

For Sale or Build to Suit
Shovel Ready Sites
Commercial/Industrial Lots

Swisco Rd & Interstate 10

Sulphur, Louisiana

Property Features

- 100 acre planned development – Calcasieu Industrial Park
- Sites for sale or built to suit
- Lots ranging from 2-55 acres
- Utilities in place
- Master detention
- Shovel ready sites
- 2,600' of frontage on Interstate 10
- Great location, near many other Industrial Services and over \$30 billion in Industrial Expansion
- Contact agent for pricing



Andrew Vanchiere, CCIM

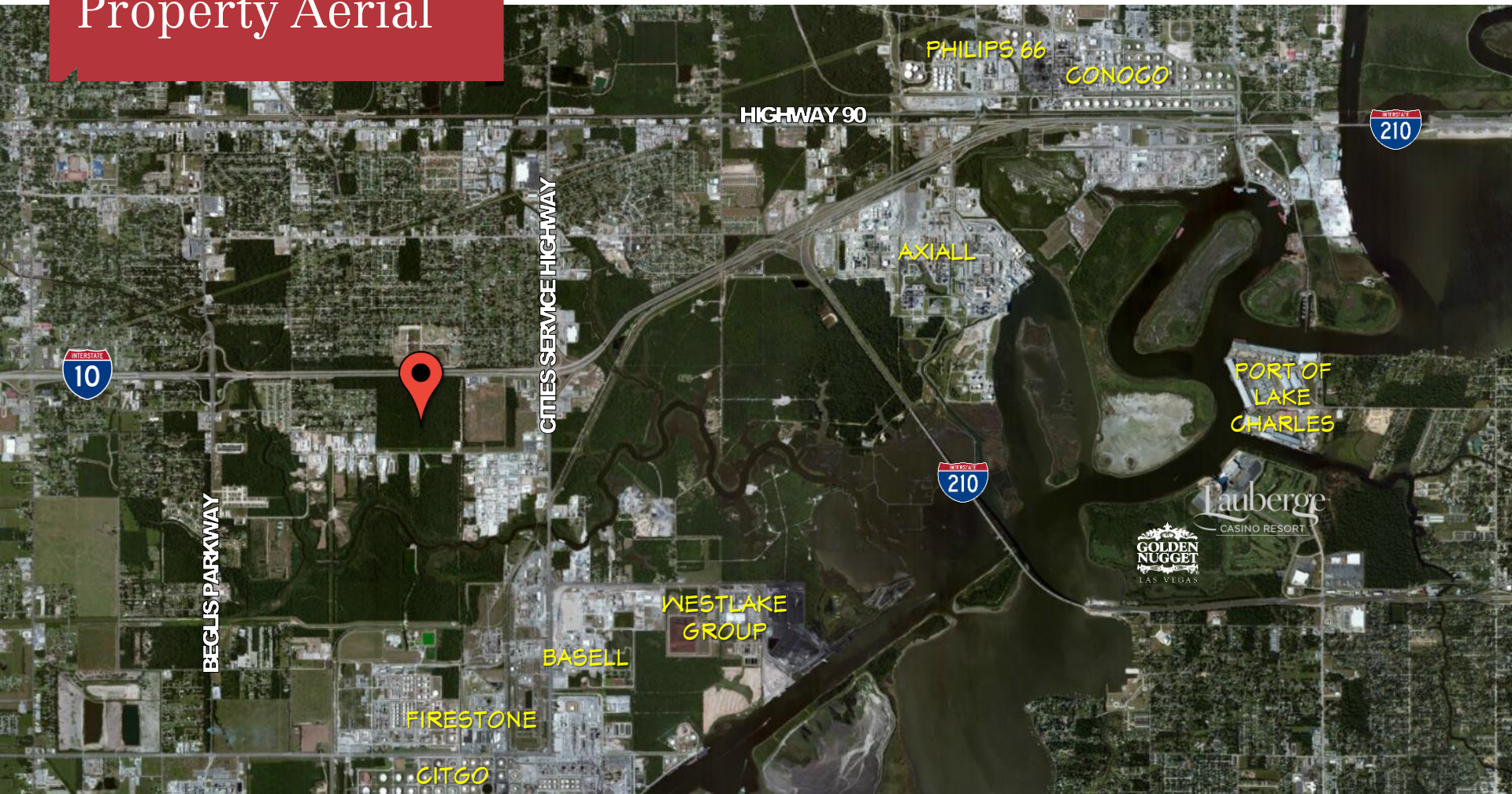
+1 337 304 1341 • andrewvanchiere@latterblum.com

