



# INDUSTRIAL SECTOR

2006

Presented By:

Todd Pevey, MIE Properties





## 2006 Industrial Trends Committee

- **Todd Pevey, MPA, Chairman,**  
*MIE Properties*
- **Marc Barker, CCIM, SIOR, Consultant,**  
*NAI Latter & Blum*
- **David Lakvold, MAI, SRA,**  
*The Lakvold Group, L.L.C.*
- **Branden Barker,**  
*Latter & Blum Property Mgmt.*
- **Benjamin N. Graham,**  
*NAI Latter & Blum*
- **Brent Garrett,**  
*Beau Box Commercial RE*
- **Scot Guidry, CCIM**  
*Sealy & Falgoust*

# 2007 Industrial Trends Committee





## 2006 REVIEW – GENERAL TRENDS

- Market continued strong positive gains
- Vacancy rates remain low
- Absorption was very strong
- Lease & Sale Rate Climbing



## 2006 REVIEW – SPECIFIC TRENDS

- Lack of Class A properties
- Lack of Dock-High Spaces
- Tenants looking for short term leases while construction of permanent location is finished
- Many old BIG-BOX conversions
- 18 month leases expire & renew
- Influx of specific business types

# NOTEWORTHY INDUSTRIAL DEVELOPMENTS 2006



## ■ Sealy & Co.

- Begins construction of 144k sf bulk facility on Ashland Rd.
- Sells approximately 35 million dollars of industrial property in the Industriplex

## ■ Port Allen, LLC.

- Designing 500k sf bulk facility in West Baton Rouge
- Two (2) Buildings – 275 k and 225 k sf

## ■ MIE Properties- LA.

- Designing 200k sf bulk facility at I-10 & Hwy 44
- Also includes 50k sf of flex space

# NOTEWORTHY INDUSTRIAL DEVELOPMENTS 2006, (cont.)

- Coca-Cola Bottling Plant
- FED-EX Distribution Center
- Studio City Louisiana, LLC.
- Versatility Marine, LLC.
- Kenworth of South Louisiana



# NOTEWORTHY PETROCHEMICAL DEVELOPMENTS 2006

- SHINTECH PVC Plant in Iberville Parish
- MARATHON REFINERY in Garyville, LA
- HUNTSMAN MALEIC-ANHYDRIDE Plant in Geismar
- CRITERION ALUMINUM Plant in West Baton Rouge
- SHAW BIO-FUEL Plant at the Port of GBR
- SYNFUEL COAL GASIFICATION Plant in St. Gabriel







## 2007 FORECAST

- **INDUSTRIAL MARKET STRENGTH CONTINUES DUE TO:**
  - New Orleans Rebuilding efforts
  - New Petrochemical Plant construction
  - Existing Petrochemical Plant expansions
  - Increase Trade due to population increase



