

STEEL 12

@ GULF SOUTH COMMERCE PARK

200,555 SF Building on ±12.55 Acre Parcel
Strategically positioned on the I-12 / I-10 Corridor



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GULF SOUTH COMMERCE PARK SITE PLAN



GULF SOUTH
COMMERCE PARK



NEARLY 1,000 ACRES READY FOR DEVELOPMENT

- **919** contiguous acres of vacant land
- **72** acres cleared and shovel-ready
- **209** acres in the entitlement process for future development
- Construction starting on 200,555 SF in Q1 2026

PAD-READY ACRES

- **Parcel 1-A:** 12.55 Acres
- **Parcel 1-B:** 8.55 Acres
- **Parcel 1-C:** 20.75 Acres
- **Parcel 1-D:** 30.07 Acres

ALL CORE UTILITIES & ZONING IN PLACE

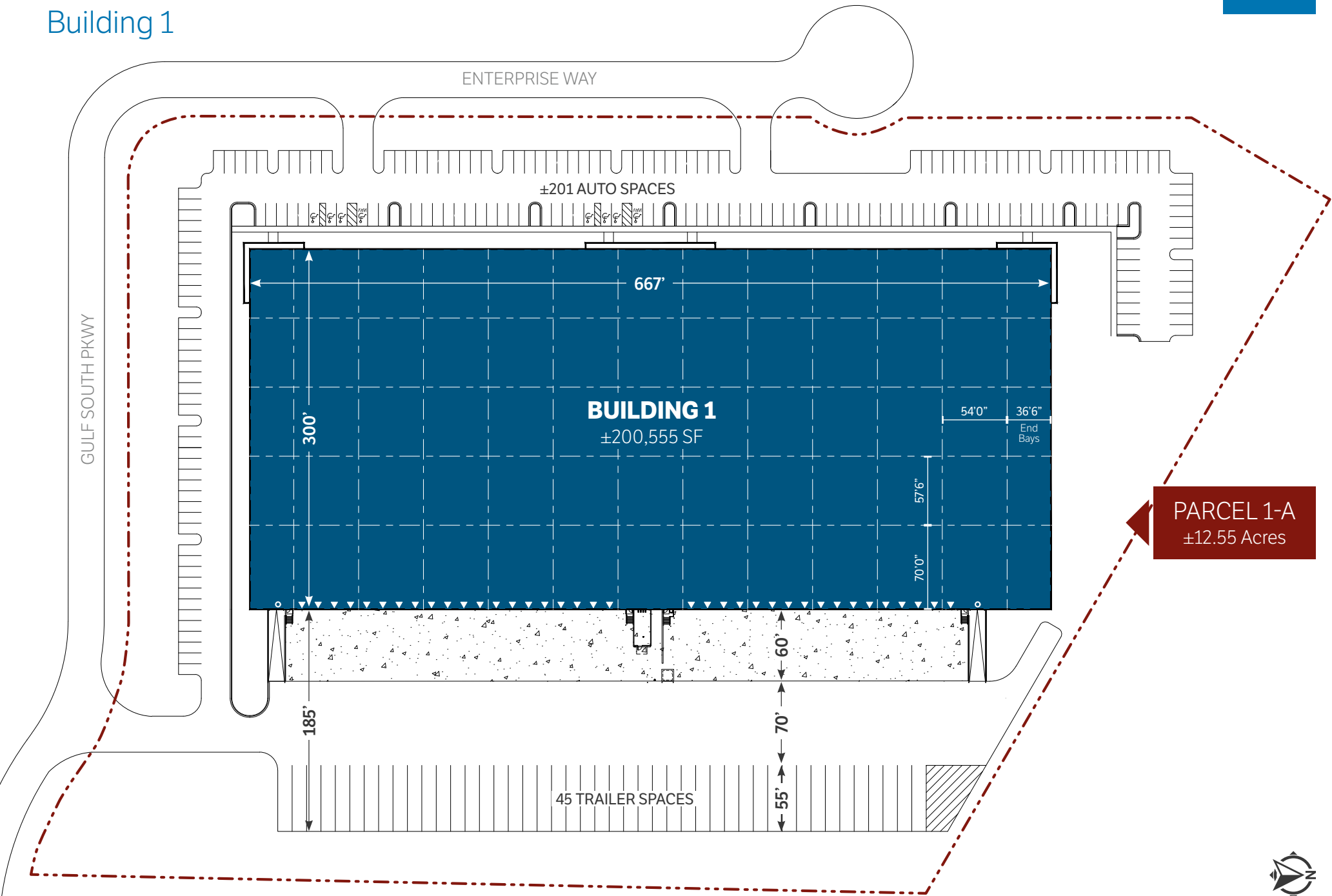
- **Cleco:** 40 MW of Excess Capacity (Expandable to 100 MW); 230 KV Line On-Site
- **AT&T:** Fiber Lines Adjacent to Site
- **Atmos Energy:** Gas Pipeline Adjacent to Site
- Development Plans in Process For:
 - » 1.0 Million GPD **Water**
 - » 30K Sewer Available
 - » 500K GDP (Under Construction)

