ACADIAN HILLS LOGISTICS PARK

155,200 SF.
TWO NEW BUILDINGS.

Built for the crews that build Acadiana. Where I-10 meets I-49.



BUILDING 3 · SPEC

83,200 SF

Four suites of 20,800 SF

BUILDING 2 · SPEC

72,000 SF

Four suites of 18,000 SF

ANTICIPATED

Q4 2027

Building 1 already pre-leased

Architectural concept. Not a current photograph. Subject to final design.

THE THESIS

ACADIANA IS BUILDING.

A rocket campus announced for Vermilion Parish. LNG projects across the state. A $55.2M project just off I-49. The contractors, suppliers and service companies behind that work need practical places to operate, and new space is scarce. Acadian Hills answers with two new buildings and 155,200 SF, going up on spec.



I-10 along the site, August 2026

SPACEX

$100B

SpaceX Starbase Louisiana, announced for Vermilion Parish. Construction 2027.

LED, 8/25/2026

STATEWIDE LNG INVESTMENT

$48B+

LNG projects announced in Louisiana since 2024.

LED, 9/10/2026

MMR

$55.2M

MMR, 196 jobs, 939 W Pont des Mouton Rd, just off I-49.

LED

THE REGION IS BUILDING → THE CREWS NEED SPACE → NEW SPACE IS SCARCE → ANTICIPATED Q4 2027 → CALL MICHAEL

Public announcements cited as regional market evidence. No affiliation with, or endorsement by, any company named is implied.

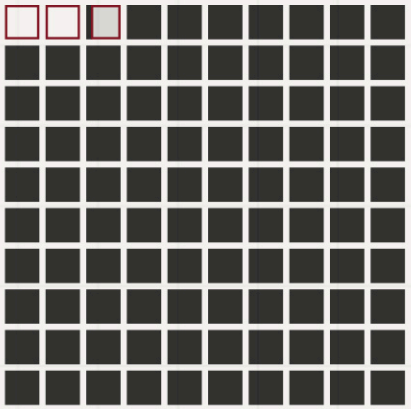
THE MARKET

NEW SPACE IS SCARCE.

2.83%

Lafayette industrial vacancy

Lee & Associates (CoStar data), Q2 2026



Each square = 1% of the market.
Outlined = vacant.

"PROLONGED SHORTAGE OF NEW PRODUCT."

Lee & Associates, Q2 2026

240,761

SF of trailing-year net absorption

Lee & Associates (CoStar data), Q2 2026

Acadian Hills adds 155,200 SF in two buildings, both with 32' clear height, dock-high loading and drive-in doors. Suites start at 18,000 SF and run to a full 83,200 SF building.

THE WORKFORCE

Lafayette MSA

203,262

Labor force

BLS LAUS, Aug 2026, preliminary, NSA

3.3%

Unemployment

BLS LAUS, Aug 2026, preliminary, NSA

413,428

Population

ACS 2020-24, four parishes



LOCATION

WHERE I-10 MEETS I-49.

North side of I-10, just west of the I-10 / I-49 interchange. East-west between Houston and New Orleans; north to Alexandria and Shreveport.

0.1 MI TO I-10	0.4 MI TO I-49

Straight-line distances

SHREVEPORT
210 ROAD MI

ALEXANDRIA
86 ROAD MI

49

BATON ROUGE
57 ROAD MI

10

LAKE CHARLES
73 ROAD MI

ACADIAN HILLS

NEW ORLEANS
135 ROAD MI

HOUSTON
216 ROAD MI

DOWNTOWN LAFAYETTE	3 road mi
LAFAYETTE REGIONAL AIRPORT	5 road mi
PORT OF IBERIA	27 road mi

Road miles: OSRM free-flow, 10/2/2026. Imagery: NASA GIBS, USGS (public domain). Interstates: © OpenStreetMap contributors.

THE SITE

TWO SPEC BUILDINGS. 155,200 SF.