## 2007 FORECAST

- INDUSTRIAL GROWTH THROUGH OUT GBR, ESPECIALLY ON THE WEST SIDE



## 2007 FORECAST

- ELEVATED CONSTRUCTION PRICES WILL CONTINUE TO EXIST



# 2007 FORECAST

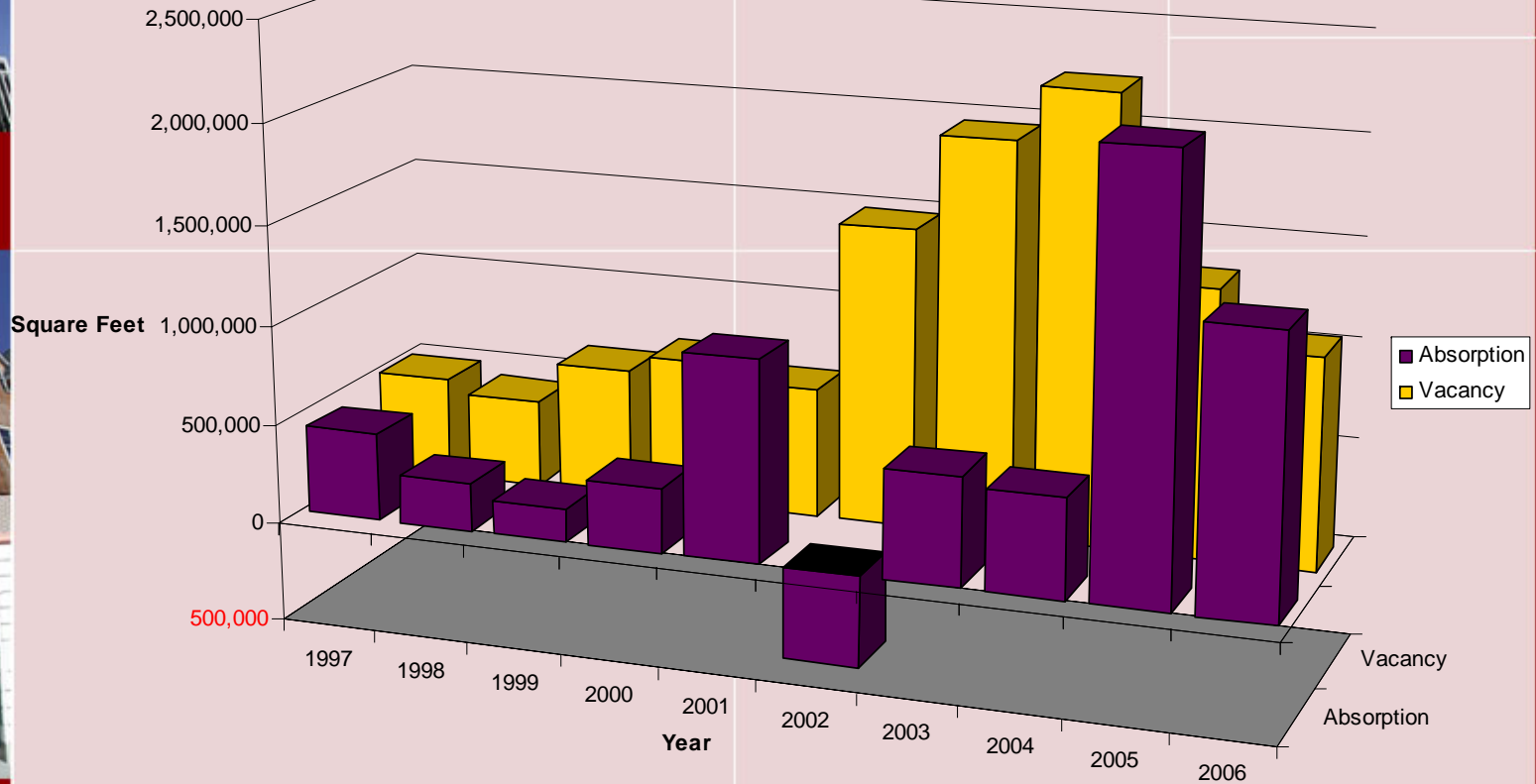
- INCREASED RENTAL RATES



