



## 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



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

Oversized Truck  
Turning Area



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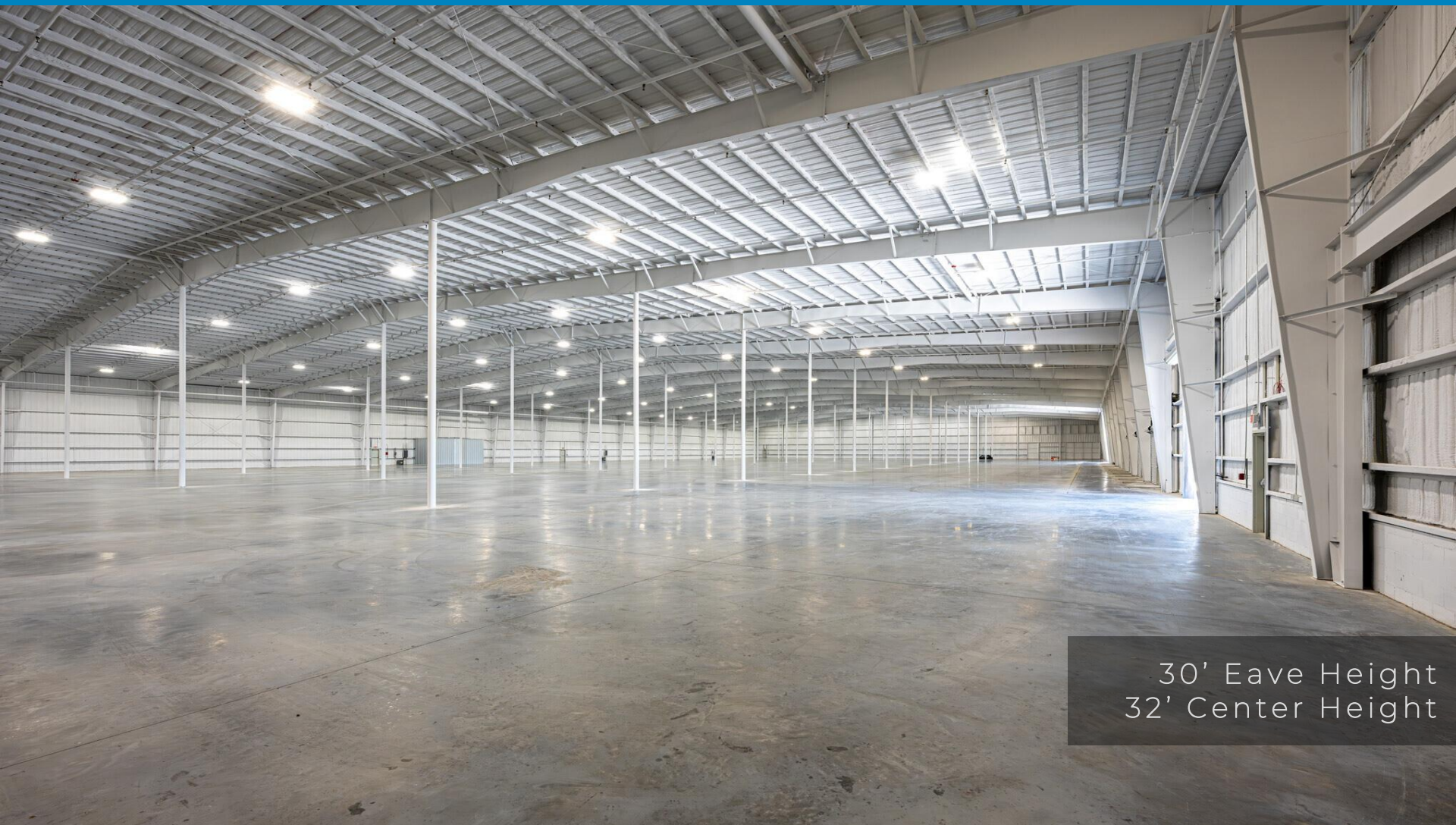
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## CLASS A DISTRIBUTION WAREHOUSE FOR LEASE LULING BUSINESS PARK - LULING, LA



