

50-ACRE, CONSTRUCTION-READY, INDUSTRIAL SITE
Co-Located with NASA Michoud Assembly Facility

PHASE 1: ±250,000 CLASS A DISTRIBUTION CENTER 100% FULLY LEASED

PHASE II: ACCEPTING TENANTS

CAN ACCOMMODATE UP TO 800,000 SF



NEW ORLEANS, LOUISIANA

Rates beginning at \$10.00/sf per year contingent on product type

EXTRAORDINARY CLASS A DISTRIBUTION CENTER OPPORTUNITY

This state-of-the-art product provides a rare opportunity for users requiring modern industrial facilities in the New Orleans area. The site and construction is flexible enough to entertain specialty items desired by large warehouse users or parties in the aerospace industry that can benefit from NASA's proximity and in-place infrastructure.

CONSTRUCTION DETAILS



Tilt Wall Construction



Speed Bay



32' Eaves



LED motion lighting



Dock levelers



Secured with gated entry, fence and security guard



Fully Sprinklered



High ground co-located with NASA and no history of flooding



Michoud Assembly Facility

Phase 1: 250K SF
FULLY LEASED

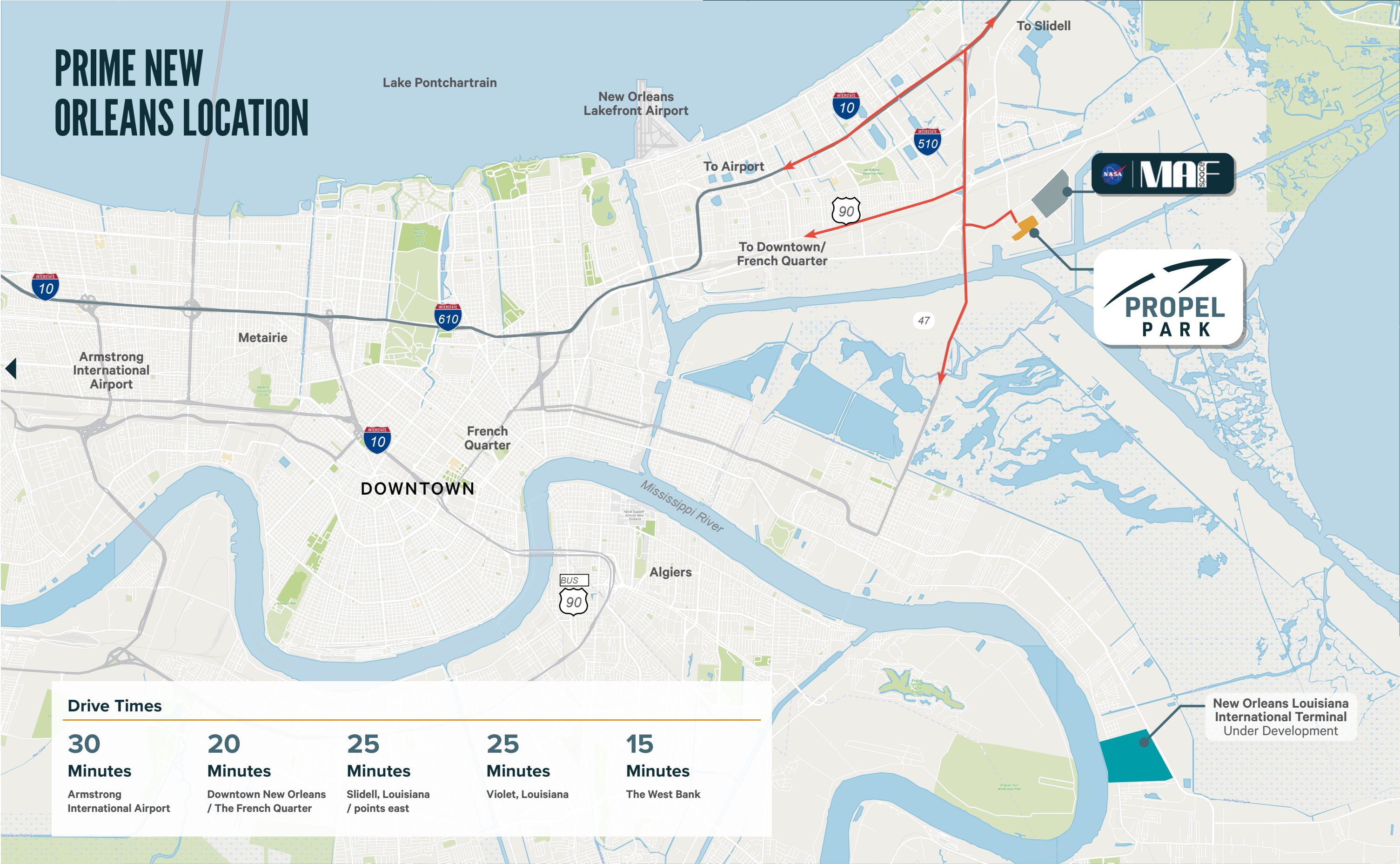
Phase 2
±300,000 SF

Phase 3
±250,000 SF CROSS DOCK

Phase 4
±250,000 SF

Michoud Facility Rd

PRIME NEW ORLEANS LOCATION



PHASE I: 250K SF FULLY LEASED

PHASE II: UP TO 800K SF READY FOR TAKEOFF

Flexible Construction Options

Additional land allows for the unique needs of users, with build-to-suit or specialty-needs sites available

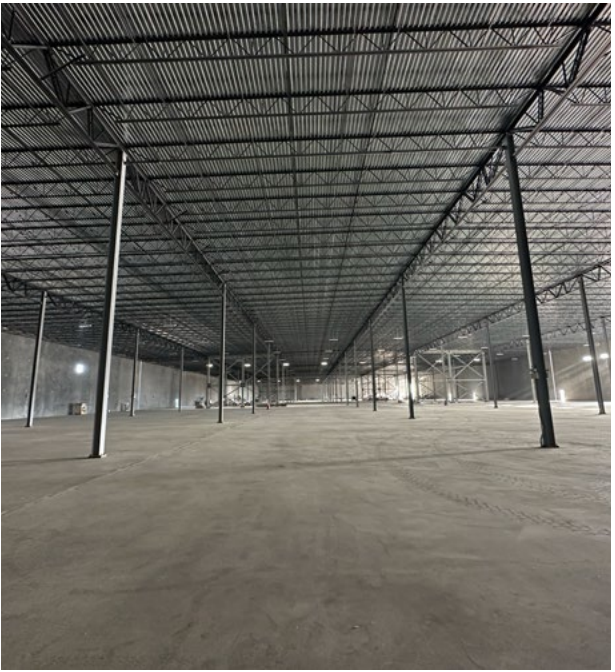
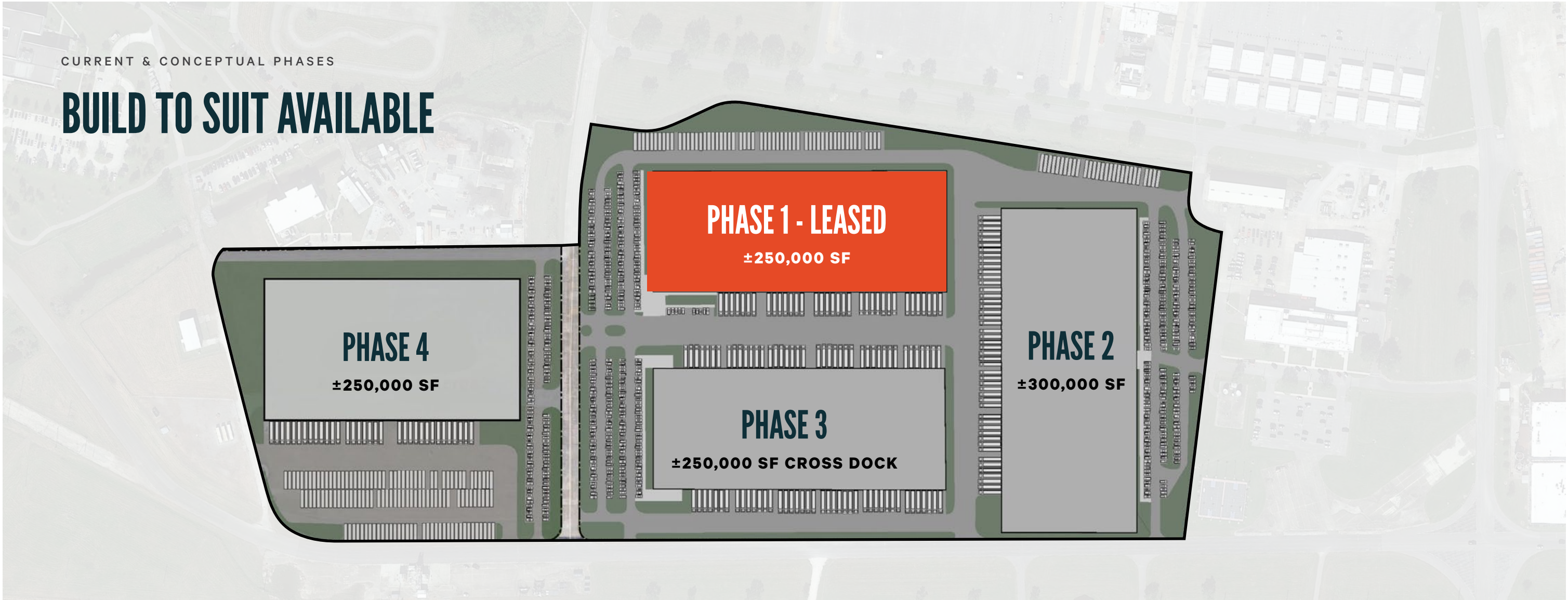
Built For Security

