INDUSTRY | LOGISTICS | OPPORTUNITY

STEEL 12

GULF SOUTH COMMERCE PARK

I-12 / LA-1088, MANDEVILLE, LA
NORTH SHORE SUBMARKET | NEW ORLEANS MSA

±200,555 SF
UNDER CONSTRUCTION
DELIVERING Q1 2027

±1,000 ACRES
MASTER-PLANNED
INDUSTRIAL PARK

PAD SITES
AVAILABLE FOR
ANY SIZE USER



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BLUE STEEL DEVELOPMENT

STEEL 12 @GULF SOUTH COMMERCE PARK

MASTER PARK SITE PLAN

GULFSOUTHCOMMERCEPARK.COM



GULF SOUTH COMMERCE PARK

NEARLY

1,000 ACRES

READY FOR DEVELOPMENT

919 AC
Contiguous Acres of Vacant Land

72 AC
Acres Cleared & Shovel-Ready

209 AC
In the Entitlement Process for Future Development

200,555 SF

UNDER CONSTRUCTION
STEEL 12 | BUILDING 1
DELIVERING Q1 2027

PAD-READY SITES

Parcel 1-B	**± 8.55 AC**
Parcel 1-C	**± 20.75 AC**
Parcel 1-D	**± 30.07 AC**

CORE UTILITIES & ZONING IN PLACE

FIBER
AT&T

GAS
Atmos Energy

POWER
CLECO

WATER & SEWER
St. Tammany Parish Utilities

STEEL 12 @GULF SOUTH COMMERCE PARK

DIRECT INTERSTATE ACCESS

Immediate access to I-12 with convenient on/off ramps for both eastbound and westbound travel.



