



**GULF SOUTH**  
COMMERCE PARK



PROPERTY ONE



PROPOSED FOR

**LEASE OR BUILT TO SUIT**



**GULF SOUTH**  
COMMERCE PARK

**WAREHOUSE SPACE COMING SOON**



**PROPERTY ONE**  
THE ONE SOURCE FOR REAL ESTATE

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# DEVELOPMENT OVERVIEW



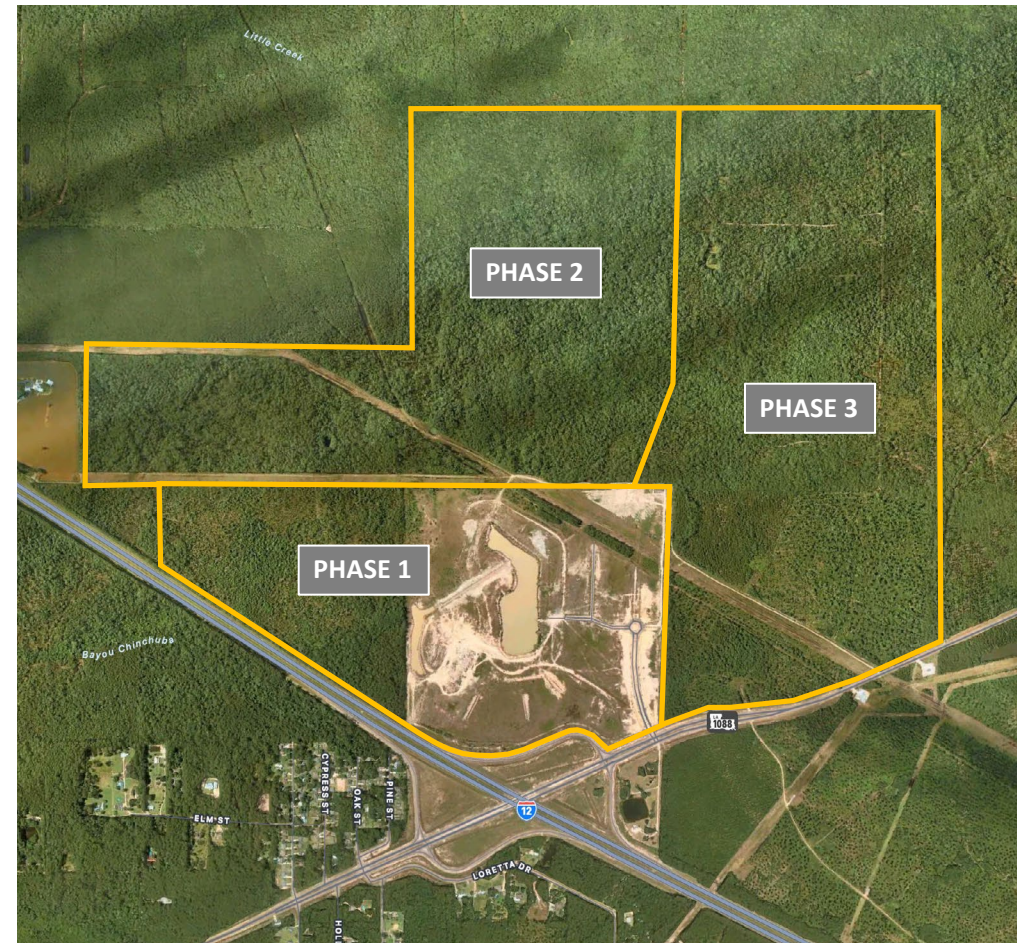
Currently under construction, Gulf South Commerce Park is a market-defining industrial development **located along Interstate 12** in Mandeville, Louisiana. With over **1,000 contiguous acres**, this master planned industrial campus will feature state-of-the-art modern industrial buildings primed to meet all warehousing, manufacturing and distribution needs.



**Located less than 35 miles north** of New Orleans in one of Louisiana's fastest growing parishes—Gulf South Commerce Park offers a gateway to a large network of ports and shipping facilities and is strategically positioned for unparalleled connectivity, infrastructure, and talent.



Positioned to be **South Louisiana's premier distribution hub**, Gulf South Commerce Park will provide the region with a Class A product that currently does not exist.





