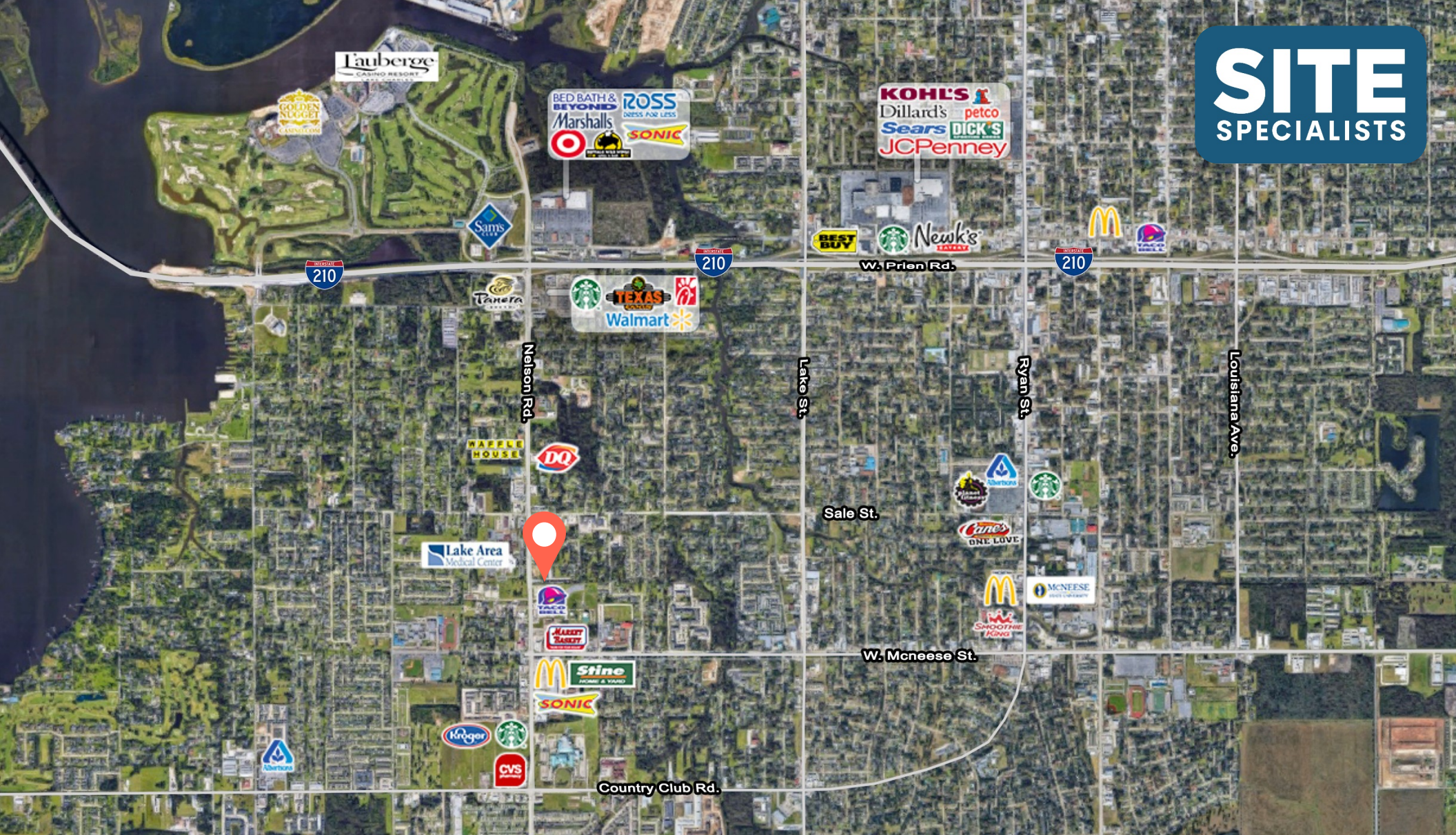


SITE
SPECIALISTS



Nelson Rd. Retail center

Nelson Rd. & Mignonette Ln. - Lake Charles, LA

END CAP DRIVE-THRU AND INLINE SPACES
SPACES AVAILABLE SOON

SITE
SPECIALISTS

Site Specialists, LLC.