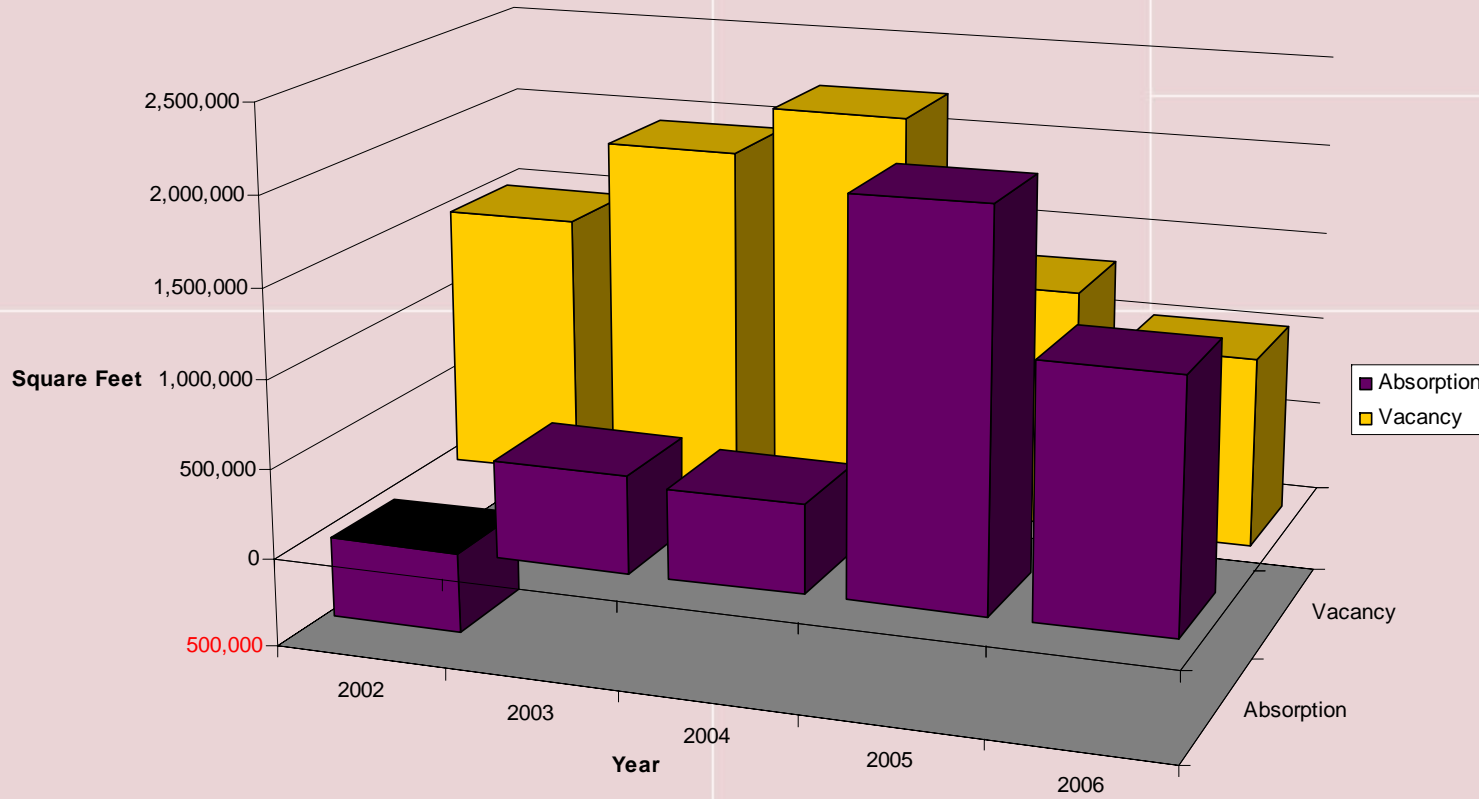
# 2007 FORECAST

- Larger Commission checks
- More Wealthy Powerful Realtors
- OUR OWN WORLD DOMINATION??

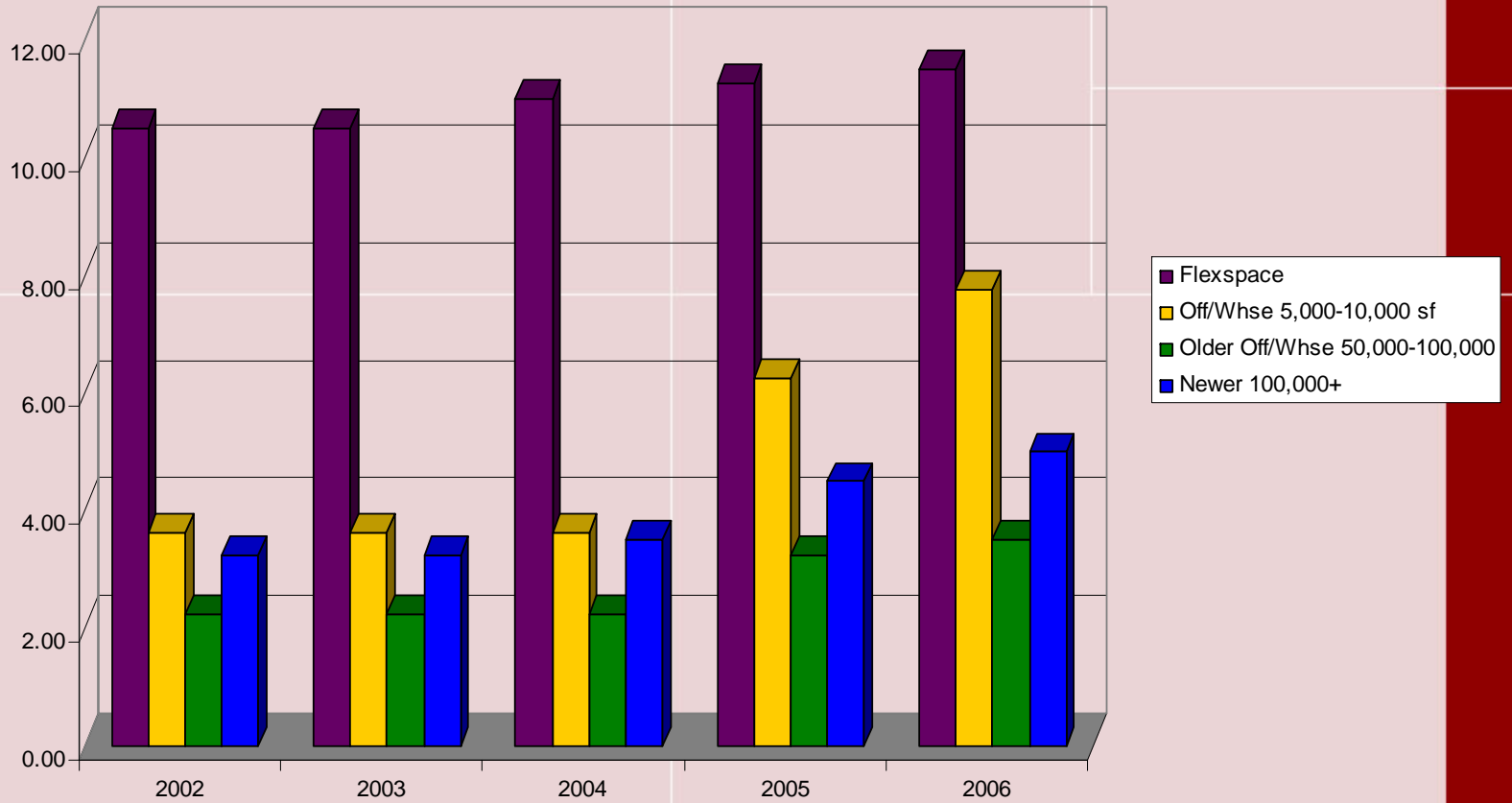
# Industrial Inventory – Vacancy & Absorption Ten Year Period