# PHASE 1

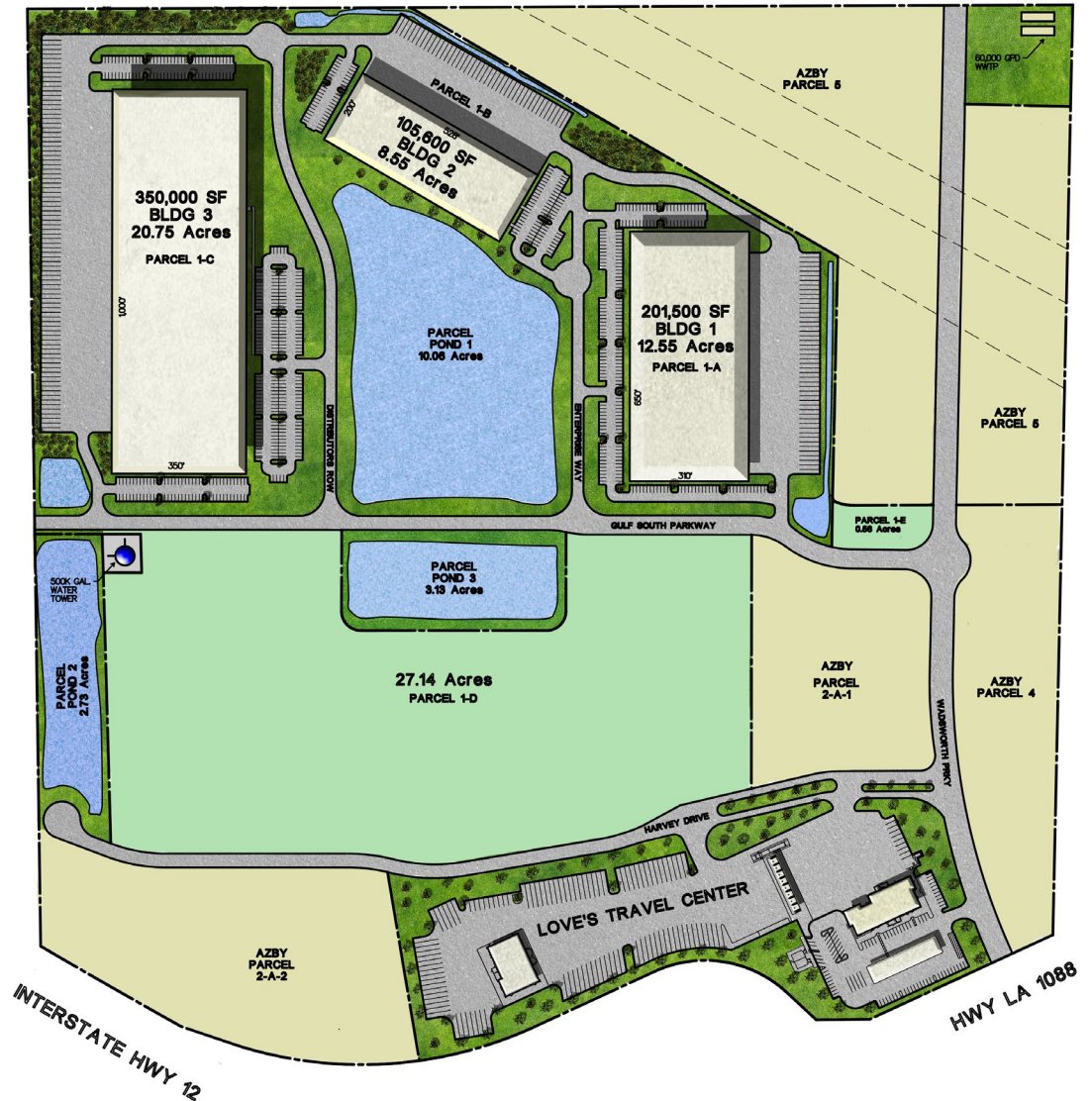
Phase 1 is Comprised of three building, offering a variety of sizes with flexible demising options and the capability to meet heavy parking requirements. Buildings will feature soaring clear heights, dock-high and grade-level loading, ESFR fire suppression systems, LED lighting, large truck courts and an abundance of automobile and trailer parking stalls.



