



Calcasieu Industrial Park
Shovel Ready Sites
Commercial/Industrial Lots

NAILatter & Blum

For more information:

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For Sale or Build to Suit
Calcasieu Industrial Park
Sulphur, Louisiana



Property Highlights

- 100+ Acre Planned Development
- Sites Available For Sale or Build to Suit
- Lots Ranging from 2-55 Acres
- Utilities in Place
- Master Detention
- Shovel Ready Sites Available
- Contact Listing Agent for Pricing

Location Highlights

- Great Visibility with 2,600' of Frontage on Interstate 10
- Located Near Many Industrial Service Companies in an Area Experiencing Over \$30 Billion in Industrial Expansion

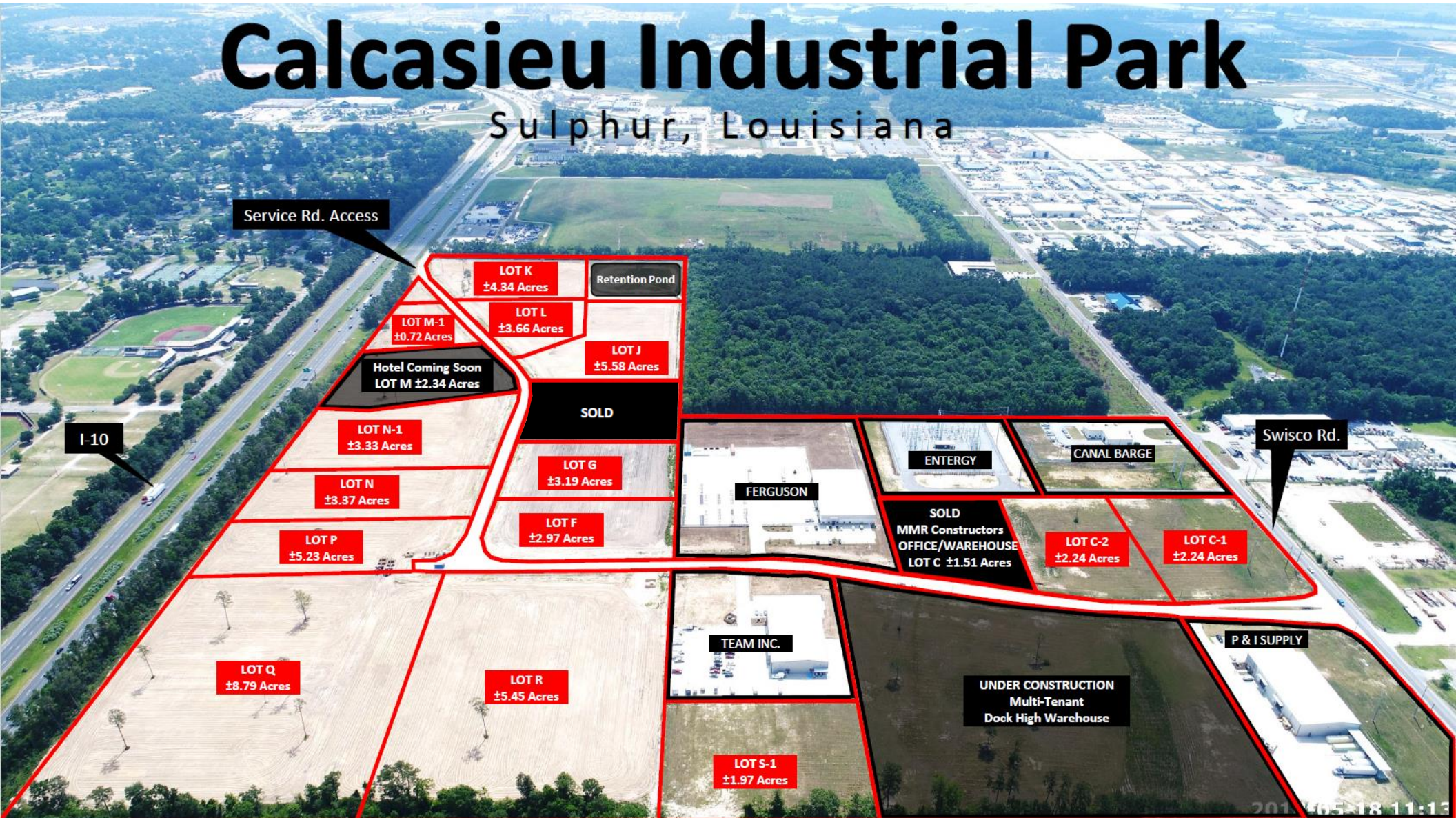
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*2016 Average Daily Traffic (ADT)

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Interstate 10 Access



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2,600' Interstate Frontage



SERVICE ROAD ACCESS

81,423 ADT

INTERSTATE 10

*2016 Average Daily Traffic (ADT)

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Calcasieu Industrial Park

Building Restrictions

Minimum Setback Lines

- Front & Rear – 25'
- All Others – 15' Walks/Drives Excluded

Parking/Drives Setback Lines

- Minimum 10' From Each Property Line
- Paved to Rear Building Line

Parking Requirements

- 1/1,000 SF Warehouse 0-20,000 SF
- 1/2,000 SF Warehouse < 20,000 SF
- 1/500 SF Manufacturing
- 1/200 SF Office
- 1/300 SF Retail

Building Requirements

- Site Coverage – Building No More Than 50% of Lot Size
- Elevations Facing Street Must Have Brick, Masonry, EFIS, Dryvit or Concealed Fastener Architectural Panels
 - This Shall Extend 12' Down Each Side of Building
- Maximum Building Height is 75'

Signage Requirements

- Monument Signage
 - Max Vertical Height – 10'
 - Max SF – 100 SF
 - 10' Minimum Setback From Street
- Hotel Signage
 - One Pylon Sign
 - 15' Max Vertical Height
 - Max SF - 120



Recognizing the need to have a light industrial business complex near other large industrial businesses was not difficult. Making it a reality is where Sealy-Ratcliff Swisco Rd., LLC accepted the challenge and began work on the Calcasieu Industrial Park in 2013. With over 100 acres to development, the company divided the work into two units. The permitting, clearing, drainage, roads, and subdividing of Unit I was completed December 2015. Within a 16 month period since completion, more than 85% of Unit I has been either leased or sold. Unit II development is well underway and the Calcasieu Industrial Park is now the place to be in Sulphur, Louisiana for commercial business owners who want to be in a great location, value quality construction and reliable infrastructure.

For sale or leasing inquiries, please contact Andrew Vanchiere with NAI Latter & Blum at (337) 304-1341 or andrewvanchiere@latterblum.com.