# Industrial Inventory – Vacancy & Absorption Five Year Period

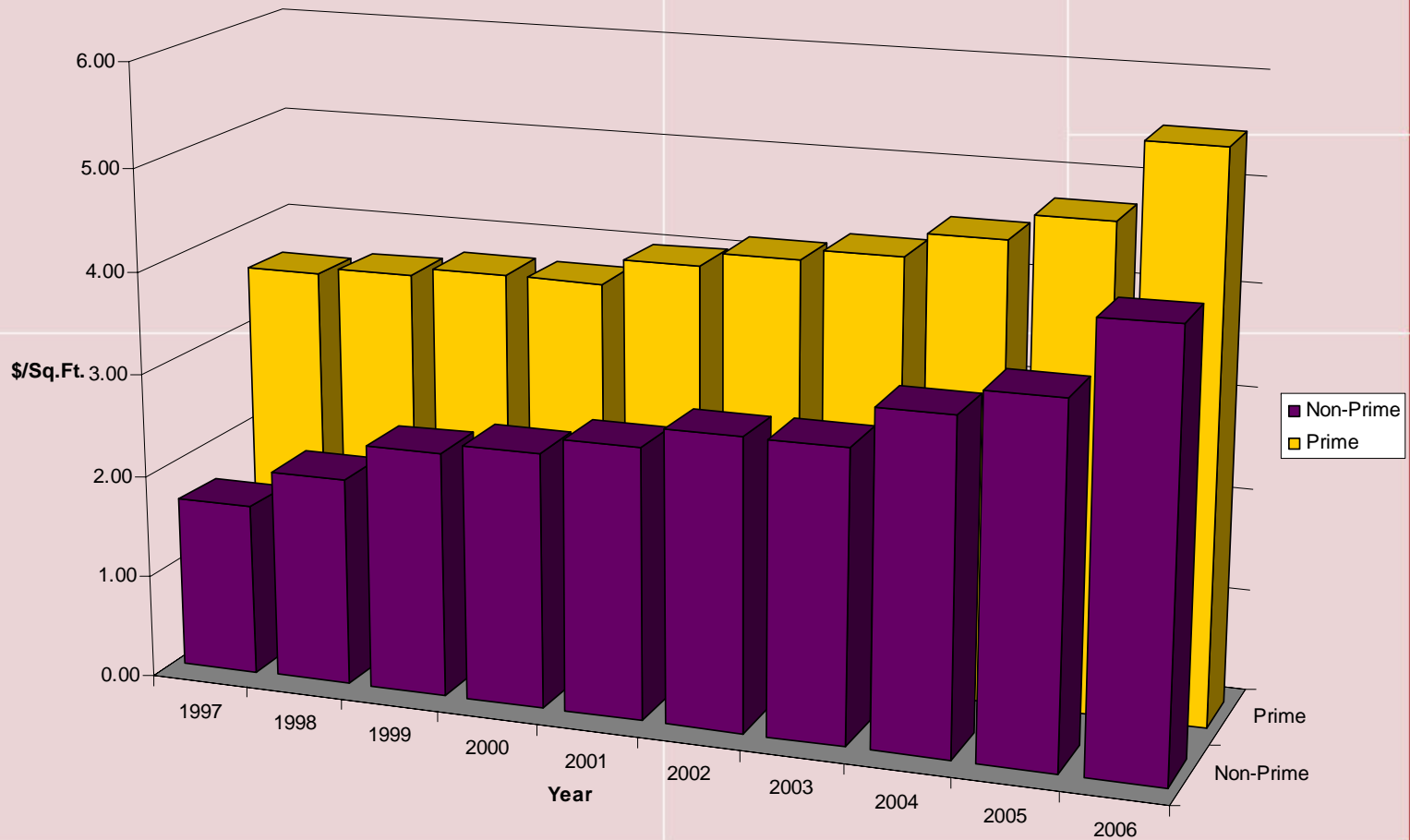