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

1424 Ryan Street
Lake Charles, Louisiana
+1 337 310 7333
latterblum.com



Calcasieu Industrial Park
Property Aerial

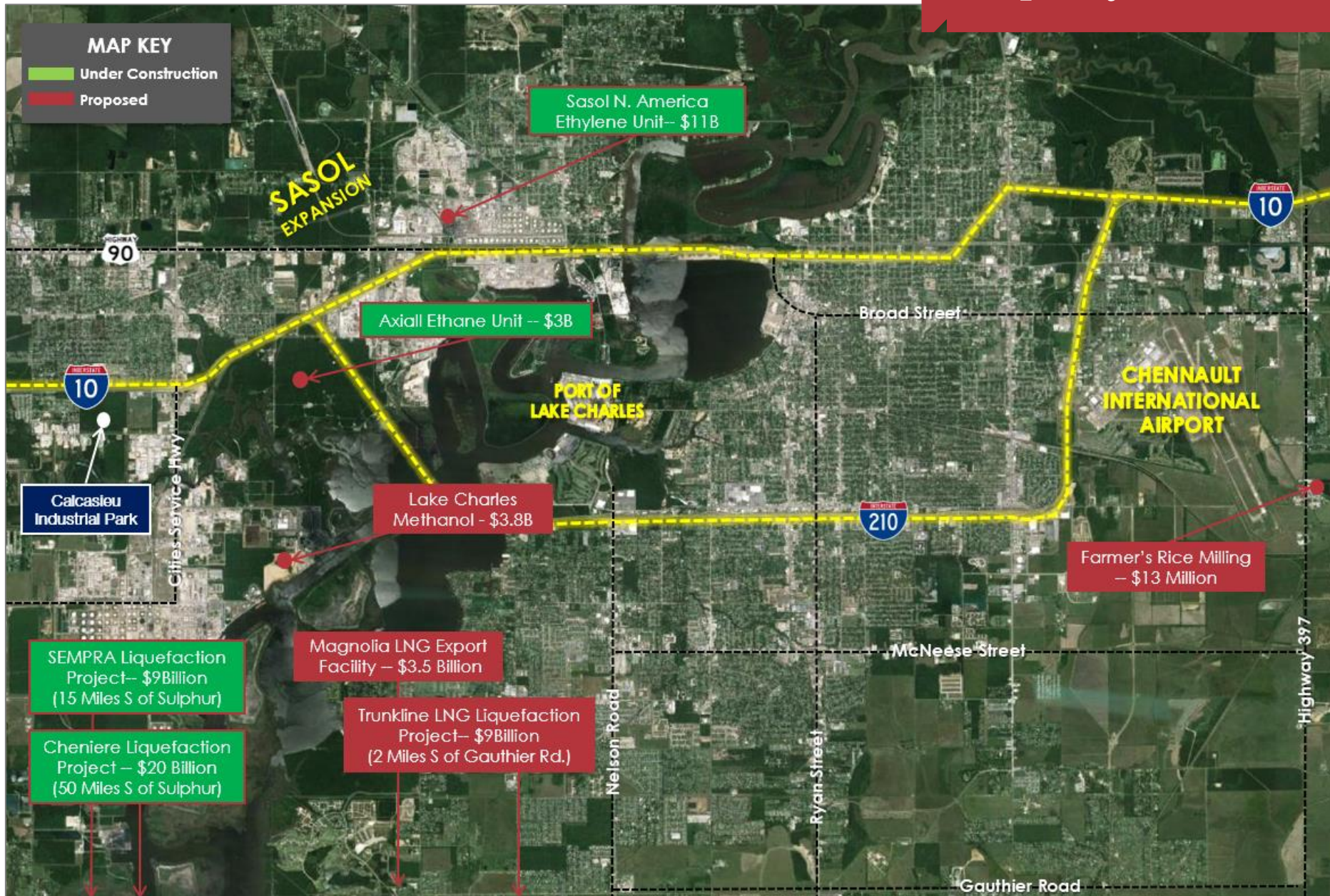


For more information:

Andrew Vanchiere, CCIM

+1 337 310 7333 • andrewvanchiere@latterblum.com

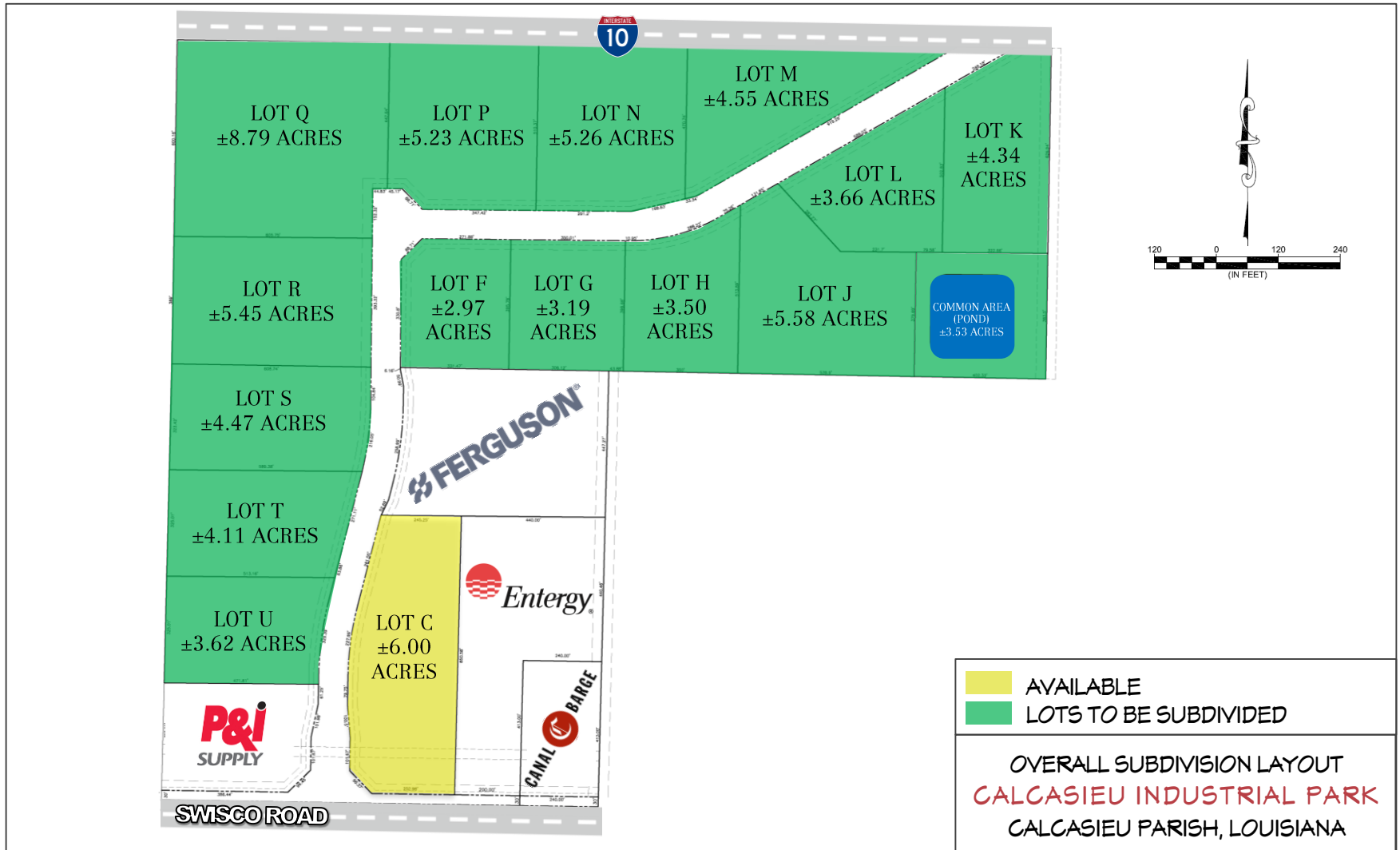
Calcasieu Industrial Park Property Aerial



Site Plan

2-55 Acre Lots

Commercial & Industrial Sites



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 Signs:

Max vertical height 10'

10' Minimum Setback From Street

Max SF: 100

One Per Parcel

Hotel Signage:

One Pylon Sign 15' Max Vertical Height

Max SF: 120

**Completed Detail Build Restriction Available*