Buildings 3 and 2 share a 185' truck court in a 195,700 SF first phase. Site: ±29.4 acres.



Schematic per 8/5/2026 plan set; Building 3 per preliminary plans. Aerial: architect's GIS base. Subject to final design, permitting and survey.

TWO BUILDINGS, ONE PROGRAM

EIGHT SUITES. 18,000 TO 83,200 SF.

BUILDING 3

SPEC

83,200 SF

SUITE A	SUITE B	SUITE C	SUITE D
20,800 SF	20,800 SF	20,800 SF	20,800 SF

COMBINE TO	20,800 / 41,600 / 62,400 / 83,200
BUILDING	416' x 200', 32' clear
RATE	Negotiable
DELIVERY	Anticipated Q4 2027

BUILDING 2

SPEC

72,000 SF

SUITE A	SUITE B	SUITE C	SUITE D
18,000 SF	18,000 SF	18,000 SF	18,000 SF

COMBINE TO	18,000 / 36,000 / 54,000 / 72,000
BUILDING	600' x 120', 32' clear
RATE	Negotiable
DELIVERY	Anticipated Q4 2027

Buildings drawn at the same scale. Per preliminary plans, subject to final design. Suite sizes in SF; final demising per lease.



Building 3 truck court. Architectural concept. Not a current photograph. Subject to final design.

BUILDING 3 · SPEC · ANTICIPATED Q4 2027

83,200 SF

FOUR SUITES. OR ALL OF IT.

The larger of the two: 200' deep and 32' clear, with 20 dock positions and two drive-in doors on a 185' rear truck court. Start at 20,800 SF and combine to the full building.

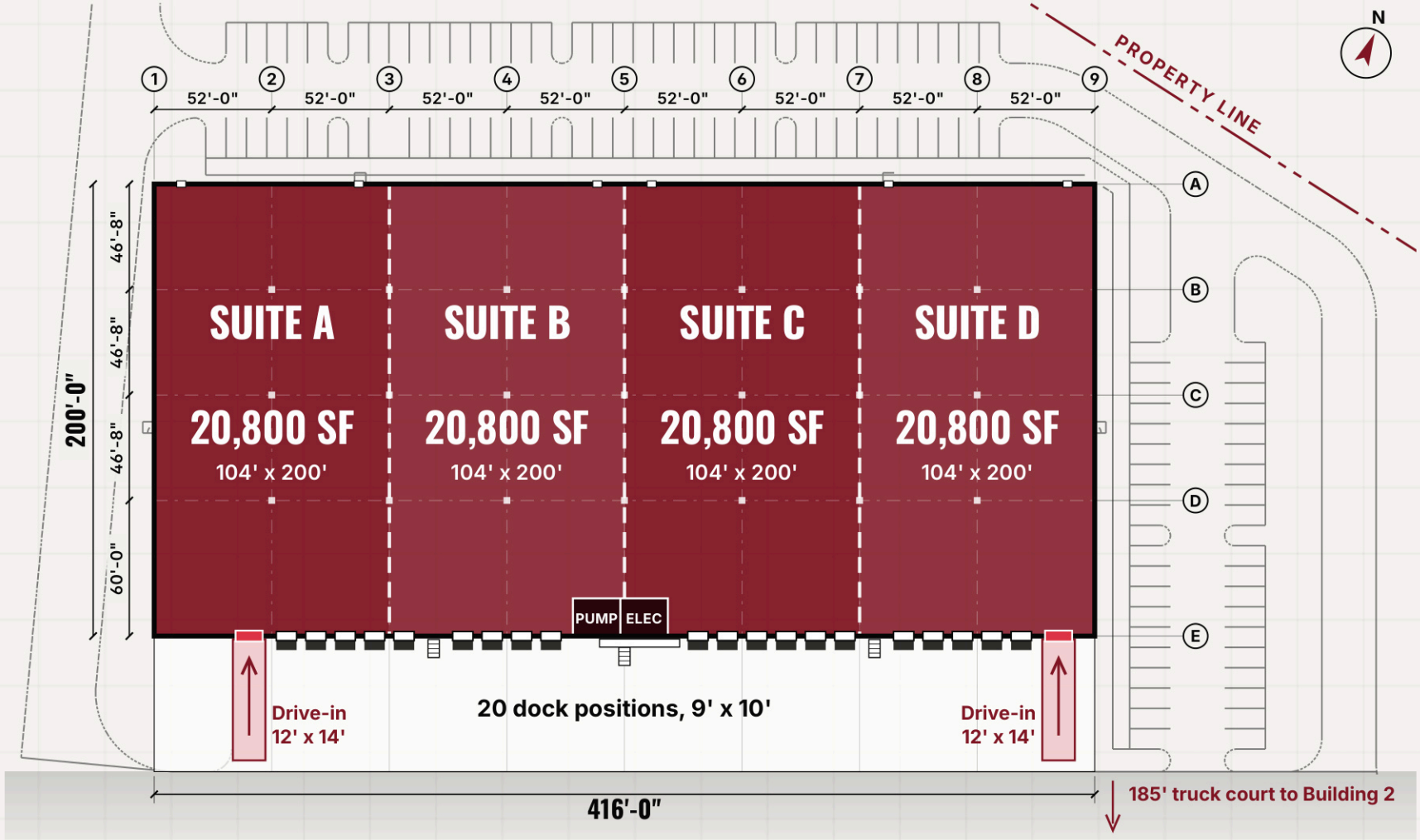
FOOTPRINT	416' x 200'
SUITES	Four at 20,800 SF, 104' x 200'
BAYS	52' wide
CLEAR HEIGHT	32'
DOCKS	20 positions, 9' x 10'
DRIVE-INS	2 doors, 12' x 14'
LOADING	Rear-load, 185' truck court
OFFICE	Built to suit
RATE	Negotiable