30' Eave Height  
32' Center Height

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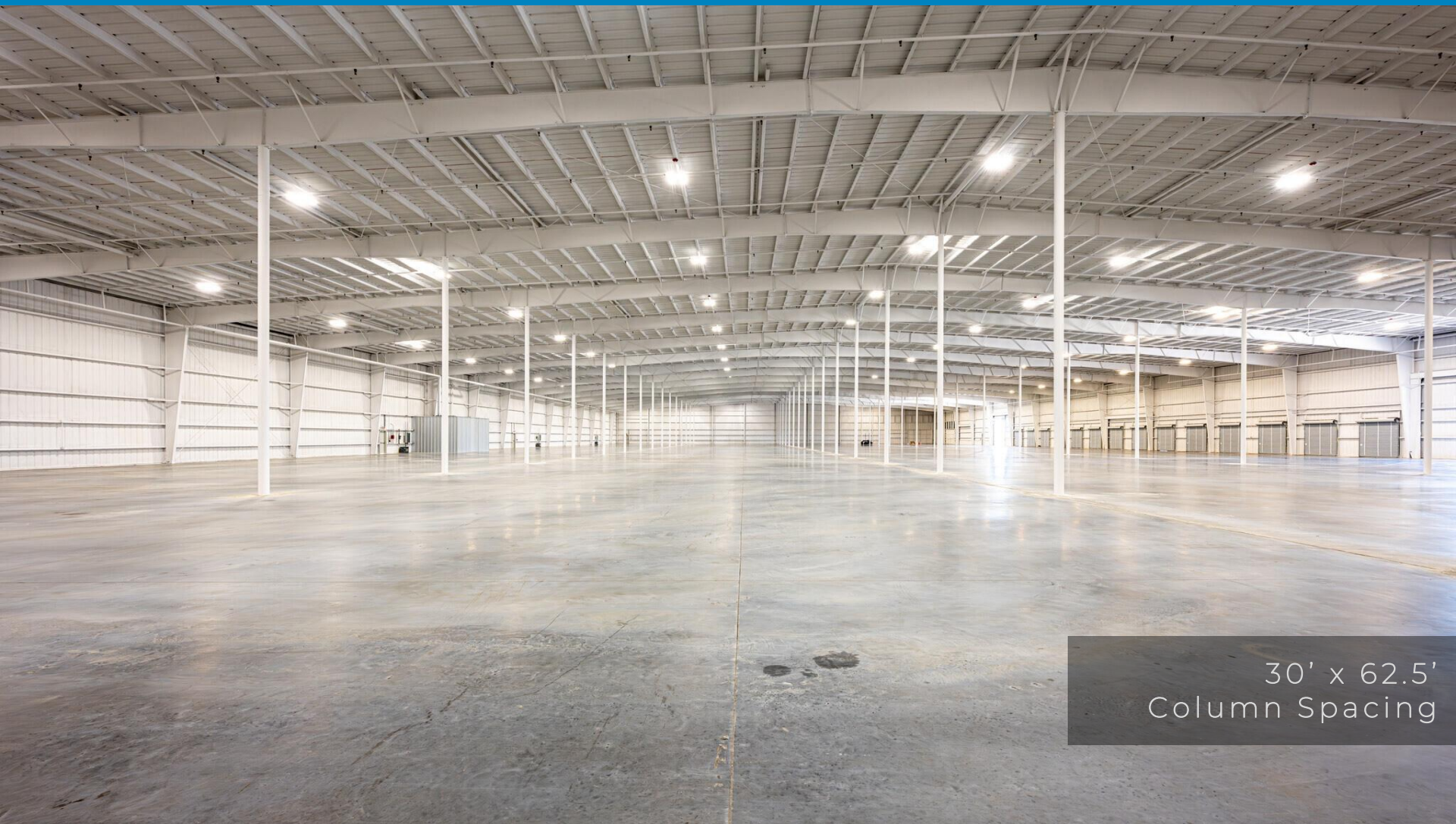
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## CLASS A DISTRIBUTION WAREHOUSE FOR LEASE LULING BUSINESS PARK - LULING, LA



