

For Lease

Malcolm Distribution Park

208 Malcolm St, Lake Charles, LA. 70601

Office/Warehouse Industrial Complex



Property highlights Include:

- Existing 18,000 SF Building Available
- Owner will Build to Suit
- Site Size: 16.5 Acres
- Union Pacific Rail Access
- Existing 18,000 sq. ft. warehouse
- Truck Wells
- Light Manufacturing District
- Additional acreage available for lay down yard

*Contact Agent for Lease Rates

Malcolm Distribution Park is a professional and modern Industrial Park in Lake Charles offered at competitive prices. It is centrally located to service all of Southwest Louisiana with easy access to I-10 and Highway 171. The site is convenient to Chennault International Airport as well as the Port of Lake Charles. This is a rare opportunity for those needing to quickly locate in our market as well as that tenant who has special requirements.

Southwest Louisiana is one of the fastest growing areas in the country with over \$100 Billion worth of industrial and economic expansion earmarked for the area. Lake Charles will be serving as the central hub during these very exciting times.

127 W. Broad Street, Ste. 710
Lake Charles, LA 70601

www.InvestorsGroupLA.com

O. 337.433.0511

F. 337.439.4021

For More Information:

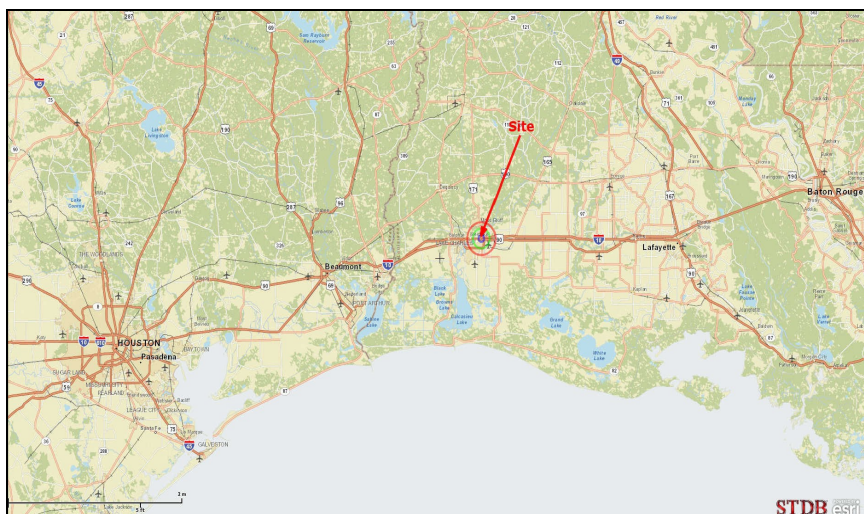
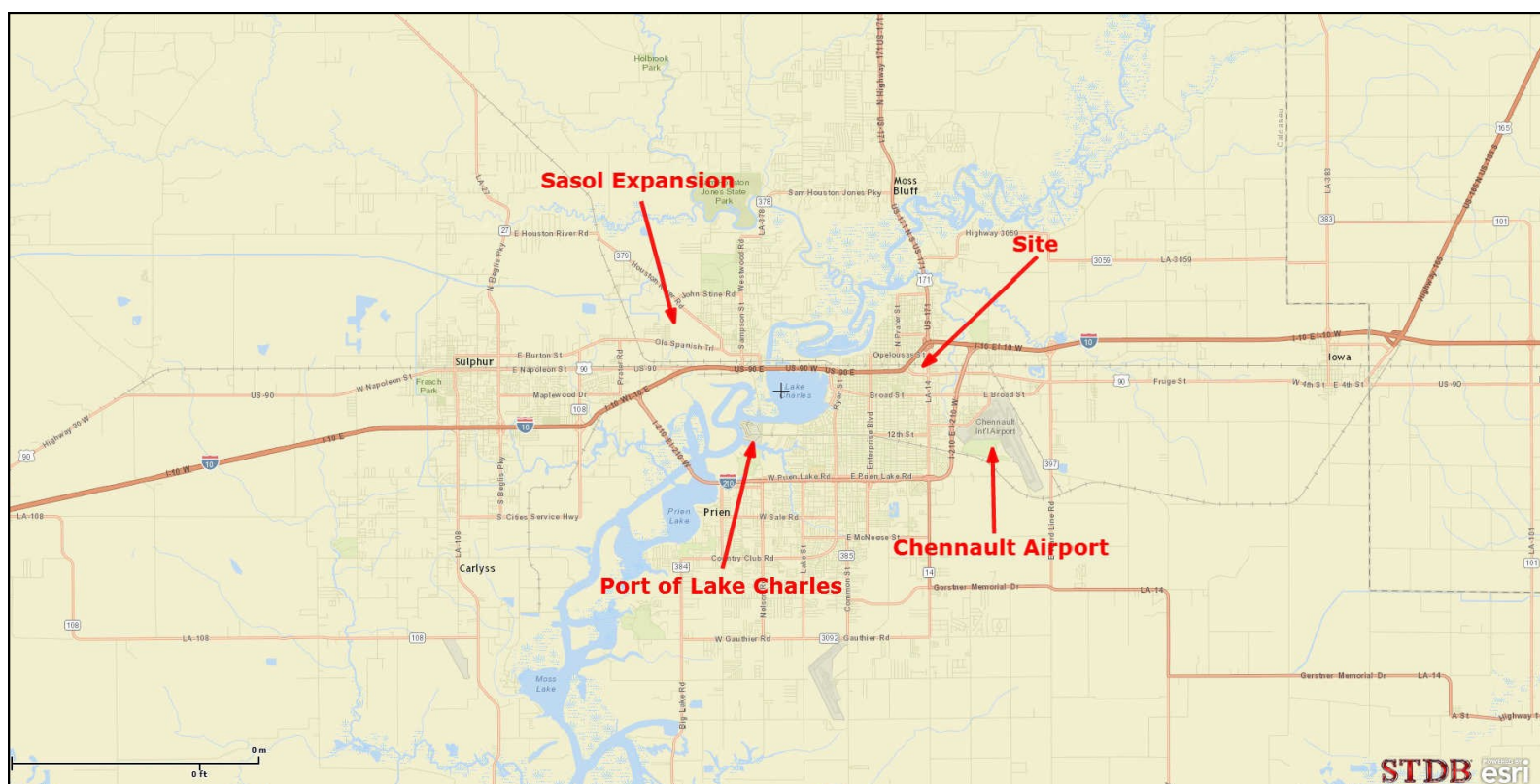
J. Hardtner Klumpp, CCIM

Project and Leasing Manager

337.263.2397

hklumpp@InvestorsGroupLA.com





Transportation:

Interstate 10	0.3 Miles
Hwy 90	0.1 Miles
Hwy 171	0.25 Miles
Chennault Airport	2.5 Miles
Port of Lake Charles	7.5 Miles

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