

# I-10 Exchange

800 CALCASIEU ROAD, IOWA, LA 70647 | LAKE CHARLES MSA

UP TO ±68,000 SF AVAILABLE FOR LEASE\*

INDUSTRIAL  
LAST MILE  
DISTRIBUTION  
CLIMATE STORAGE



HVAC in Place



Exterior Yard Potential



Creative & Strong Ownership

AVAILABLE NOW:  
~58,000 SF  
+ 3,000 SF MEZZANINE

AVAILABLE SUMMER 2026:  
~10,000 SF

~10,000 SF

~40,000 SF

~18,000 SF  
PLUS  
3,000 SF  
MEZZANINE  
(.....)

(2) Two Ramps  
Drive-through access possible

NAIRampart

CBRE

# I-10 Exchange

800 CALCASIEU ROAD, IOWA, LA 70647 | LAKE CHARLES MSA

## INDUSTRIAL LAST MILE DISTRIBUTION CLIMATE STORAGE



### LOCAL CONTACT

**JOEL DAVIDSON, CCIM**  
337-529-6710  
joeldavidson@rampartcre.com

### CBRE CONTACTS

**NICK BERGMANN**  
713-577-1772  
nick.bergmann@cbre.com

**BILL BOYER**  
713-881-0919  
bill.boyer@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

© 2025 Microsoft Corporation © Vexcel Imaging