<1 MILE
To the I-12 Interchange

18 MILES
To the I-12 / I-10 / I-59 Interchange

30 MILES
To the I-12 / I-55 Interchange

18 MILES
To the I-12 / I-10 / I-59 Interchange

STEEL 12 @GULF SOUTH COMMERCE PARK

BUILDING 1
SITE PLAN & SPECIFICATIONS



SPECIFICATIONS

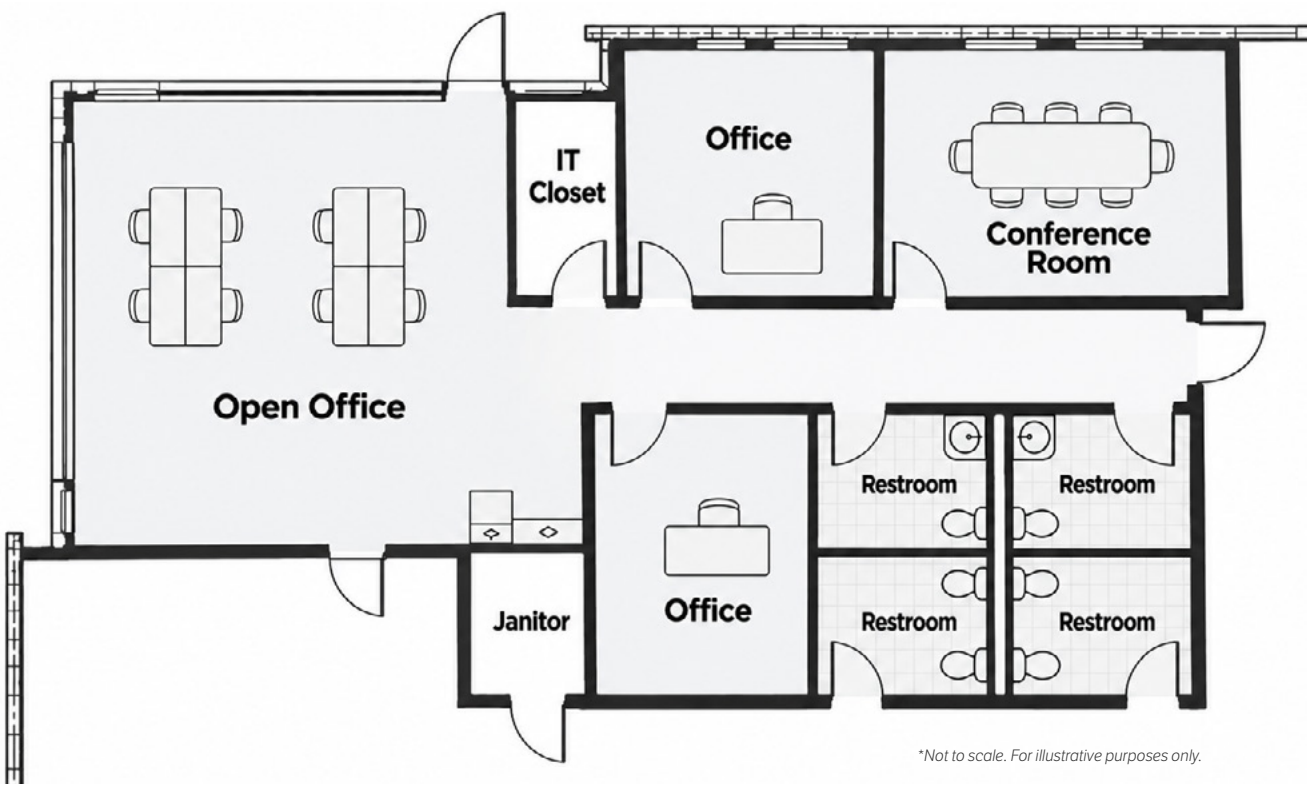
ADDRESS	66050 Enterprise Way Mandeville, LA 70471
PARISH	St. Tammany
PARCEL #	144791
BUILDING SIZE	± 200,555 SF
PARCEL 1-A SIZE	± 12.55 AC
DIMENSIONS	300' x 667'
COLUMN SPACING	54'W x 57'6"D (with 70' Speed Bay)
LOADING	37 Dock-High Doors; 2 Drive- Ins
CLEAR HEIGHT	36'
TRUCK COURT	185'
AUTO PARKING	± 201 Spaces (1.0/1,000 SF parking ratio)
TRAILER PARKING	± 45 Spaces
LIGHTING	LED motion sensor lighting averaging 30 FC
ELECTRIC	2000 Amps, 480V 3-phase
SPRINKLER	ESFR

VIEW CONSTRUCTION PROGRESS

STEEL 12 @GULF SOUTH COMMERCE PARK

BUILDING 1
OFFICE FLOOR PLAN & FEATURES





*Not to scale. For illustrative purposes only.

OFFICE FEATURES

OPEN OFFICE WORKSPACE
Spacious area for administrative staff and daily operations.

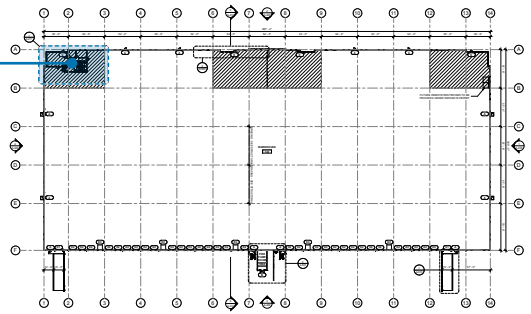
TWO PRIVATE OFFICES
Enclosed offices for management and individual work.

CONFERENCE ROOM
Separate meeting space for collaboration and client meetings.

IT CLOSET
Designated space for technology and network equipment.

FOUR RESTROOMS
Two accessible from the office area and two accessible from the warehouse.

OFFICE
(ENLARGED ABOVE)



OFFICE LOCATION WITHIN BUILDING 1

Located at the southwest corner of Building 1, the office suite offers a functional workspace with an open office area, two private offices, and a conference room, plus convenient employee amenities within a modern industrial facility.

