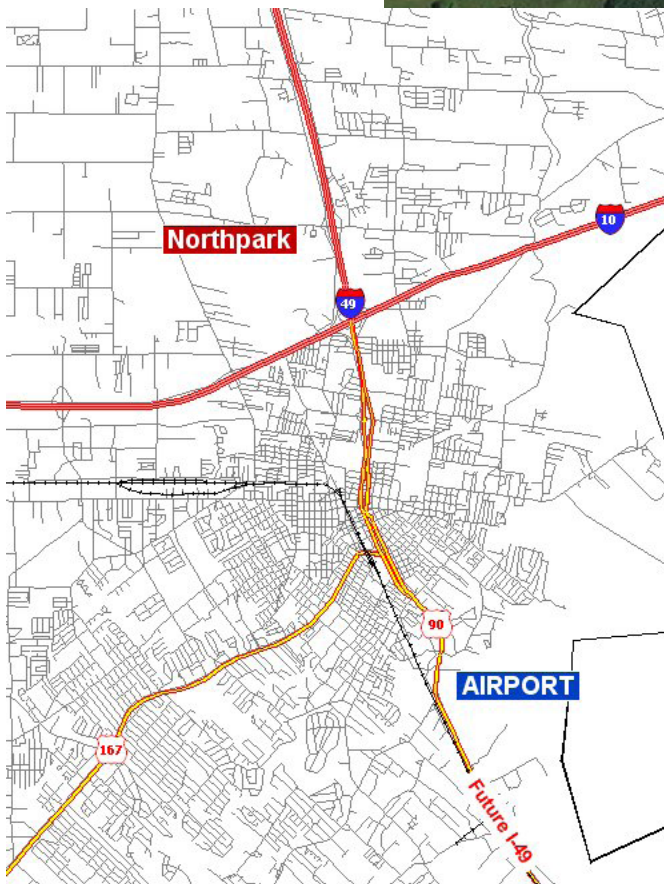
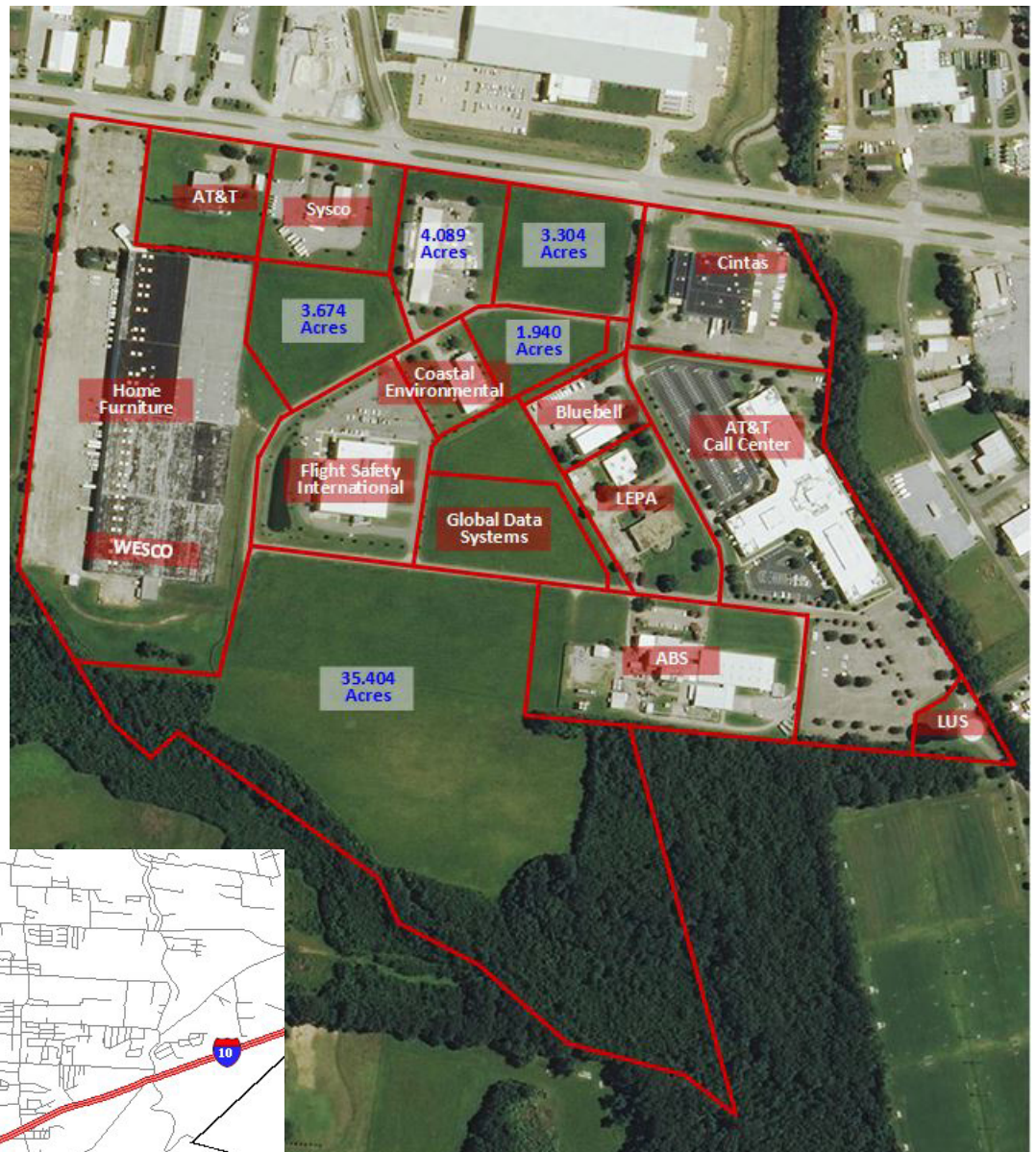


