



PROPEL PARK

± 50 ACRE INDUSTRIAL DEVELOPMENT OPPORTUNITY



NASA MICHoud ASSEMBLY FACILITY | NEW ORLEANS, LA



+



+



SITE BENEFITS

Easily Accessible to Entire New Orleans MSA

Unique industrial opportunity within New Orleans city limits; ideal for last mile distribution close to population centers.

Configurable for a Variety of Users

Build-to-Suit or Specialty-Needs Sites available

Designed for Security

Co-located within NASA's Michoud Assembly Facility and includes 24/7 on-site security

On-site Amenities

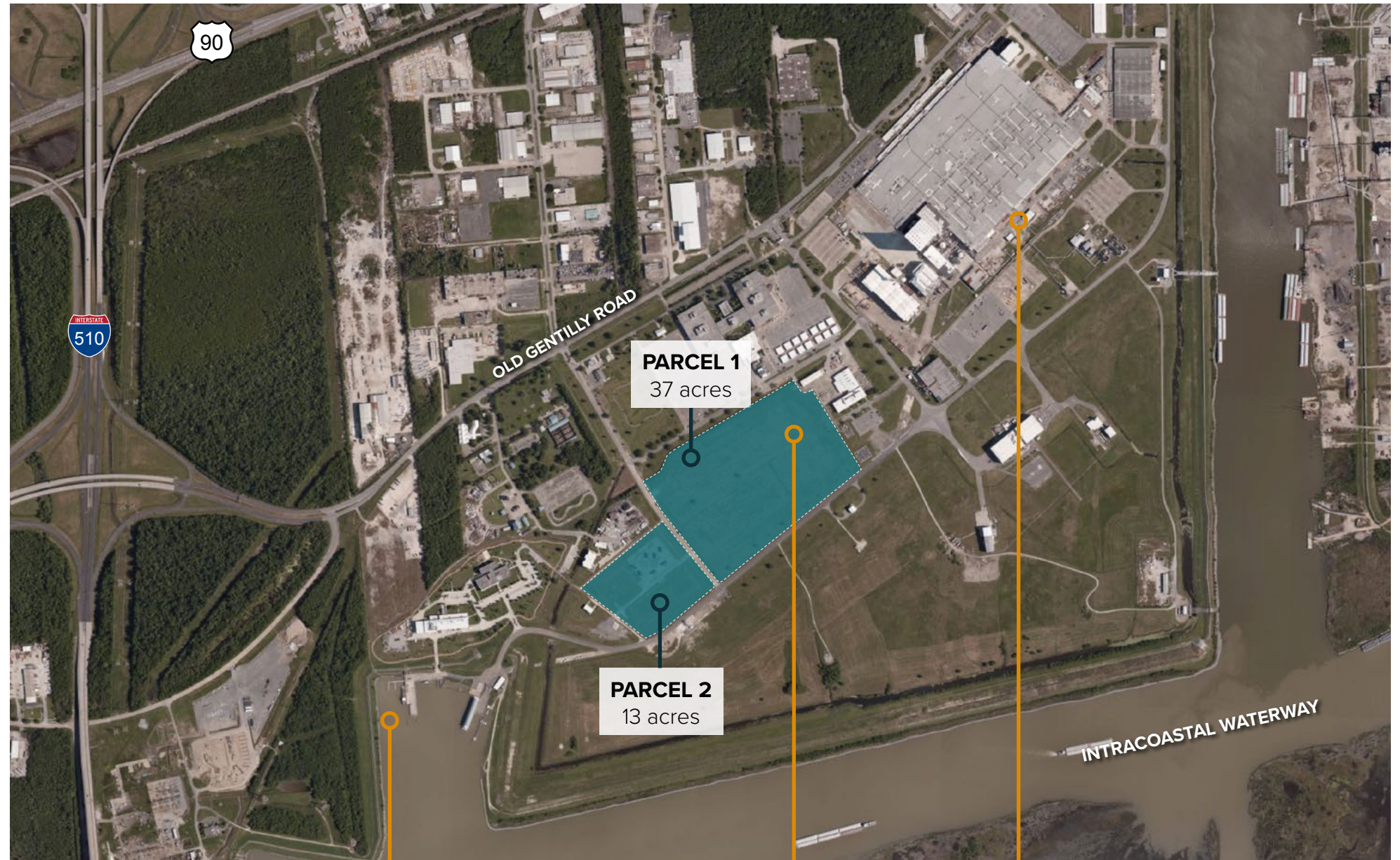
Fitness Center, Coast Guard Exchange, Public Affairs, Medical Clinic, Employee Assistance Program, Athletic Fields, Cafeteria, Mission Assurance