STEEL 12 @GULF SOUTH COMMERCE PARK

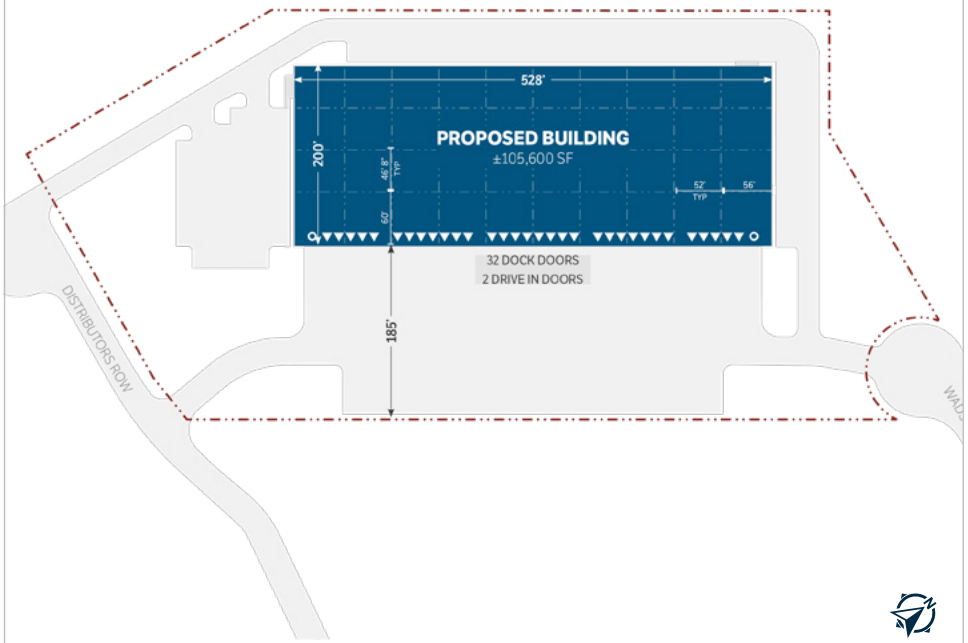
AVAILABLE PARCELS
BUILD-TO-SUIT OPPORTUNITIES

Flexible, scalable sites designed for **any size user** from regional distribution to advanced manufacturing and beyond.