30' x 62.5'  
Column Spacing

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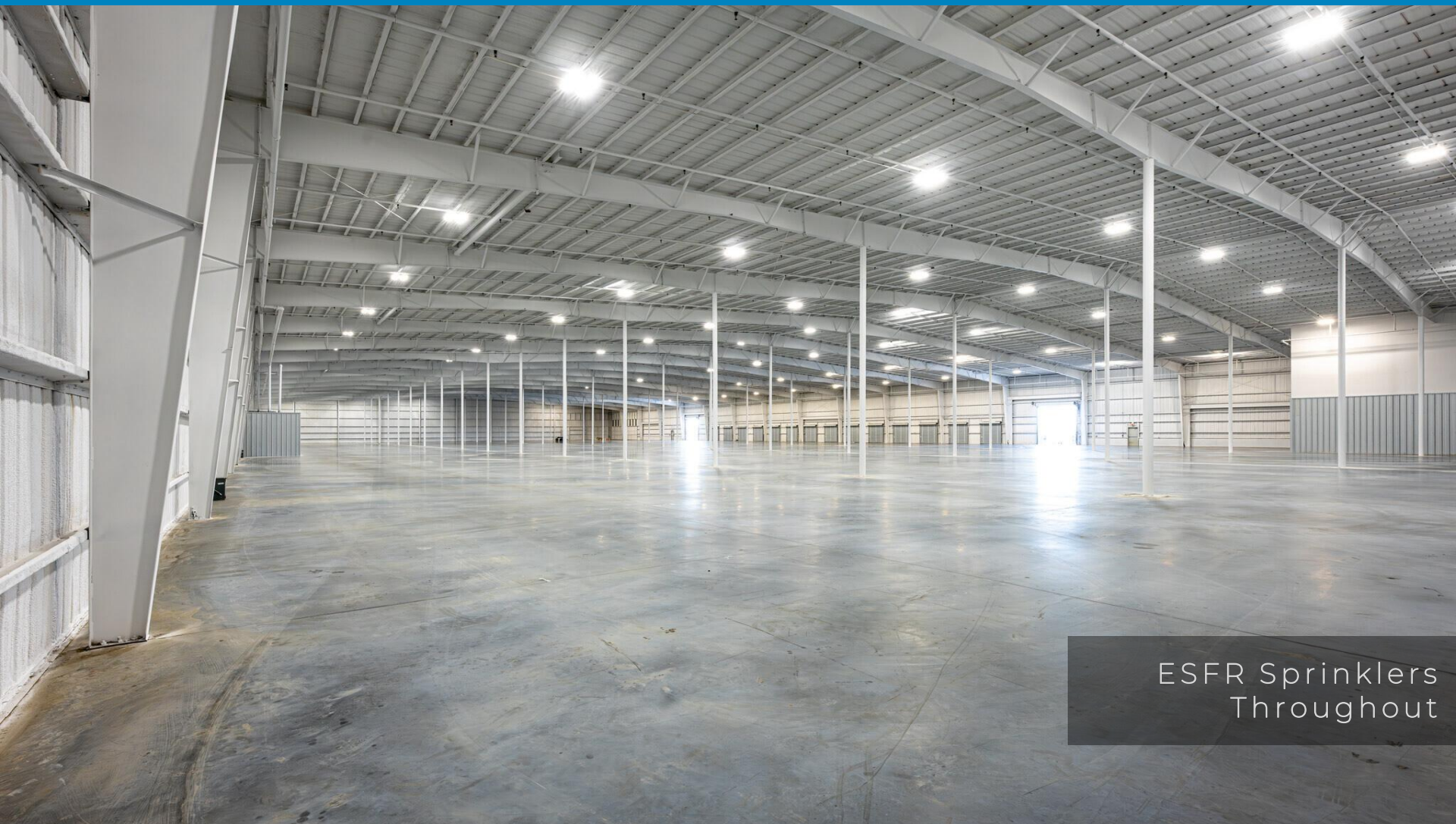
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ESFR Sprinklers  
Throughout