**Building 1:** 201,500 SF warehouse/  
Distribution Facility on 12.55 Acres  
(Spec Building)

**Building 2:** 105,600 SF warehouse/  
Distribution Facility on 8.55 Acres  
(Spec Building)

**Building 3:** 350,000 SF warehouse/  
Distribution Facility on 20.75 Acres  
(Proposed/Build-to-Suit)





# BUILDING 1



|                          |                            |
|--------------------------|----------------------------|
| Building Area:           | 201,500 SF                 |
| Space Available:         | 50,000 – 201,500 SF        |
| Building Depth:          | 310'                       |
| Land Area:               | 12.55 Acres                |
| Tenancy:                 | Single/Multiple            |
| Column Spacing:          | 50' x 50' w/60' Speed Bays |
| Clear Height:            | 32'                        |
| Lighting:                | LED                        |
| Dock Doors :             | 40- (9'x10')               |
| Drive-in Doors:          | 2 - (12'x14')              |
| Fire Suppression System: | ESFR                       |
| Auto Parking:            | 205                        |
| Trailer Parking:         | 48                         |
| Truck Court Depth:       | 185'                       |
| Office:                  | BTS                        |



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# BUILDING 2



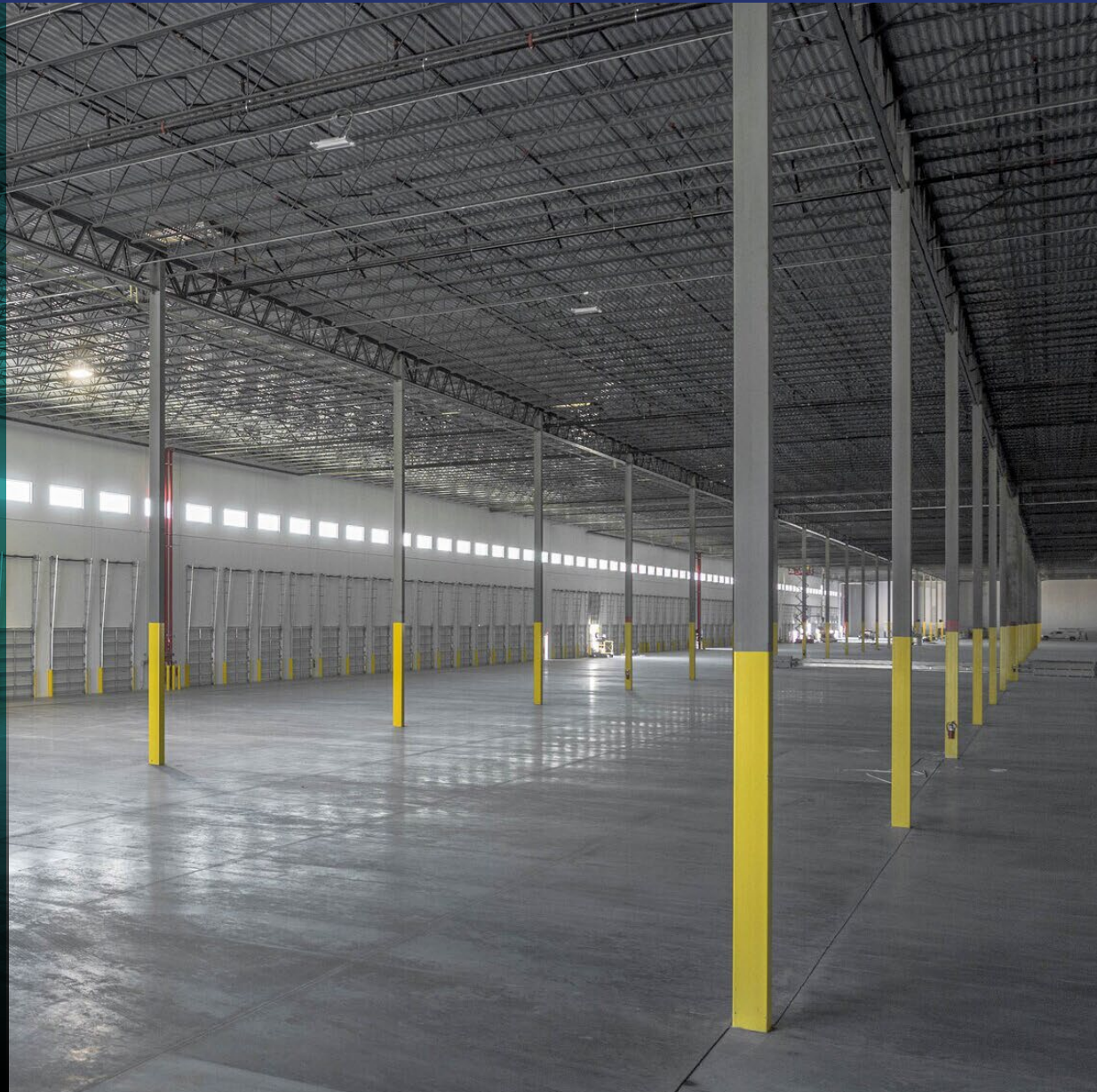
|                          |                            |
|--------------------------|----------------------------|
| Building Area:           | 105,600 SF                 |
| Space Available:         | 52,800 – 105,600 SF        |
| Building Depth:          | 310'                       |
| Land Area:               | 8.55 Acres                 |
| Tenancy:                 | Single/Multiple            |
| Column Spacing:          | 50' x 50' w/60' Speed Bays |
| Clear Height:            | 32'                        |
| Lighting:                | LED                        |
| Dock Doors:              | 31- (9'x10')               |
| Drive-in Doors:          | 2 - (12'x14')              |
| Fire Suppression System: | ESFR                       |
| Auto Parking:            | 100                        |
| Trailer Parking:         | 43                         |
| Truck Court Depth:       | 185'                       |
| Office:                  | BTS                        |