PARCEL 1-B

PAD READY SITE

±105,600 SF | ±8.55 AC



±140 AUTO SPACES

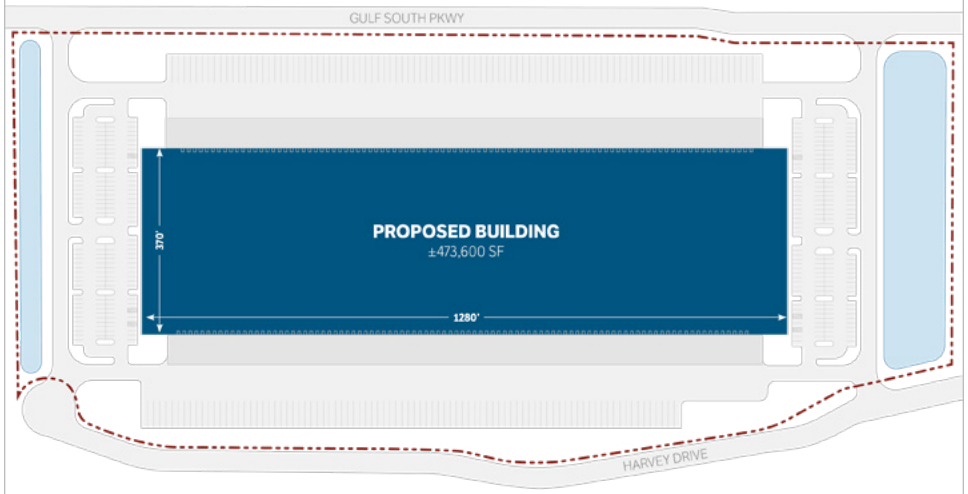
±35 TRAILER STALLS

±32 DOCK DOORS

PARCEL 1-D

PAD READY SITE

±473,600 SF | ±33.5 AC



±330 AUTO SPACES

±187 TRAILER STALLS

±190 DOCK DOORS

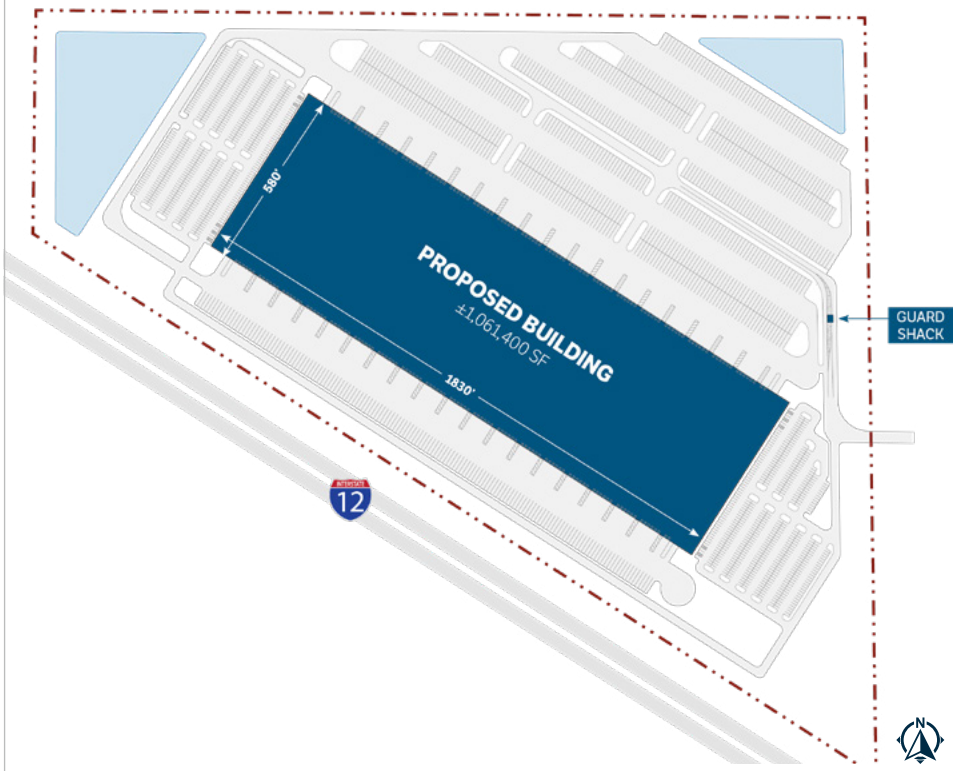
STEEL 12 @GULF SOUTH COMMERCE PARK

AVAILABLE PARCELS
BUILD-TO-SUIT OPPORTUNITIES

Flexible, scalable sites designed for **any size user** from regional distribution to advanced manufacturing and beyond.