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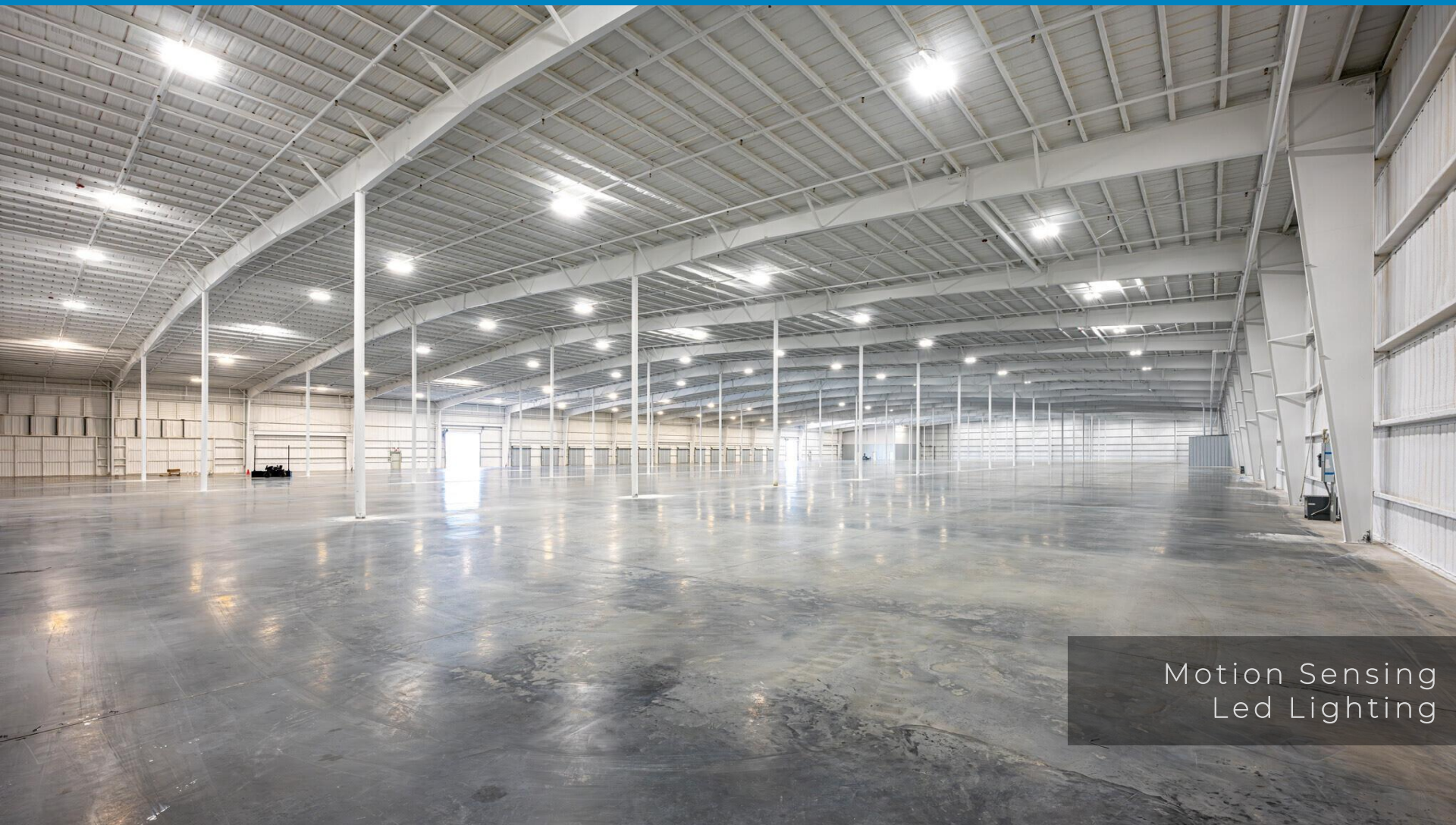
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## CLASS A DISTRIBUTION WAREHOUSE FOR LEASE LULING BUSINESS PARK - LULING, LA