# BUILDING 3



|                          |                            |
|--------------------------|----------------------------|
| Building Area:           | 350,000 SF                 |
| Space Available:         | 350,000 SF                 |
| Building Depth:          | 350'                       |
| Land Area:               | 8.55 Acres                 |
| Tenancy:                 | Single                     |
| Column Spacing:          | 50' x 50' w/60' Speed Bays |
| Clear Height:            | 32' +                      |
| Lighting:                | LED                        |
| Dock Doors :             | 55- (9'x10')               |
| Drive-in Doors:          | 2- (12'x14')               |
| Fire Suppression System: | ESFR                       |
| Auto Parking:            | 344                        |
| Trailer Parking:         | 86                         |
| Truck Court Depth:       | 185'                       |
| Office:                  | BTS                        |



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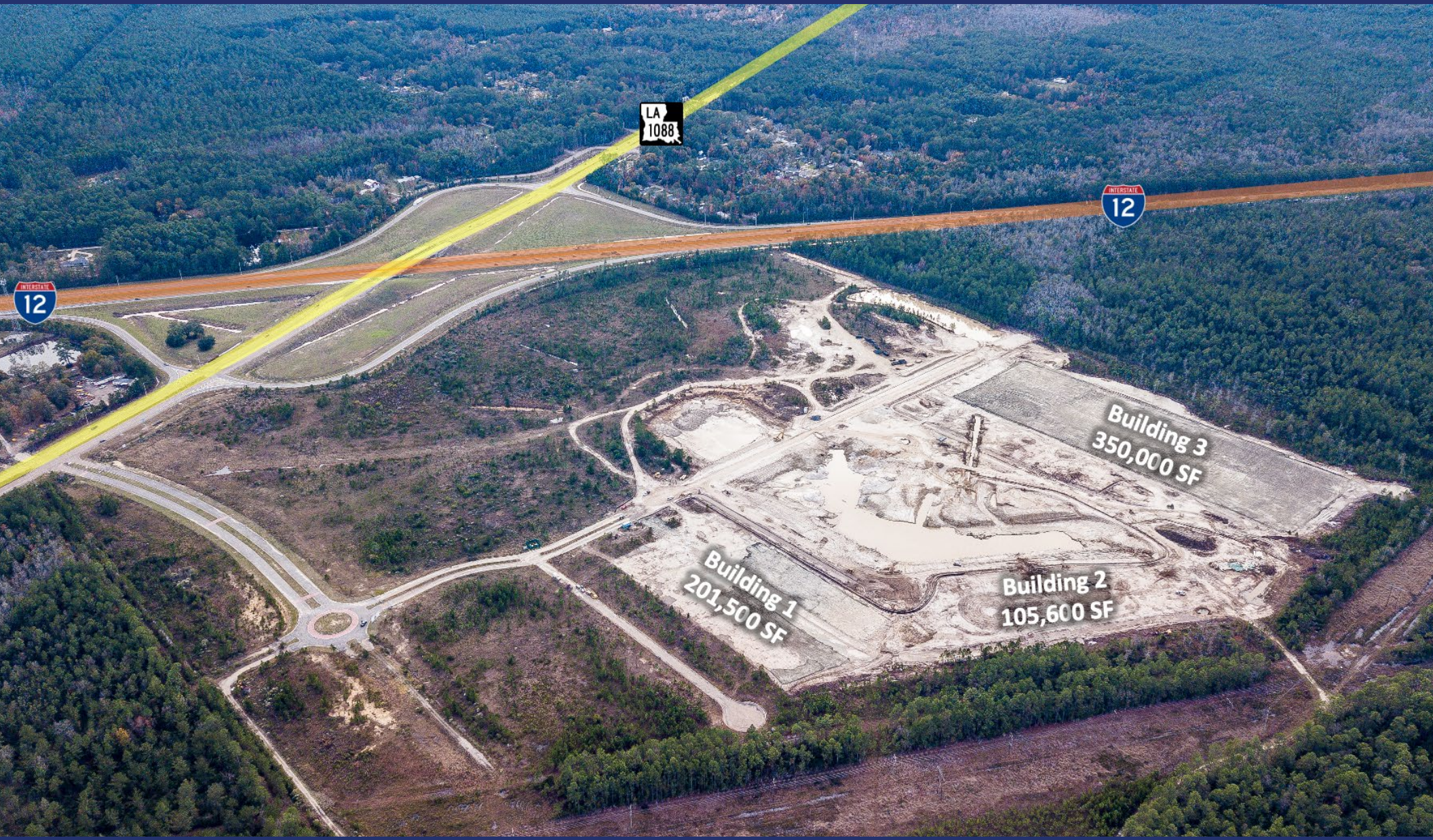
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# PROPERTY AERIAL



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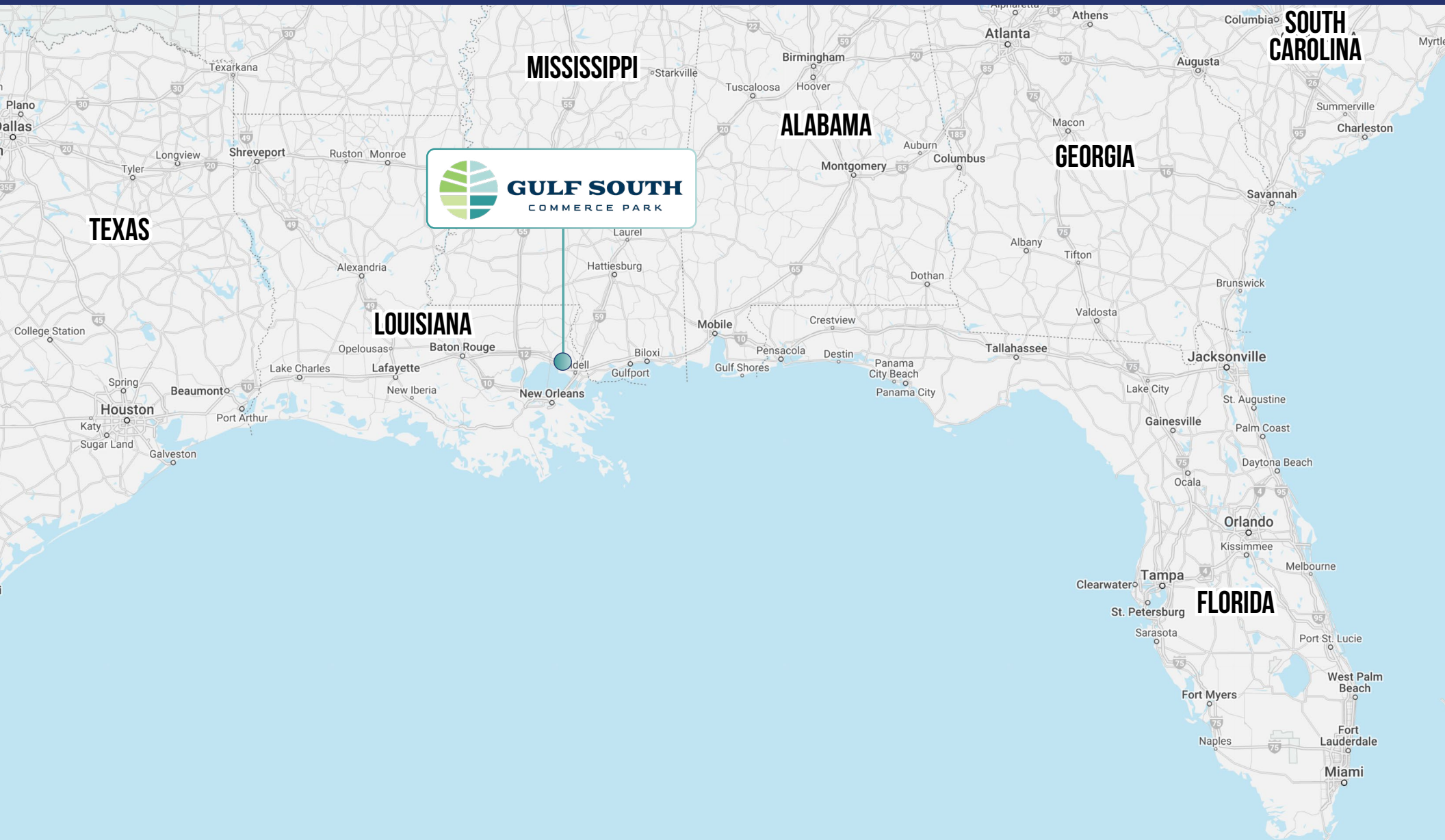