Northpark Technology Center Site Packet





Northpark Technology Center Lafayette, LA 70507



Current Tenants of Northpark Technology Center:

- ABS Health & Beauty Solutions (pharmaceutical/beauty manufacturing)
- American Safety & Industrial Supply
- AT&T Call Center
- Bluebell Distribution
- Cintas (distribution)
- Coastal Environmental (industrial services)
- Flight Safety International (aviation training)
- Global Data Systems (data center & solutions provider)
- Home Furniture (distribution)
- Louisiana Energy and Power Authority (power grid management)
- Sysco (distribution)
- WESCO (distribution)



Northpark Technology Center Lafayette, LA 70507

Location: Lafayette, Louisiana, midway between Houston and New Orleans near the intersection of Interstates 10 and 49

Acerage: Approximately 125 Total

Traits: Adjoining uses: Industrial and Commercial
Topography: Flat, well drained

Streets: Underground drainage, with curb and gutter all underground utilities with street lighting

Drainage: Curb and gutter with inlets and subsurface reinforced concrete pipe

Detention: See attached information

Electricity: Lafayette Utilities System (LUS)

Gas: Atmos Energy

Internet: LUS Fiber, Cox Communications, AT&T

Water: 12" main City of Lafayette

Sewage: 8" main City of Lafayette

Fire Rating: Class 2

Distance to: Central Business District	2.84 miles
Airport	4.73 miles
Public Transportation	3.12 miles
Interstate 1-10	1.80 miles
Interstate 1-49	1.10 miles

Waterways: With five ports nearby, Lafayette businesses can ship products across waterways worldwide. There are four ports within a 30-mile radius— the Port of Iberia, Intracoastal City, Port of West St. Mary, and Port of Vermilion. Channels from those ports are shallow draft and lead to the gulf intracoastal waterway, connecting inland and ocean ports. The Port of Baton Rouge is 50 miles due east of Lafayette along I-10.

Zoning: I-1 light industry; restrictive covenants applicable

Certification: Lot 28 is currently in consideration for site certification by Louisiana Economic Development

Sale Price: \$2,000,000-\$3,500,000 (dependent on job creation commitment)



Northpark Technology Center
Lafayette, LA 70507



Northpark Technology Center
Lafayette, LA 70507

Northpark Tenants





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Northpark Tenants





Northpark Technology Center Lafayette, LA 70507

Process and Conditions

The Lafayette Economic Development Authority (LEDA) is excited you are interested in Northpark Technology Center. This information will provide insight into the processes and conditions associated with purchasing property within one of LEDA's Industrial Parks. The purpose of LEDA's Industrial Parks is to provide expansion and/or relocation opportunities for companies in Lafayette Parish.

PROCESS

The LEDA Park Development Committee meets once a month to review industrial park related issues, including land sales. This is a closed meeting. They make recommendations on the decision to sell or not, the sales price, and other terms and conditions to LEDA's Board of Commissioners based upon information provided by the company.

Each project is unique and the Committee will weigh the factors involved. The creation of new jobs and associated average salary and benefits are two of the more important factors. If the project is approved by the Board, LEDA's attorney will work with the company's attorney to finalize the appropriate documentation and Cash Sale. If the project is not deemed an appropriate fit for the LEDA Industrial Parks, LEDA staff will provide assistance in finding an alternate location.

To begin the process, complete the included Industrial Park Interest Form. All information needs to be received at least one week prior to the scheduled Park Committee meeting.

CONDITIONS

LEDA requests that the following standard conditions be met when purchasing land. Each of these conditions has been reviewed and recommended by our Board of Commissioners. If you have concerns about any of them, you may appeal to the LEDA Board for reconsideration.

- The purchaser must agree to abide by all restrictive covenants. Properties are reviewed periodically and companies will be contacted regarding violations. Any exceptions must be negotiated in advance with the LEDA Park Development Committee.
- The purchaser must agree to give LEDA a right of first refusal on the vacant property if construction of improvements are not completed within the contractual timeframe.
- The purchaser must begin construction within one year of the purchase date. If construction does not begin within one year of the purchase date, the purchaser must sell the land back to LEDA for the original purchase price.
- LEDA will reserve the mineral rights.
- After construction is complete, the occupant must provide to LEDA a copy of all four quarters of their Quarterly Wage Reports submitted to the state annually indicating the actual number of full time employees.
- Special consideration will be given to minority and woman-owned businesses or those businesses that are designated as a target industry.
- A ground breaking and/or grand opening event may be required and should be discussed with LEDA following completion of the cash sale. If a press release will be issued, LEDA requests that the purchasing company receive approval from LEDA prior to issuing the release.
- If a real estate agent, broker or broker associate is involved in the transaction, applicable commission will be added to the base price.