

Industrial & Commercial Development

±50 ACRES

Ground Lease · Chennault International Airport · Lake Charles, LA 70615

50± acres of non-aviation land outside of the Chennault International Airport perimeter, Lake Charles, Louisiana. This site is ideal for industrial, manufacturing, and warehouse space. Access to I-10 Corridor.

SITE FEATURES

- 50± acres — prime development site
- Outside airport perimeter
- Industrial, manufacturing, and warehouse
- I-10 corridor access, SW Louisiana
- Competitive long-term ground lease

GROUND LEASE RATES

Unimproved Green Space

\$1,100 / acre / month

AOA rates effective September 1, 2025. Aviation development requires CIAA approval and TSA security compliance.

LOCATION

Lake Charles, Louisiana

REGION

Southwest Louisiana

Coleen Clark

REALTOR® · CENTURY 21® Bessette Flavin

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CENTURY 21®

Bessette Flavin

Exclusive Listing Brokerage

Chennault International Airport — Sites 2, 4, 7 & 13

Lake Charles, Louisiana 70615

LISTED ON: SW Louisiana MLS · Lafayette MLS · Fort Polk MLS · New Orleans IMLS · Crexi · LACBD

All acreages are approximate (±). Ground lease rates per CIAA Schedule of Fees effective September 1, 2025, approved by Airport Board of Commissioners August 21, 2025. Information deemed reliable but not guaranteed. Offered subject to errors, omissions, prior lease, or withdrawal. CENTURY 21® Bessette Flavin. Equal Housing Opportunity.



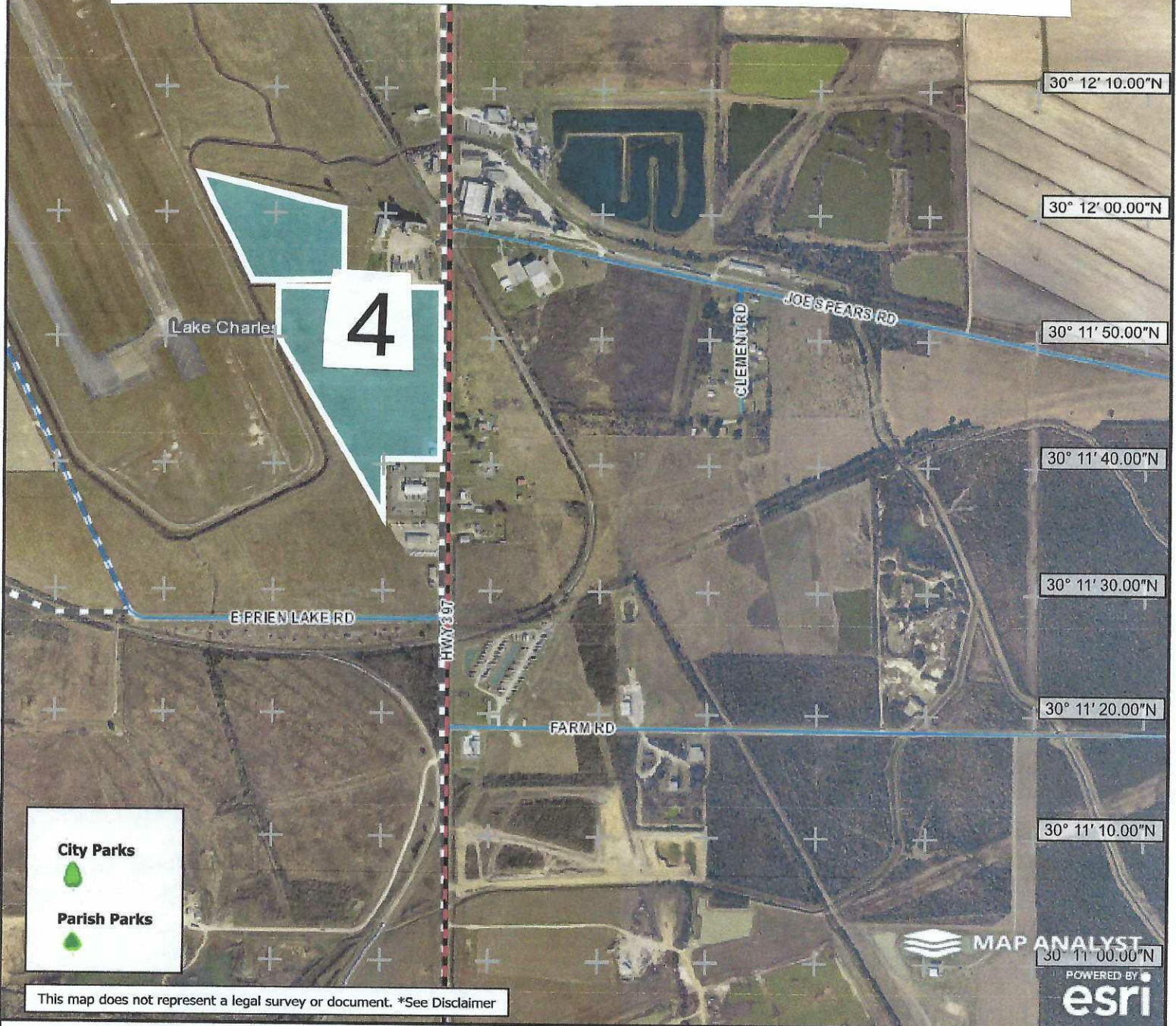
Map



Site 4

Access on Highway 397

Property is approximately 50+ acres. Ground lease rates for unimproved green space at \$1,100/per acre/per month. This property is located outside of the airport operations area along Highway 397. It is ideal for industrial, manufacturing, and warehouse space. Access to the I-10 Corridor.



0 1,176 2,352 feet

CHENNAULT

INTERNATIONAL AIRPORT®

Partner with us at Chennault

Chennault is a world-class, business-friendly complex. It's the trusted home base of choice for top companies in aerospace and other industries, with capacity and capability that make it ideal for expansion and new development.

Business sites

- | | |
|----------------------|----------------------|
| 1 Site 1 ±200 acres | 8 Site 8 ±40 acres* |
| 2 Site 2 ±185 acres* | 9 Site 9 ±4 acres |
| 3 Site 3 ±97 acres* | 10 Site 10 ±9 acres |
| 4 Site 4 ±50 acres | 11 Site 11 ±6 acres |
| 5 Site 5 ±160 acres* | 12 Site 12 ±15 acres |
| 6 Site 6 ±35 acres | 13 Site 13 ±7 acres |
| 7 Site 7 ±29 acres | |

*LED certified sites

Businesses at Chennault

- | | |
|-------------------------------|--------------------------|
| Northrop Grumman | Pro-Surge Tech Services |
| Citadel Aviation | Bechtel |
| LandLocked Aviation Services | Diamond D |
| Owens Corning | SOWELA Flight School |
| (formerly Louisiana Millwork) | Pilot Services by Carter |
| Million Air | NextGen Aviation |
| Louisiana National Guard | CalCam |
| La. Wildlife & Fisheries | |