Per preliminary plans, subject to final design. Zoned IL (Industrial Light). FEMA Zone X (minimal flood hazard).

BUILDING 3 · THE PLAN

83,200 SF. FOUR EQUAL SUITES.

● ANTICIPATED Q4 2027



416' x 200'
Footprint

32'
Clear height

20 DOCKS
9' x 10' positions

2 DRIVE-INS
12' x 14' doors

52'
Bay width

20,800 TO 83,200 SF
20,800 / 41,600 / 62,400 / 83,200
Rate negotiable

Plan concept adapted from preliminary ARCO Design/Build plans. Per preliminary plans, subject to final design. Suite lines are a leasing concept, not shown on the architect's sheet.

BUILDING 2 · SPEC

72,000 SF.
WHOLE OR IN SUITES.

600' of frontage on Acadian Hills Lane with a rear truck court behind. Lease it as one building or start at 18,000 SF and combine.

● ANTICIPATED Q4 2027



Architectural concept. Not a current photograph. Subject to final design.

SUITES

18,000 SF
FOUR SUITES, COMBINABLE

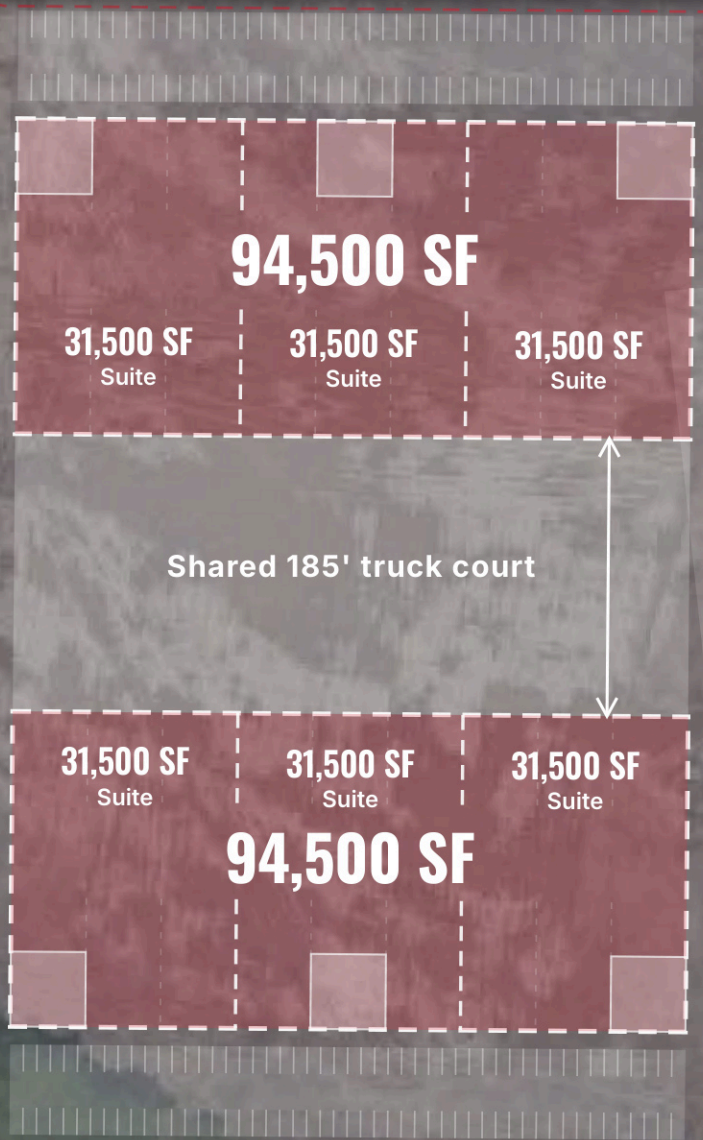
FOOTPRINT	600' x 120'
SUITES	Four at 18,000 SF (36,000 / 54,000 / 72,000)
CLEAR HEIGHT	32'
LOADING	Dock-high, rear-load truck court, drive-in doors
AUTO PARKING	110
OFFICE	4 future office locations, built to suit
ZONING / FLOOD	IL (Industrial Light), FEMA Zone X
RATE	Negotiable

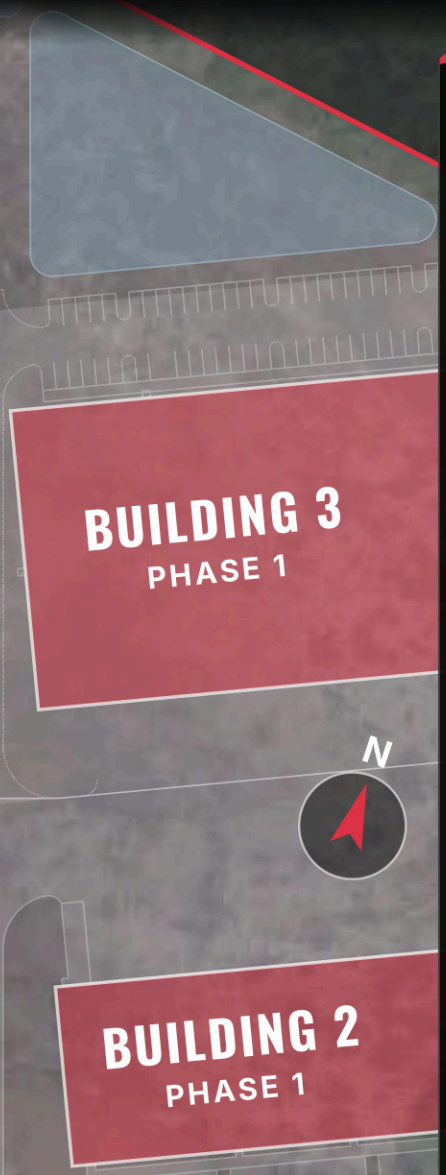
Specs per 8/5/2026 schematic set. Subject to final design.