PARCEL 2-A | OPTION 1

±1,061,400 SF | ±96.75 AC



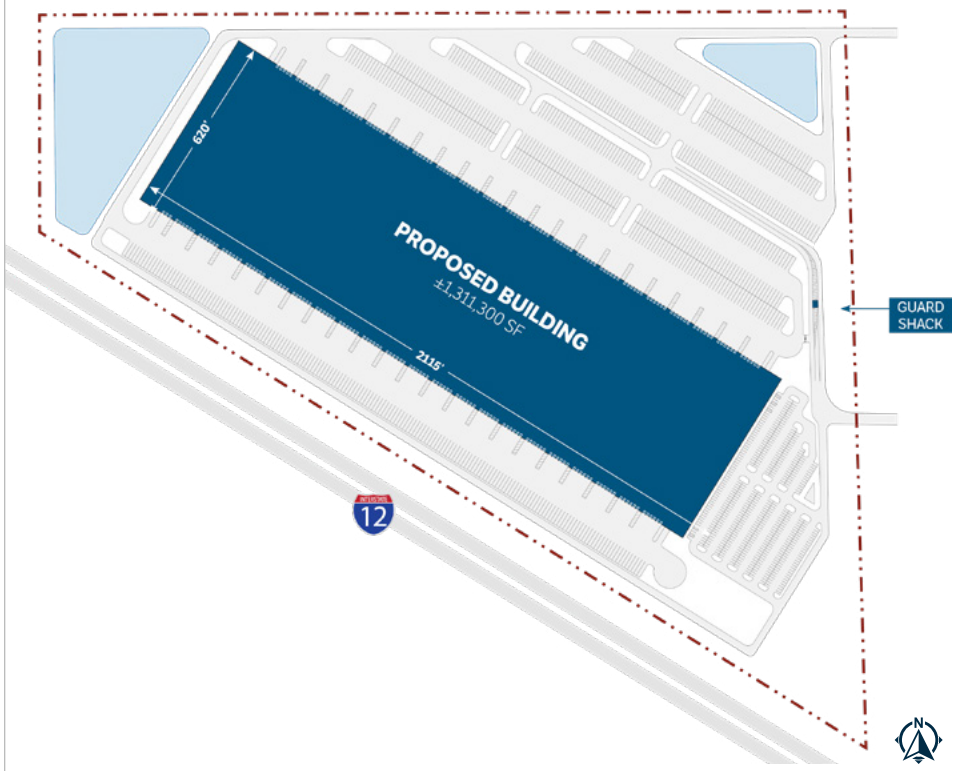
±1,064 AUTO SPACES

±789 TRAILER STALLS

±220 DOCK DOORS

PARCEL 2-A | OPTION 2

±1,311,300 SF | ±96.75 AC



±502 AUTO SPACES

±720 TRAILER STALLS

±254 DOCK DOORS

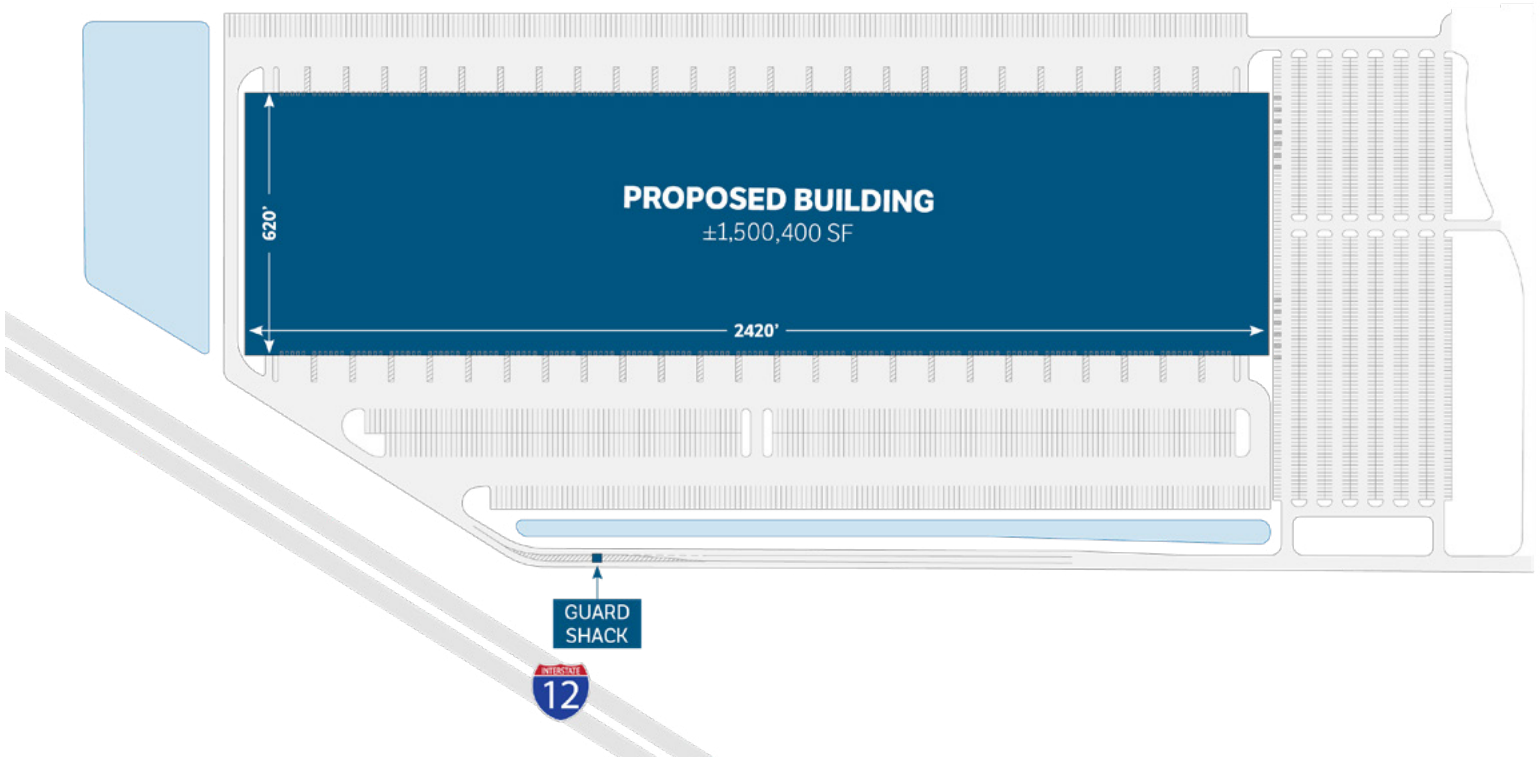
STEEL 12 @GULF SOUTH COMMERCE PARK

AVAILABLE PARCELS
BUILD-TO-SUIT OPPORTUNITIES

Flexible, scalable sites designed for **any size user** from regional distribution to advanced manufacturing and beyond.

PARCEL 2-A AND 1-C

±1,500,400 SF | ±98.88 AC



±1,533 AUTO SPACES

±680 TRAILER STALLS

±298 DOCK DOORS

STEEL 12 @GULF SOUTH COMMERCE PARK

PRIME LOCATION ALONG THE I-12 CORRIDOR

STRATEGIC LOCATION. DIRECT ACCESS. KEY MARKETS.

DIRECT INTERSTATE ACCESS
Strategically positioned along the I-12 corridor, with the I-12/I-10/I-59 interchange 18 miles away and the I-12/I-55 interchange 30 miles away.

GATEWAY TO THE GULF COAST
Positioned between Baton Rouge and Mobile, with direct access to key regional markets.

ACCESS TO GLOBAL MARKETS
Major ports and international trade routes within easy reach.

ESTABLISHED INDUSTRIAL CORRIDOR
Located in a high-growth region with a skilled workforce and business-friendly environment.





40 MILES
NEW ORLEANS, LA
International airport, port, and global trade access