Built to Withstand Extreme Weather

Site surrounded by a 19 ½ foot levee and substantial onsite pumps

Gulf of Mexico Access

Intracoastal Waterway provides quick access to Gulf of Mexico



EASY ACCESS TO GULF OF MEXICO



PROPOSED WAREHOUSE



NASA'S MICHLOUD ASSEMBLY FACILITY

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Michoud Assembly Facility in New Orleans is a world-class manufacturing facility providing vital support to NASA exploration and discovery missions. Michoud is NASA-owned and managed for the agency by the Marshall Space Flight Center.

Michoud is unique in that it contains **one of the largest production buildings in the nation**. Its vertical assembly building proved a critical resource for stacking components of the space shuttle external tank, which was constructed, tested and delivered to NASA's Kennedy Space Center by Michoud throughout the Space Shuttle Program. Between 1979 and 2010, the facility produced 136 tanks; only one of these was never used for spaceflight.

Today, Michoud supports several major projects for America's next generation of space transportation vehicles, including NASA's Space Launch System (SLS) heavy-lift rocket, managed by Marshall, and the Orion spacecraft, managed by Johnson Space Center. Michoud's highly skilled work force is manufacturing and assembling Orion and also will build the critical core stage of the SLS, which is intended to take human explorers farther into our solar system than ever before.