PHASE 2 PREVIEW

TWO MORE BUILDINGS. 189,000 SF.

FUTURE PHASE





LARGER SUITES. LARGER BUILDINGS.

BUILDINGS	Two, 94,500 SF each
FOOTPRINT	450' x 210'
SUITES	Three of 31,500 SF per building
BAYS	50' wide
OFFICE	2,500 SF per suite, as sketched
COURT	185', shared
PARKING	Double row, front
LAND	±10.4 acres

195,700 SF
Phase 1

189,000 SF
Phase 2 concept

384,700 SF
Planned with Phase 2

Future phase. Concept block plan, subject to final design and engineering. Sizes and layout may change. Second building shown mirrored across the court.

THE ANCHOR · BUILDING 1

40,500 SF. ALREADY COMMITTED.

A 40,500 SF build-to-suit anchors the park and sets its standard.

● PRE-LEASED



Building 1, representative architecture

28' CLEAR

300' x 135' footprint

TILT-UP

6" 4,000-psi slab

ESFR

K-17 heads, 1,500 GPM fire pump

REAR-LOAD

Dock doors plus a fenced yard

Specifications on this page are Building 1's only.

REGIONAL MOMENTUM

THE WORK IS HEADED THIS WAY.

$100B

SPACEX STARBASE LOUISIANA

Announced for Vermilion Parish; 3,000 direct jobs; construction 2027. About 49 miles straight-line (61 road miles).

LED, 8/25/2026

$48B+

LOUISIANA LNG

More than $48 billion in LNG projects announced in Louisiana since 2024.

LED, 9/10/2026

$55.2M

MMR, JUST OFF I-49

196 jobs at 939 W Pont des Mouton Rd.

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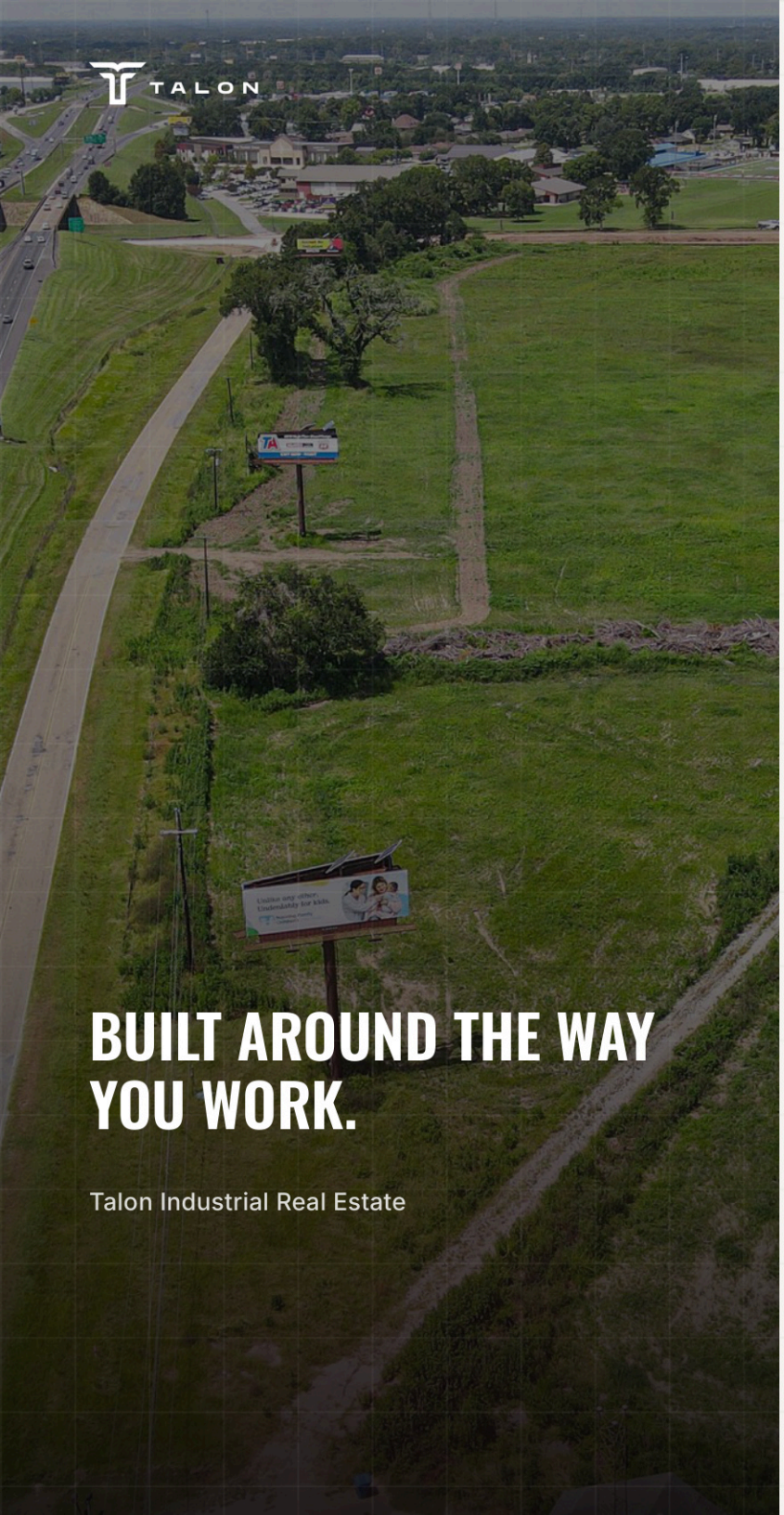
LAFAYETTE MSA LABOR FORCE