74 MILES
BATON ROUGE, LA
State capital and major industrial base



75 MILES
BILOXI, MS
Gulf Coast ports and growing industrial corridor



129 MILES
MOBILE, AL
Port of Mobile and international shipping

AT THE CENTER OF THE GULF COAST

- **6 CLASS I** RAILROADS
- **5 MAJOR** PORTS
- **4 MAJOR** INTERSTATES
- **2 INTERNATIONAL** AIRPORTS

STEEL 12 @GULF SOUTH COMMERCE PARK

LOUISIANA'S GLOBAL GATEWAY FOR BUSINESS

A HIGH-PERFORMING BUSINESS ENVIRONMENT BUILT FOR INDUSTRIAL GROWTH.

Gulf South Commerce Park is positioned within one of Southeast Louisiana's most established and growing business markets, offering access to a deep workforce, major transportation infrastructure, and a competitive statewide business environment.

1.6M+
POPULATION WITHIN 45-MINUTES

785,000+
LABOR FORCE WITHIN 45-MINUTES

47%+
OF RESIDENTS HAVE AN ASSOCIATE DEGREE OR HIGHER

37
INSTITUTIONS OF HIGHER LEARNING WITHIN A 70-MILE RADIUS

WHY LOUISIANA

#2 **Customized Workforce Training Program: LED FastStart**
BUSINESS FACILITIES 2026

#2 **Foreign Direct Investments Per Capita**
FINANCIAL TIMES 2025

#7 **Cost of Doing Business**
CNBC 2025

#9 **Manufacturing Talent Pipeline**
BUSINESS FACILITIES 2026

#10 **Corporate Tax Climate**
TAX FOUNDATION 2026



DEEP TALENT
Highly educated.
Skilled regional workforce.