PRIME LOCATION ALONG I-12 CORRIDOR



SITE PLAN

Building 1



SPECIFICATIONS



BUILDING 1

Address: Intersection of I-12 & LA-1088, Mandeville, LA 70471

Parish: St. Tammany

Parcel #: 144791

Size: 200,555 SF

Acreage: ±12.55 AC

Dimensions: 300' x 667'

Column Spacing: 54'W x 57'6"D (with 70' Speed Bay)

Truck Court: 185'

Lighting: LED motion sensor lighting averaging 30 FC

Clear Height: 36'

Auto Parking: ±201 (1.0/1,000 SF parking ratio)

Trailer Parking: ±45

Sprinkler: ESFR

GULF SOUTH COMMERCE PARK UTILITIES

Electric: Cleco - 40 MW of excess capacity (expandable to 100 MW); 230 KV line on-site

Fiber: AT&T fiber lines adjacent to site

Gas: Atmos Energy - gas pipeline adjacent to site

Water/Sewer: Development plans in process for 1.0 million GPD water; 30K sewer available; 500K GDP under construction



ACCESS TO STRATEGIC TRANSPORTATION ROUTES



SURROUNDING TENANTS



MULTI-MODAL CONNECTIVITY



4 MAJOR INTERSTATES

- Intersection of I-12, I-10 and I-59 less than 20 miles away
- I-55 interchange 30 miles away
- Average commute time is 30 minutes

5 MAJOR PORTS

Offering access to 30+ major inland hubs via 14,500 miles of waterways:

- Port of New Orleans
- Port of South Louisiana
- Port of Gulfport
- Port of Manchac
- Port of St. Bernard

2 INTERNATIONAL AIRPORTS

- Louis Armstrong New Orleans International Airport
- Biloxi/Gulfport International Airport
- 21 airports within 50 miles

6 CLASS I RAILROADS

- Bernard Norfolk Southern Rail Service on eastern side of the parish
- Proximity to 6 other Class I railroads



1st State with Climate Action Plan
Approved in Gulf South

BUSINESS FACILITIES 2022

2nd Best State for Customized Workforce
Training Program: FastStart

BUSINESS FACILITIES 2024 (TOP 5 FOR 15TH
CONSECUTIVE YEAR)

#2 State for Top Tech Talent Pipeline

BUSINESS FACILITIES 2024

#2 State for Manufacturing Output

BUSINESS FACILITIES 2024

3rd Best State Leading in Exports -
\$100.2 Billion

INTERNATIONAL TRADE ADMINISTRATION 2023

#10 State for Life Science Leaders

BUSINESS FACILITIES 2024

The labor force surrounding Gulf South Commerce Park in St. Tammany Parish is highly skilled, well-educated, and steadily growing. With low unemployment and strong participation across sectors such as healthcare, construction, logistics, and professional services, the area offers a diverse and reliable workforce. St. Tammany's residents boast above-average educational attainment and income levels, reflecting the parish's reputation as one of Southeast Louisiana's most dynamic and business-ready labor markets.

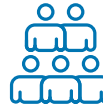
HIGH-PERFORMING WORKFORCE AND A DEEP TALENT POOL

- **1.3 million** residents in New Orleans MSA
- Within a **45-minute drive**, **324,000+ labor force** of a 779,788 population
- **36 institutions of higher learning** within a 70-mile radius; workforce training available at Northshore Technical
- **#1 in educational attainment; #2 lowest business cost in the metro area**



\$57,997

average annual salary



275,000+

Parish population



40%+

of residents have earned an
associate degree or higher

POWERFUL INCENTIVES FOR BUSINESS COMPETITIVENESS

- **Payment-in-Lieu-of-Taxes (PILOT) Program:** Structured to offer competitive reduced tax burden for companies that create high-impact investments
- **Statutory State Incentives:** Quality Jobs, Enterprise Zone, Research & Development Programs and more.
- **Discretionary State Incentive:** FastStart provides customized employee recruitment, screening, training development and training delivery for eligible, new or expanding companies - at no cost.



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