336 Lafayette St.
Suite 301
New Orleans, LA 70130
O (504) 324-5414

Contact:

Chris Jacob

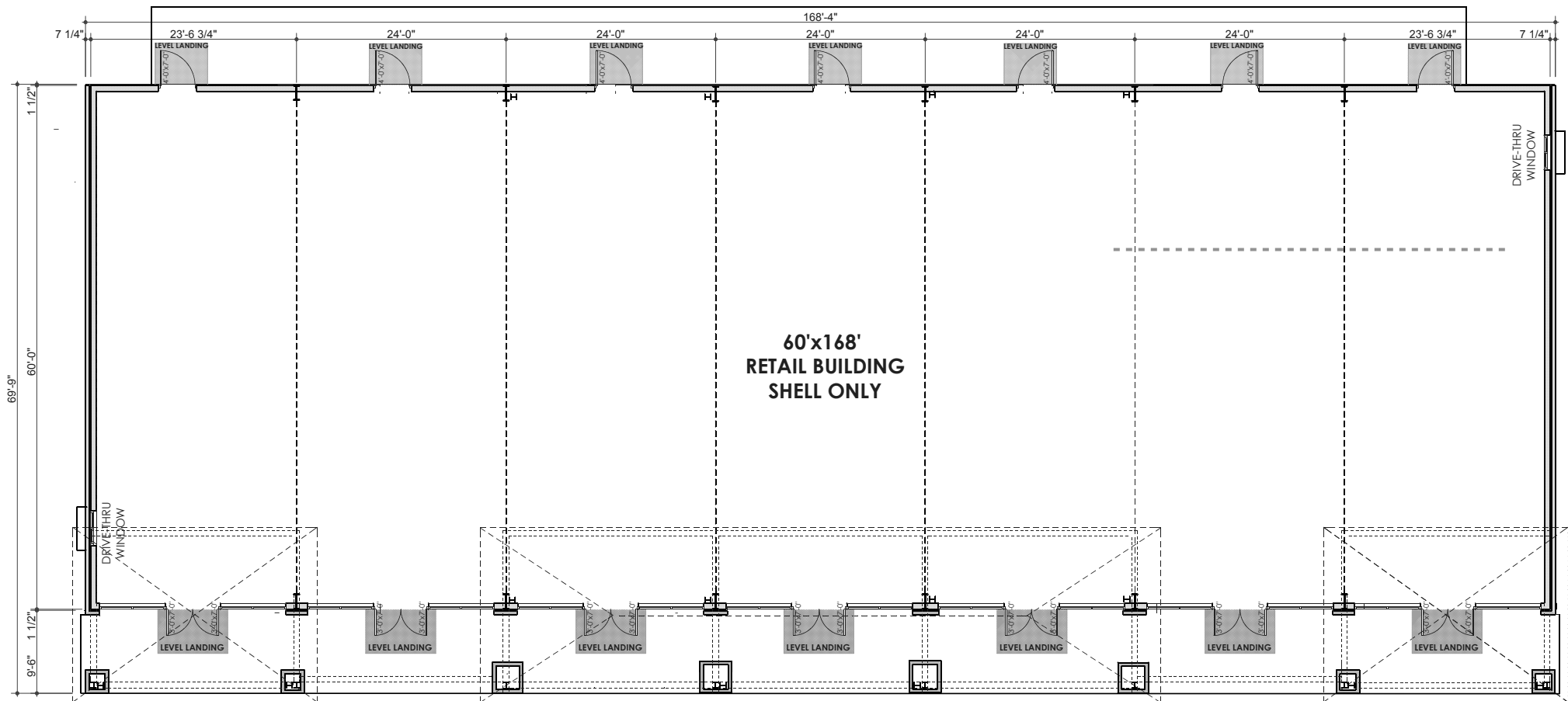
Vice President
cjacob@site-specialists.com
C (225) 485-4881
D (504) 324-4041
Licensed in LA & MS

