

Swisco Rd & Interstate 10

Sulphur, Louisiana

Property Features

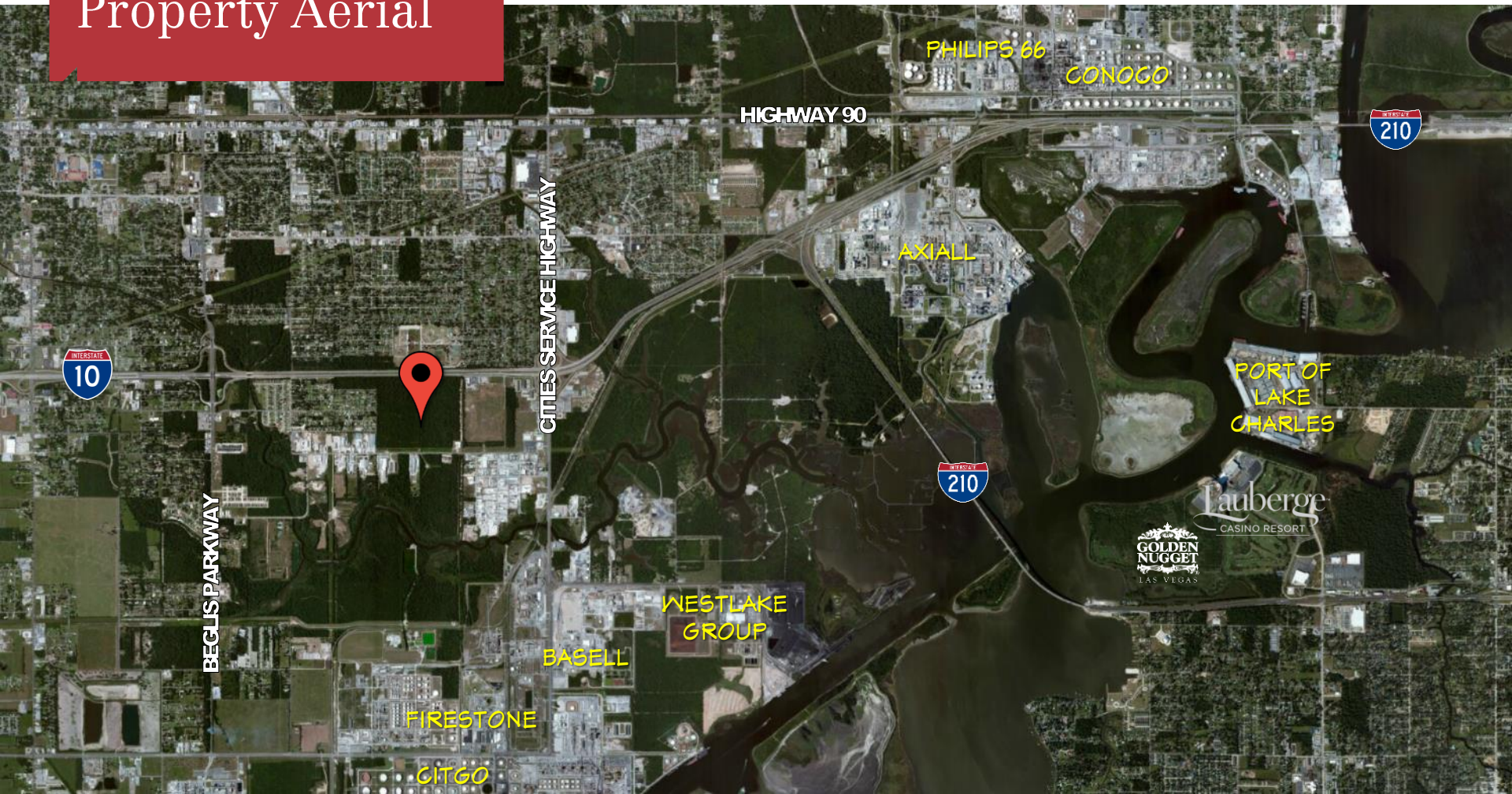
- 100 acre planned development – Calcasieu Industrial Park
- Sites for sale or built to suit
- Lots ranging from 2-55 acres
- Utilities in place
- Master detention
- Shovel ready sites
- 2,600' of frontage on Interstate 10
- Great location, near many other Industrial Services and over \$30 billion in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