Current Tenants

TEXTRON Systems



LM WIND POWER
a GE Renewable Energy business

Vivace CORPORATION

BOEING



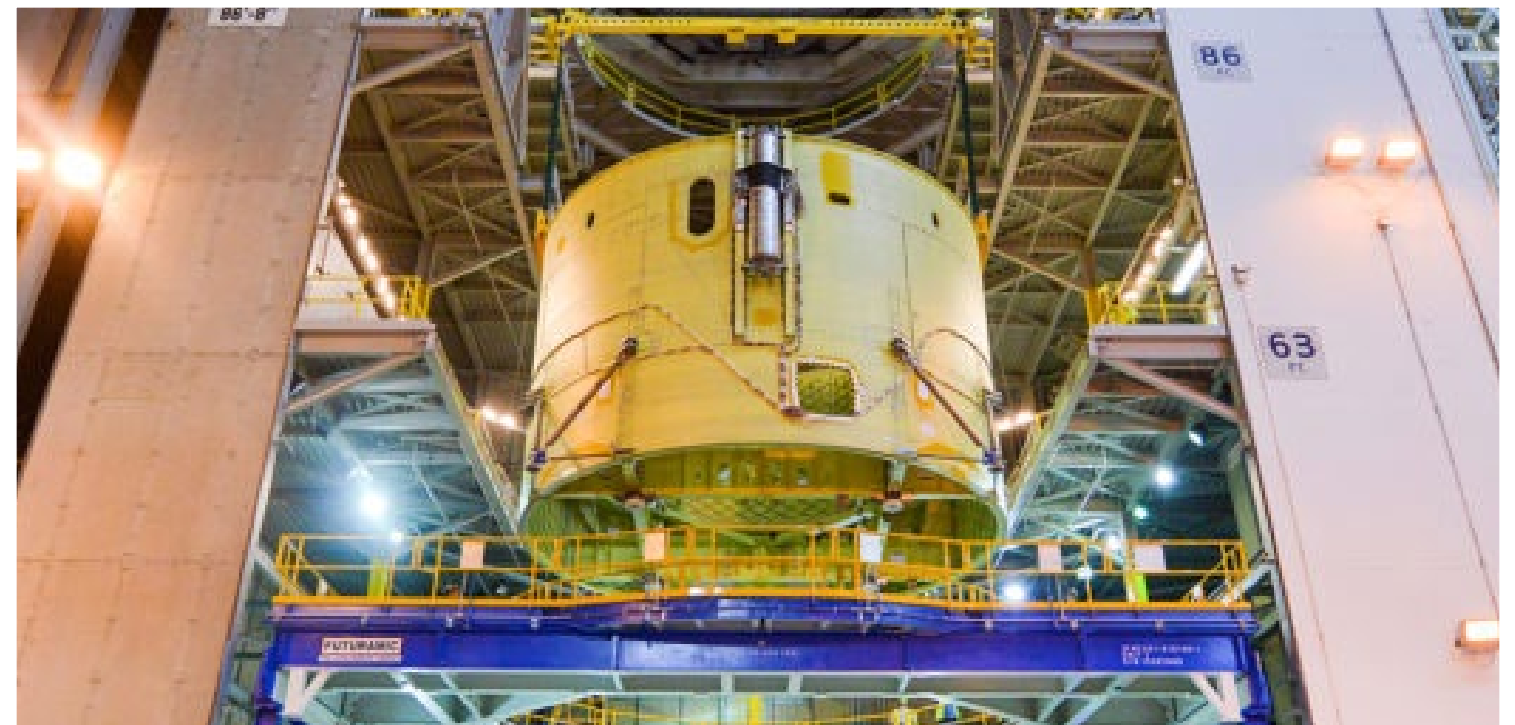
Ochsner Health System

USDA

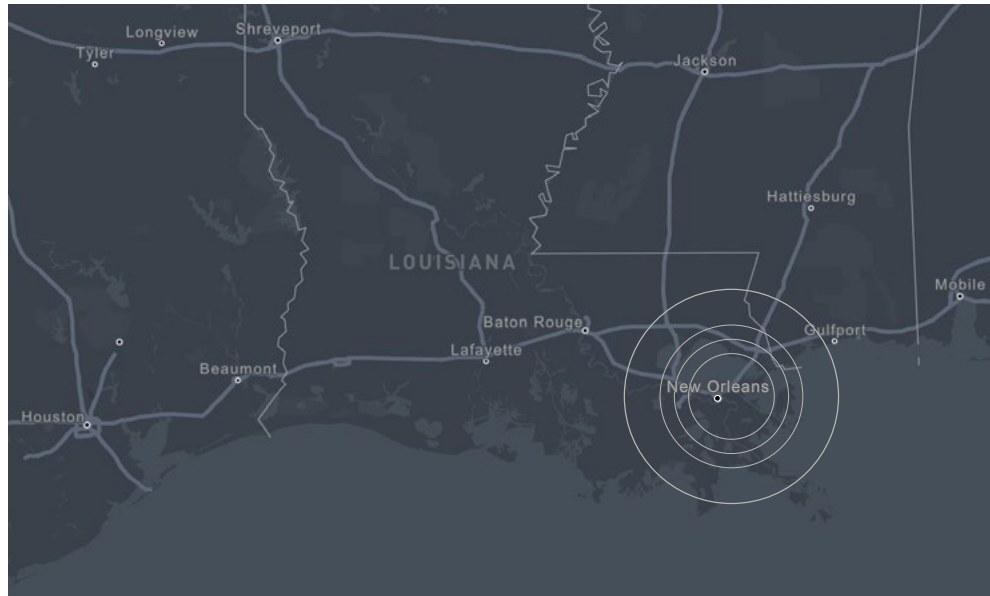


NCAM
National Center for Advanced Manufacturing

LOCKHEED MARTIN



ACCESSIBLE LOCATION



DRIVE TIMES

30 Minutes
ARMSTRONG INTERNATIONAL AIRPORT

20 Minutes
DOWNTOWN NEW ORLEANS / THE FRENCH QUARTER

25 Minutes
SLIDELL, LOUISIANA / POINTS EAST

25 Minutes
VIOLET, LOUISIANA

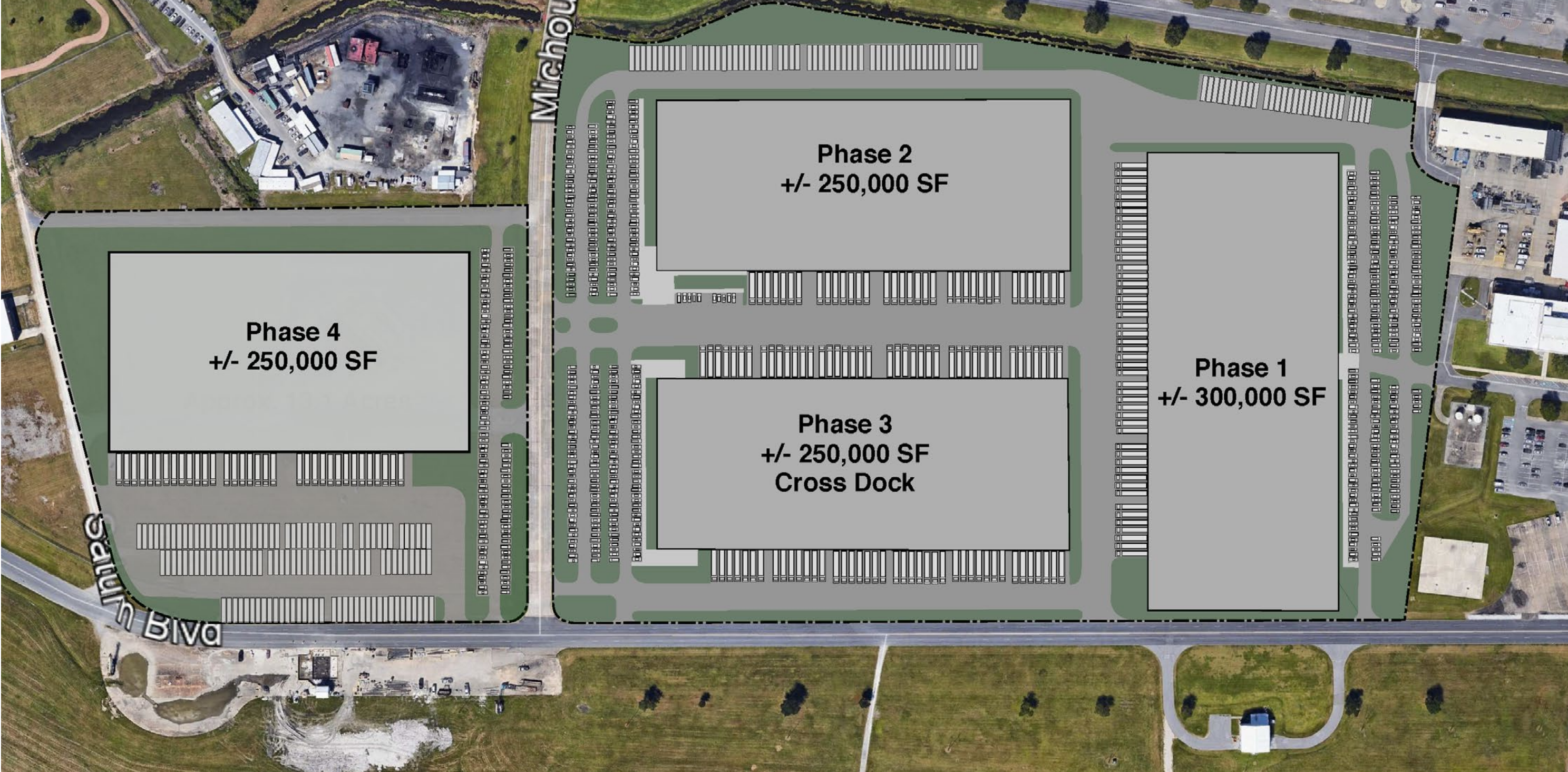
15 Minutes
THE WEST BANK

THE SITE



CONCEPTUAL RENDERING

PROPOSED DEVELOPMENT PLAN



ABOUT THE DEVELOPER



IRG is a nationwide real estate development and investment firm specializing in the acquisition, development and management of commercial and industrial real estate throughout the United States. IRG, through its affiliated partnerships and limited liability companies, operates a portfolio containing over 150 properties in 31 states with over 100 million square feet of rentable space. IRG is nationally recognized as a leading force behind the adaptive reuse of commercial and industrial real estate, solving some of America's most difficult real estate challenges.

In 2021, IRG announced that the company (IRG Industrial, LLC) had received its inaugural, investment-grade credit rating and issued \$335 Million of USPP bonds, providing new capital to recapitalize assets and expand its industrial holdings in major U.S. markets.

DEVELOPMENT CONTACT

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PROPEL PARK

NEW ORLEANS, LA

A DEVELOPMENT BY



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