Property Information

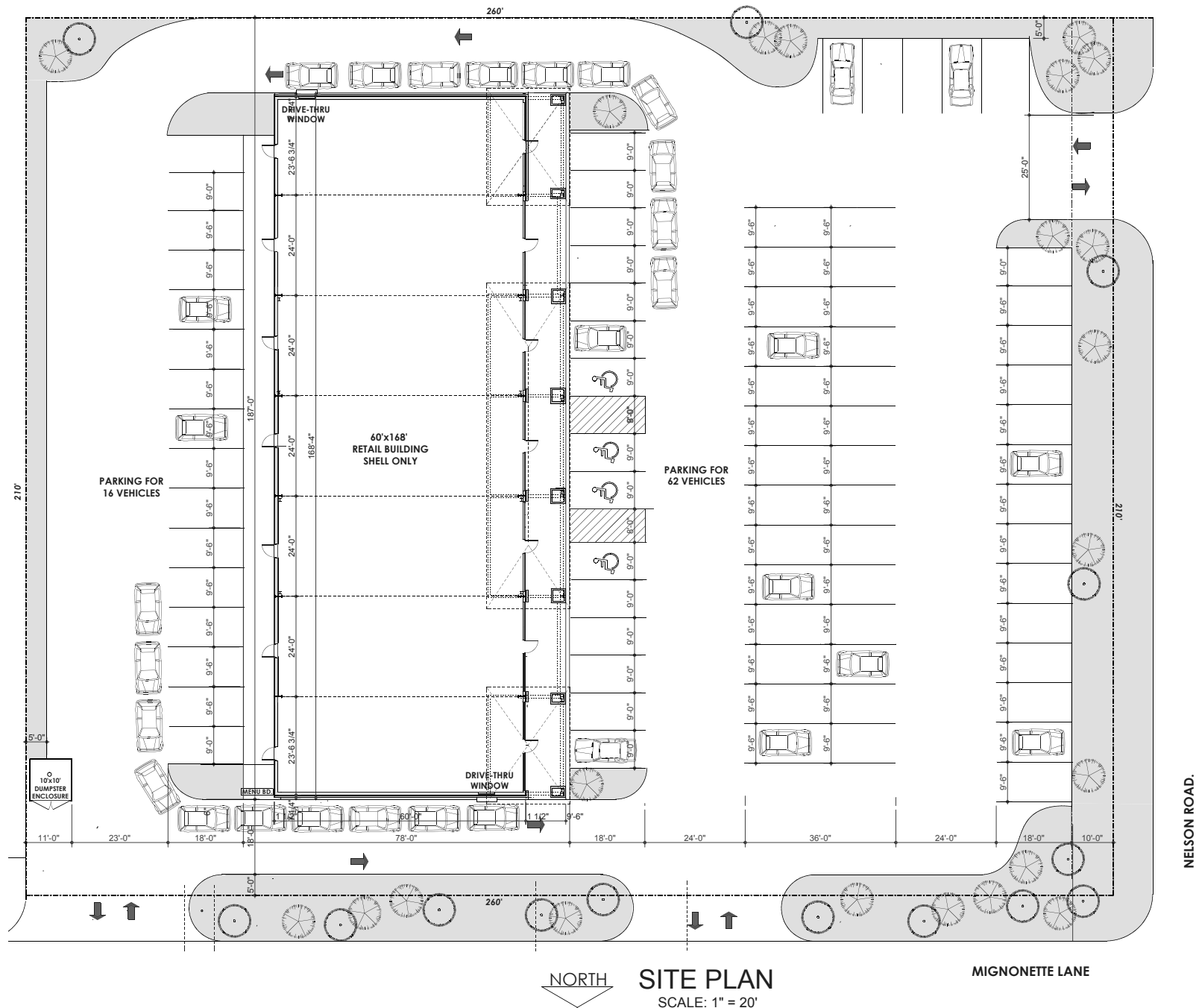
Location:
Nelson Rd & Mignonette Ln.
Lake Charles, LA 70605