Andrew Vanchiere, CCIM

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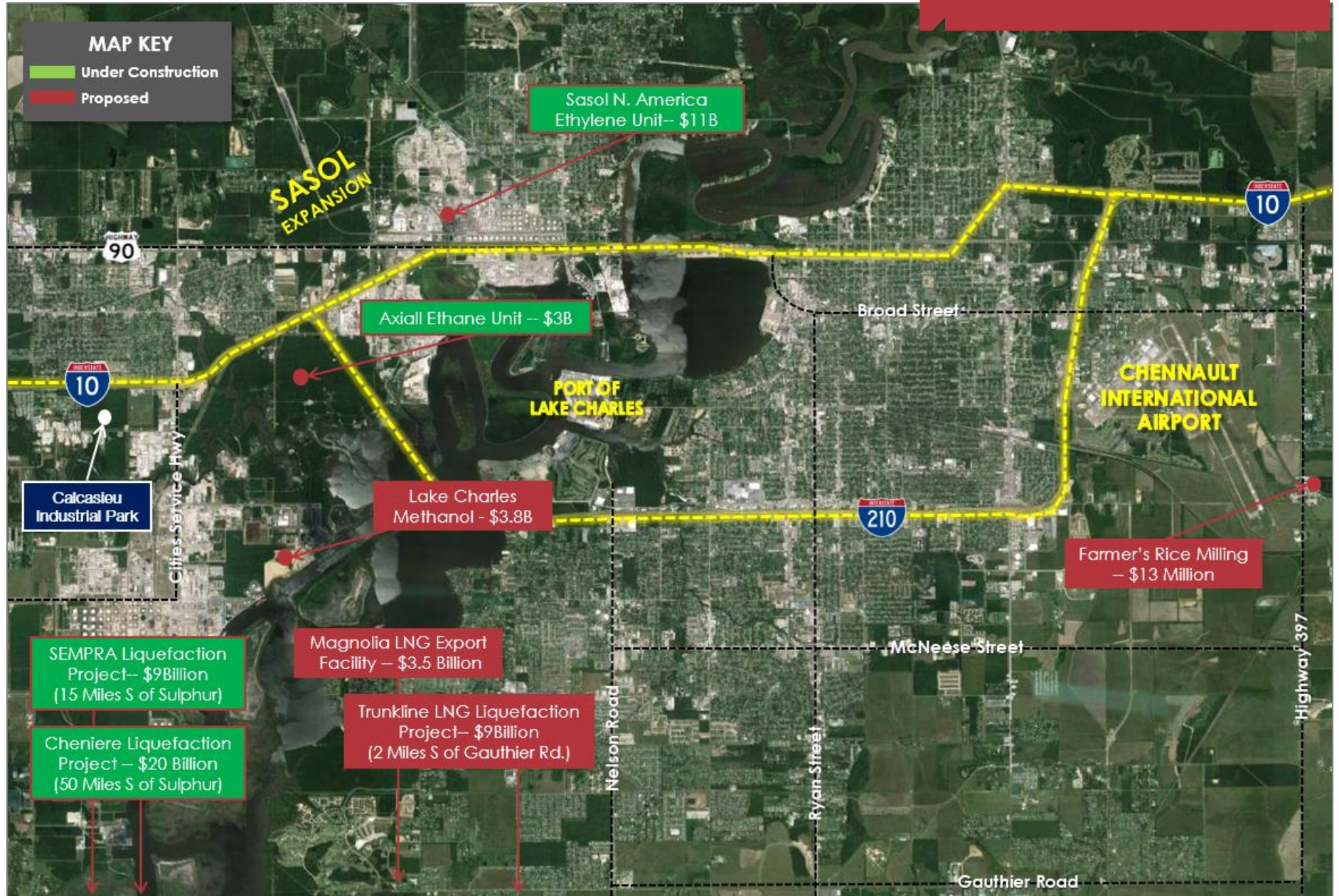
Calcasieu Industrial Park Property Aerial



For more information:

Andrew Vanchiere, CCIM

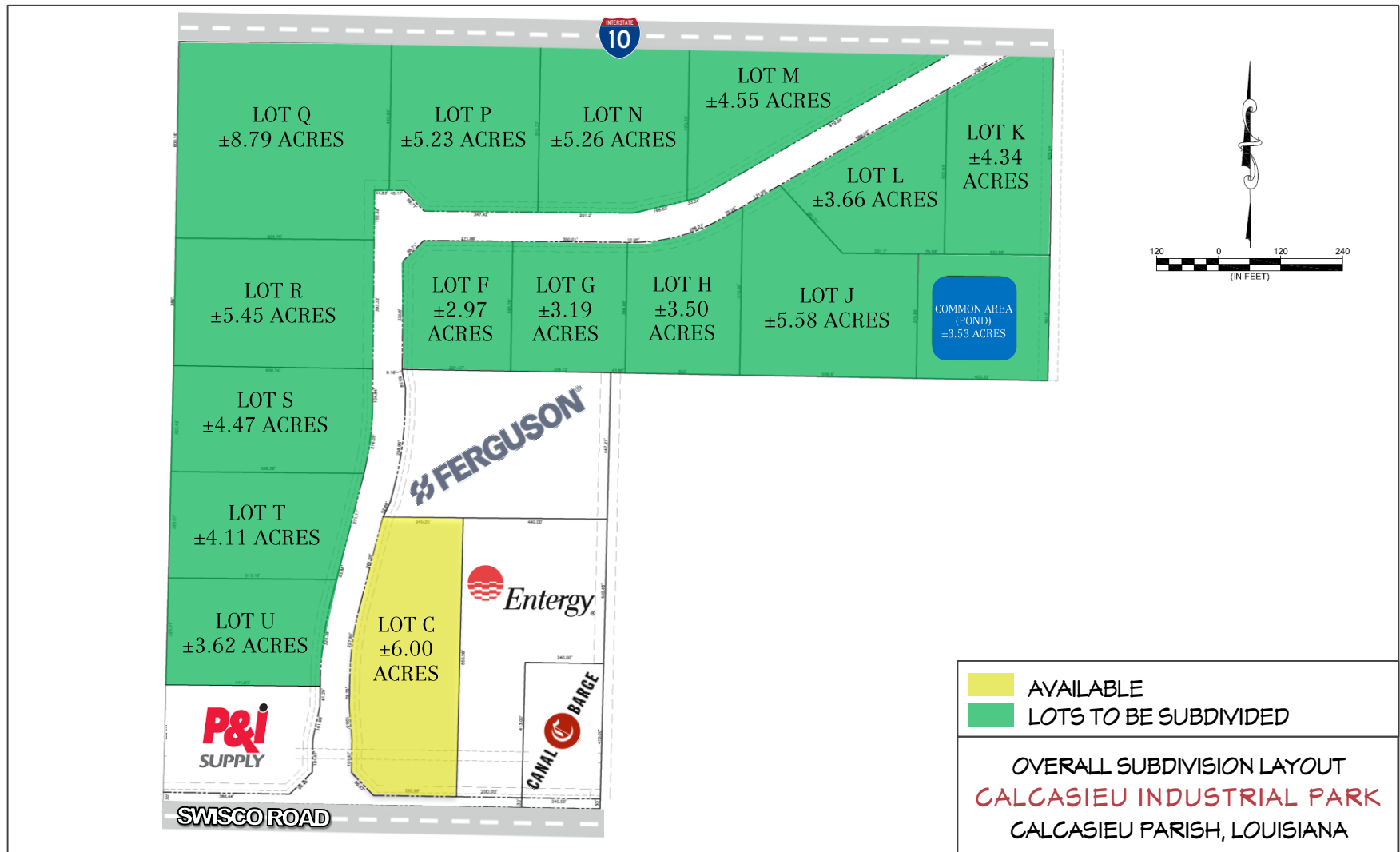
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Site Plan

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'	Max SF: 100
10' Minimum Setback From Street	One Per Parcel
Hotel Signage:	
One Pylon Sign 15' Max Vertical Height	Max SF: 120

**Completed Detail Build Restriction Available*