Motion Sensing  
Led Lighting

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



14 Dock Doors  
2 Drive-in Doors

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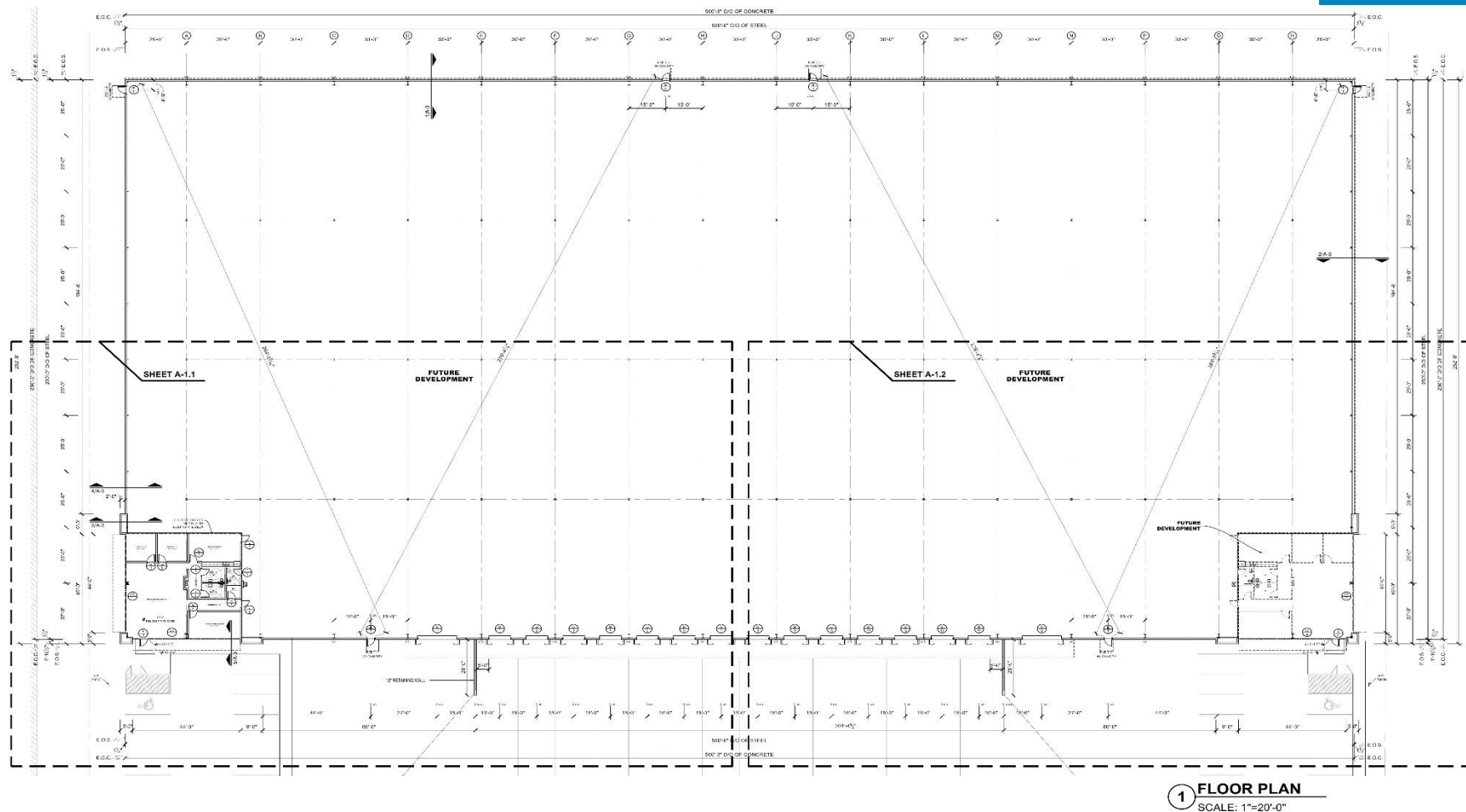




# CLASS A DISTRIBUTION WAREHOUSE FOR LEASE

## LULING BUSINESS PARK - LULING, LA

### FLOOR PLAN



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## LULING BUSINESS PARK - LULING, LA

SITE AERIAL



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