# REGIONAL MAP





# LOCATION MAP



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# INCENTIVES .. ST. TAMMANY INFO



## ECONOMIC DEVELOPMENT PROGRAMS AND OPPORTUNITIES IN LOUISIANA

### Payment-in-Lieu-of-Taxes (PILOT) Program

Structured to offer reduced tax burden for companies that create high-impact investments

Potential program participation for up to 10 years dependent on total capital investment and full-time jobs created

Project must undergo an economic impact analysis

### Statutory State Incentives

Quality Jobs, Enterprise Zone, Research & Development Programs, and more!

### Discretionary State Incentive: FastStart

FastStart provides customized employee recruitment, screening, training development and training delivery for eligible, new or expanding companies — at no cost.

FastStart has been recognized as the country's best state workforce training program for more than a decade by Business Facilities magazine.

## DEEP TALENT POOL

St. Tammany Parish – with a **population of roughly 272,000** and a labor force of **121,000** – has the most educated workforce in Louisiana and the region. More than 40% of St. Tammany Parish residents have earned an associate degree or higher. The parish is also #1 in Louisiana for health factors and health behaviors.

**1.3 MILLION**

residents in New Orleans MSA

**272,000+**

Population

**\$55,221**

Average Annual Salary



Within a 45-minute drive, **324,000+ labor force** of a **779,788 population**



**#1** in educational attainment; **#2** lowest business cost in the metro area



**40%+** of St. Tammany Parish residents have earned an associate degree or higher



**#1** parish in Louisiana for health factors and health behaviors; **#2** parish for health outcomes



**36 institutions** of higher learning within a **70-mile radius**; workforce training available at Northshore Technical Community College



**Best State for Customized Workforce Training Program: Fast Start**

*(Business Facilities, 2022, 13th consecutive year)*



**State with Climate Action Plan Approved in Gulf South**

*Per Capita (Southern Business & Development, 2019)*



**Among States with Most New and Expanded Facilities in 2022**

*(Site Selection, 2021)*



**State for Securing the Best Economic Development Performance in the South**

*Per Capita (Southern Business & Development, 2019)*



**State for Manufacturing Output**

*(Business Facilities, 2022, 13th consecutive year)*



**Best State for Doing Business**

*(Area Development, 2022)*



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*Property One, Inc. is licensed in LA, MS,  
TX and GA*

FOR MORE INFORMATION, CONTACT:

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