The site surrounded by a 19 ½ foot levee and substantial on-site pumps to guard against extreme weather events. Co-location with MAF allows for enhanced, 24/7 security on-site.

Potential Custom on-site amenities

Fitness Center, Coast Guard Exchange, Public Affairs, Medical Clinic, Employee Assistance Program, Athletic Fields, Cafeteria, Mission Assurance







NASA's Michoud Assembly Facility

Michoud Assembly Facility in New Orleans is a world-class manufacturing facility providing vital support to NASA exploration and discovery missions.

- NASA-owned and managed for the agency by the Marshall Space Flight Center
- Contains one of the largest production buildings in the nation
- Its vertical assembly building proved a critical resource for stacking components of the space shuttle external tank, which was constructed, tested and delivered to NASA's Kennedy Space Center by Michoud throughout the Space Shuttle Program.
- Between 1979 and 2010, the facility produced 136 tanks; only one of these was never used for spaceflight.
- Today, Michoud supports several major projects for America's next generation of space transportation vehicles, including
 - NASA's Space Launch System (SLS) heavy-lift rocket, managed by Marshall
 - The Orion spacecraft, managed by Johnson Space Center.
- Michoud's highly skilled work force is manufacturing and assembling Orion and also will build the critical core stage of the SLS, which is intended to take human explorers farther into our solar system than ever before.

Current Tenants





PROPEL PARK

SITE DETAILS

THE NEW LOUISIANA SPACE CAMPUS

Propel Park offers a rare 50-acre development opportunity co-located with NASA's Michoud Assembly Facility (MAF) near interstate 510 within the New Orleans city limits. This unique site offers access to the intracoastal waterway and the Gulf of Mexico, rail, and major nearby ports.



Ideal for last mile distribution
close to population centers



Large supply of specialized
labor and institutions
of higher learning



One-of-a-kind New
Orleans amenities



Intracoastal Waterway
Access to Gulf of Mexico

ABOUT THE DEVELOPER



IRG is a nationwide real estate development and investment firm specializing in the acquisition, development and management of commercial and industrial real estate throughout the United States. IRG, through its affiliated partnerships and limited liability companies, operates a portfolio containing over 150 properties in 31 states with over 100 million square feet of rentable space. IRG is nationally recognized as a leading force behind the adaptive reuse of commercial and industrial real estate, solving some of America's most difficult real estate challenges.

In 2021, IRG announced that the company (IRG Industrial, LLC) had received its inaugural, investment-grade credit rating and issued \$335 Million of USPP bonds, providing new capital to recapitalize assets and expand its industrial holdings in major U.S. markets.

DEVELOPMENT CONTACT

MICHELE KIERNAN

Senior Development Manager
Industrial Realty Group
330-671-9825
mkiernan@irgra.com





PROPEL P A R K

NEW ORLEANS, LA

A DEVELOPMENT BY	FOR LEASING INFORMATION		
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