LOW-COST ENERGY
Among the nation's lowest industrial electricity rates.

PRO-BUSINESS TAX CLIMATE
Louisiana ranks in the Top 10 for corporate tax climate.

Sources: St. Tammany Economic Development Corporation, U.S. Census Bureau, Louisiana Economic Development Business Incentive Guide (June 2026), Business Facilities (2026), U.S. Energy Information Administration (2025), Tax Foundation (2026), CNBC (2025).

STEEL 12 @GULF SOUTH COMMERCE PARK

INCENTIVES THAT SUPPORT INDUSTRIAL GROWTH

BUSINESS INCENTIVE GUIDE
LOUISIANA ECONOMIC DEVELOPMENT

Louisiana combines property tax relief, workforce support and performance-based incentives to help qualified companies reduce investment costs and accelerate growth.

INDUSTRIAL TAX EXEMPTION PROGRAM

80% | **PROPERTY TAX ABATEMENT**
UP TO 10 YEARS

Provides an 80% property tax abatement on qualifying new investment by manufacturers. The base contract term is five years, with the option to renew for an additional five years.

Eligible manufacturers generally fall within NAICS 31-33. Land is not eligible.

HIGH-IMPACT JOBS PROGRAM

UP TO 22% | **OF QUALIFYING WAGES FOR NEW, HIGH-WAGE JOBS**

Reimbursable grants for qualifying companies creating new, high-wage Louisiana jobs. Eligible companies of all sizes may participate.

18%	22%	8%
Jobs paying ≥125% of parish average wage	Jobs paying ≥150% of parish average wage	Distressed areas at lower wage threshold

LED FASTSTART

CUSTOMIZED WORKFORCE SUPPORT - AT NO COST

LED FastStart provides customized employee recruitment, screening, training development, and training delivery for eligible new or expanding companies.

RECRUIT → TRAIN → SUSTAIN

LOUISIANA'S BUSINESS TAX ADVANTAGE

- **5.5%** flat corporate income tax rate
- **No corporate franchise tax**
- **Permanent full expensing** for qualifying capital investments
- **State sales tax exemption** on manufacturing machinery and equipment
- Optional local sales tax exemption opportunities

STATE-BACKED SITE READINESS

$2M FASTSITES INVESTMENT AT GULF SOUTH COMMERCE PARK

Louisiana Economic Development finalized a $2M FastSites investment to expand Gulf South Commerce Park, supporting more than 300 additional acres and increasing the park's development-ready site inventory.

Sources: Louisiana Economic Development, Business Incentive Guide (June 2026); Louisiana FastSites announcement (September 2026); Biz New Orleans (2026).
Incentives are subject to eligibility, application and approval, and may be subject to change.

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Information contained herein has been compiled from sources believed to be reliable, including Louisiana Economic Development, St. Tammany Economic Development Corporation, U.S. Census Bureau, Business Facilities, U.S. Energy Information Administration, Tax Foundation, CNBC, OpenStreetMap contributors, Natural Earth, and other public and proprietary sources. Economic, workforce, incentive, property, availability, and development information is subject to change and should be independently verified. Incentives are subject to applicable requirements, eligibility, application, approval, and availability and are not guaranteed. Acreage, dimensions, site plans, building sizes, development plans, utilities, access, construction status, delivery dates, and other property information are provided for marketing purposes only and may change without notice. Maps, aerial imagery, photographs, renderings, and other graphics are for illustrative purposes, may not be to scale or reflect current conditions, and may depict proposed, conceptual, representative, digitally generated, or enhanced imagery. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information, and prospective users should conduct their own independent investigation and due diligence.

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