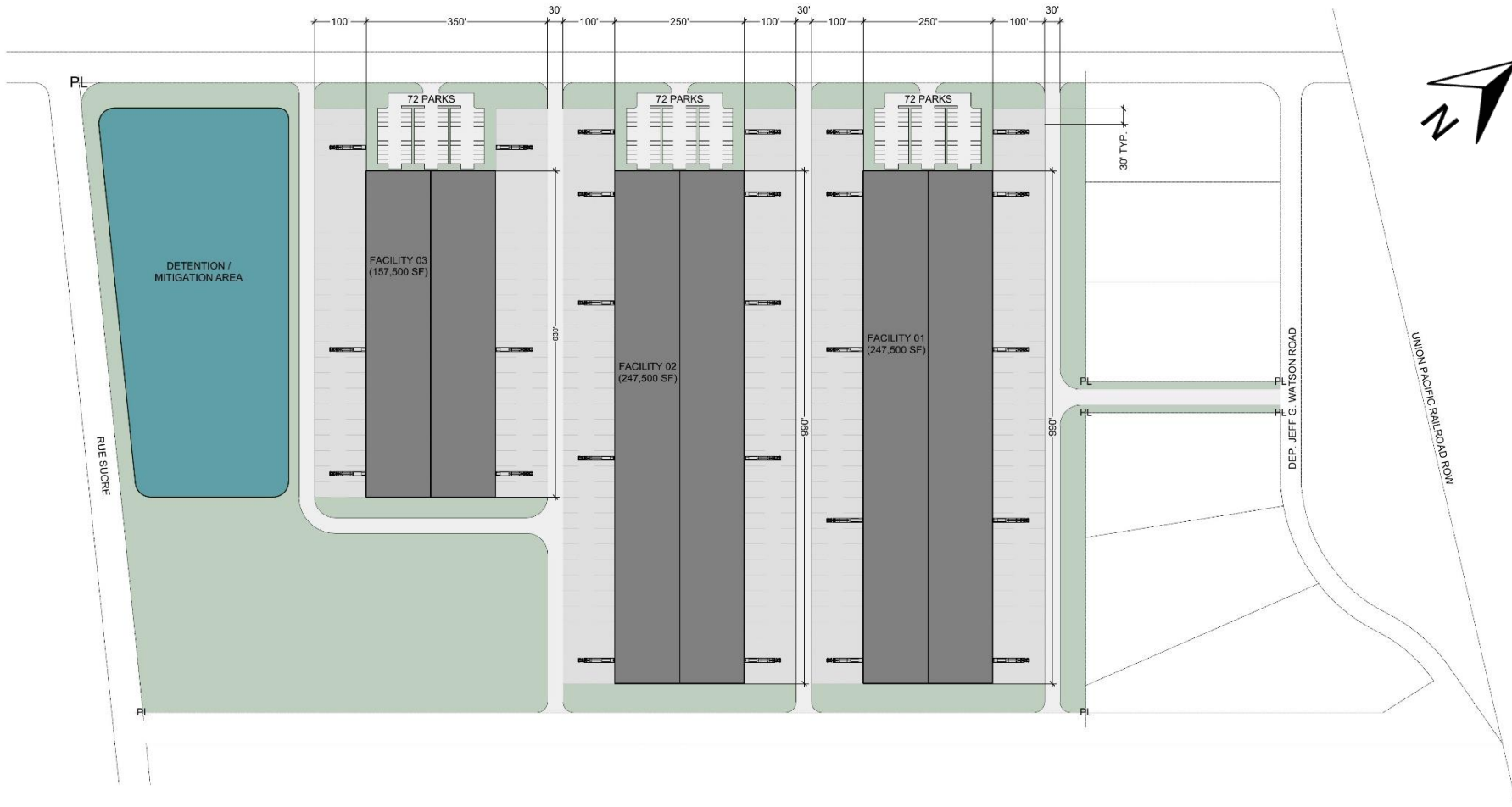




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### SITE PLAN



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