3.3% unemployment.

BLS LAUS, Aug 2026, preliminary, NSA



Public announcements cited as regional market evidence. No affiliation with, or endorsement by, any company named is implied. SpaceX site location approximate.



THE DEVELOPER

BUILT FOR OPERATORS, BY OPERATORS.

Talon develops industrial parks, warehouses and build-to-suit facilities across South Louisiana, from raw land to occupied building. We design for how operators actually run: docks where the trucks go, drive-ins where the crews go, office where the customers go.

$80M+
Capital deployed
Talon, 10/2/2026

51+
Properties
Talon, 10/2/2026

892K+
SF developed
Talon, 10/2/2026

TY GOSE
SIOR, CCIM · PRINCIPAL

MICHAEL CASHIO
SIOR, CCIM · PRINCIPAL

GEISMAR • BATON ROUGE • LAFAYETTE

GET IN TOUCH

TAKE A SUITE. TAKE A BUILDING.

155,200 SF, anticipated Q4 2027. Tell us the size, the doors and the timing you need.

BUILDING 3 · SPEC

83,200 SF

Four suites of 20,800 SF. Rate negotiable.

BUILDING 2 · SPEC

72,000 SF

Four suites of 18,000 SF. Rate negotiable.

LEASING

MICHAEL CASHIO

SIOR, CCIM · PRINCIPAL

225.247.9812

michael@talon.la

talon.la

Principals are licensed real estate agents in Louisiana and have an ownership interest in the property.

THE PROPERTY

ACADIAN HILLS LOGISTICS PARK

Acadian Hills Lane
Lafayette, LA 70507
North side of I-10, just west of the I-10 / I-49 interchange.

Phase 2 preview: 189,000 SF, future phase (page 10).

TALON
INDUSTRIAL REAL ESTATE

Information is from sources deemed reliable but is not guaranteed. Plans, specifications, rates and timing are subject to change without notice. Renderings and diagrams are illustrative. Public announcements cited as regional market evidence. No affiliation with, or endorsement by, any company named is implied.