Total GLA:
10,080 SF
Available:
Spaces from 1,200 SF and up

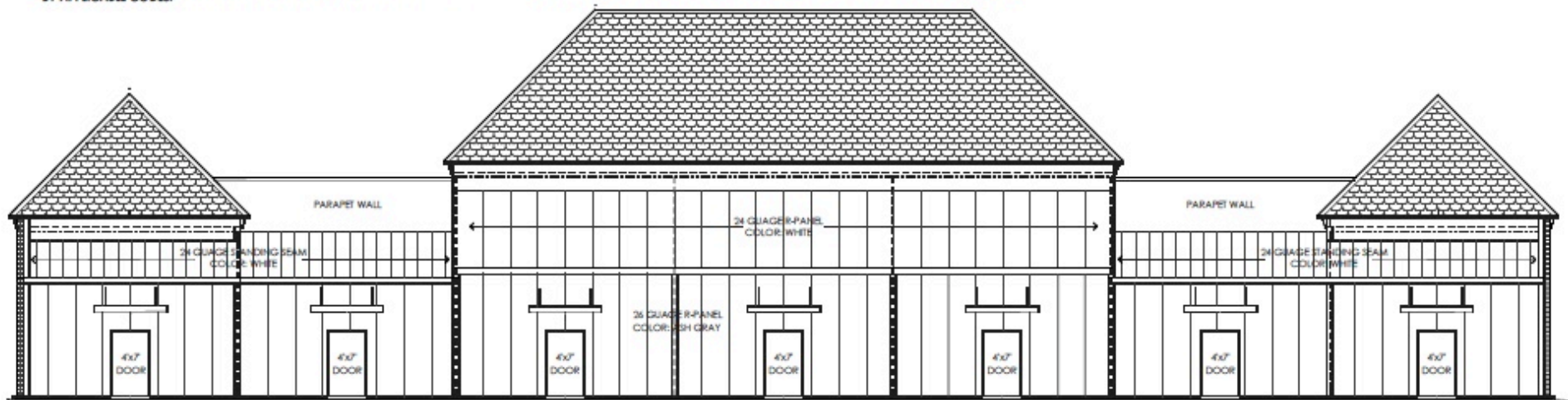
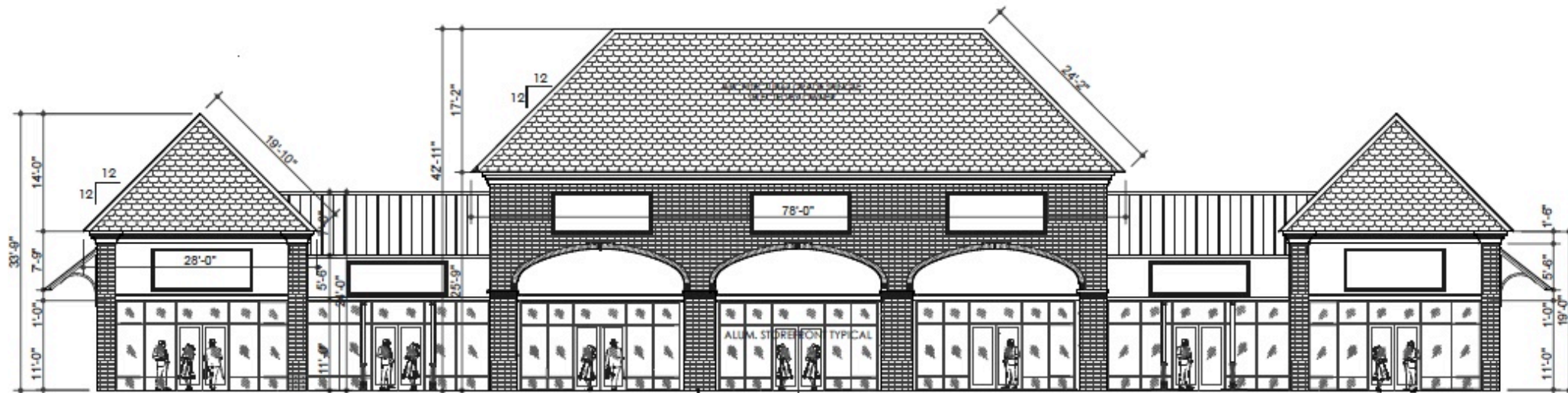
Lease Rates:
North Endcap: \$32 PSF NNN
South Endcap: \$30 PSF NNN
Inline: \$28 PSF NNN
NNN Charges: Estimated \$4 PSF



Site Plan



Facade Renderings



GENERAL NOTES:

1. STEEL BUILDING MANUFACTURER TO USE STRAIGHT COLUMNS AND FLUSH GIRTS. FIRST GIRT AT 8'-8" AND SECOND AT 7'-4" AFF.
2. PURLIN AND GIRT SPACING NOT TO EXCEED 48".
3. ROOF TO BE 24 GAUGE WHITE METAL.
4. MATCHING BASE FLASHING AT BOTTOM OF WALL PANELS.
5. GUTTER ON EAST WITH DOWNSPOUTS AT FRAME LINES.

NOTE: STEEL ERECTION CONTRACTOR MUST FOLLOW ALL ERECTION INSTRUCTIONS SENT BY THE BUILDING'S MANUFACTURER AS WELL AS INSTRUCTIONS FROM THE GENERAL CONTRACTOR, BUILDING INSPECTOR AND ARCHITECT.

Demographics