# Industrial Lease Rates

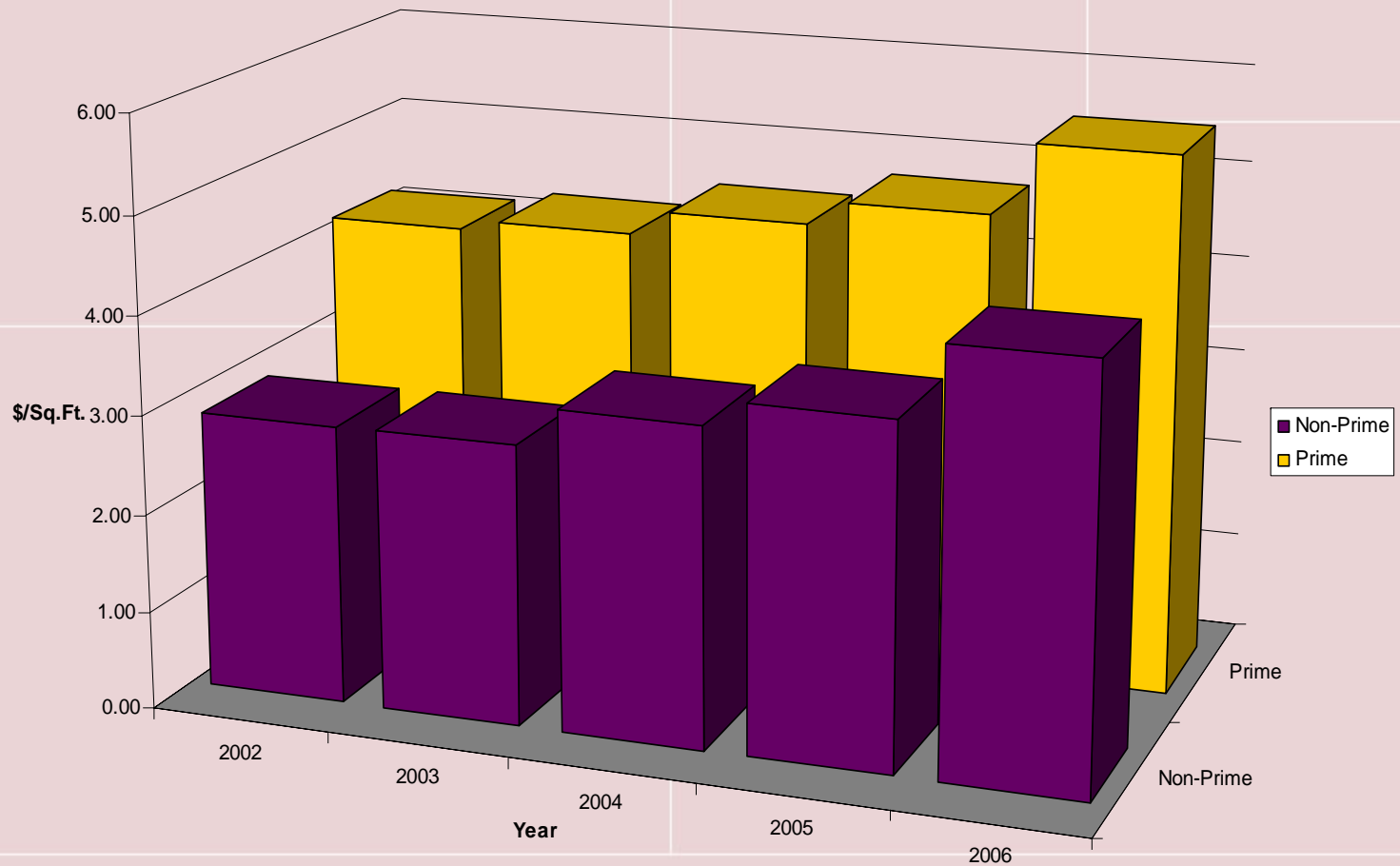




# Prime & Non-Prime Land Values Ten Year Period



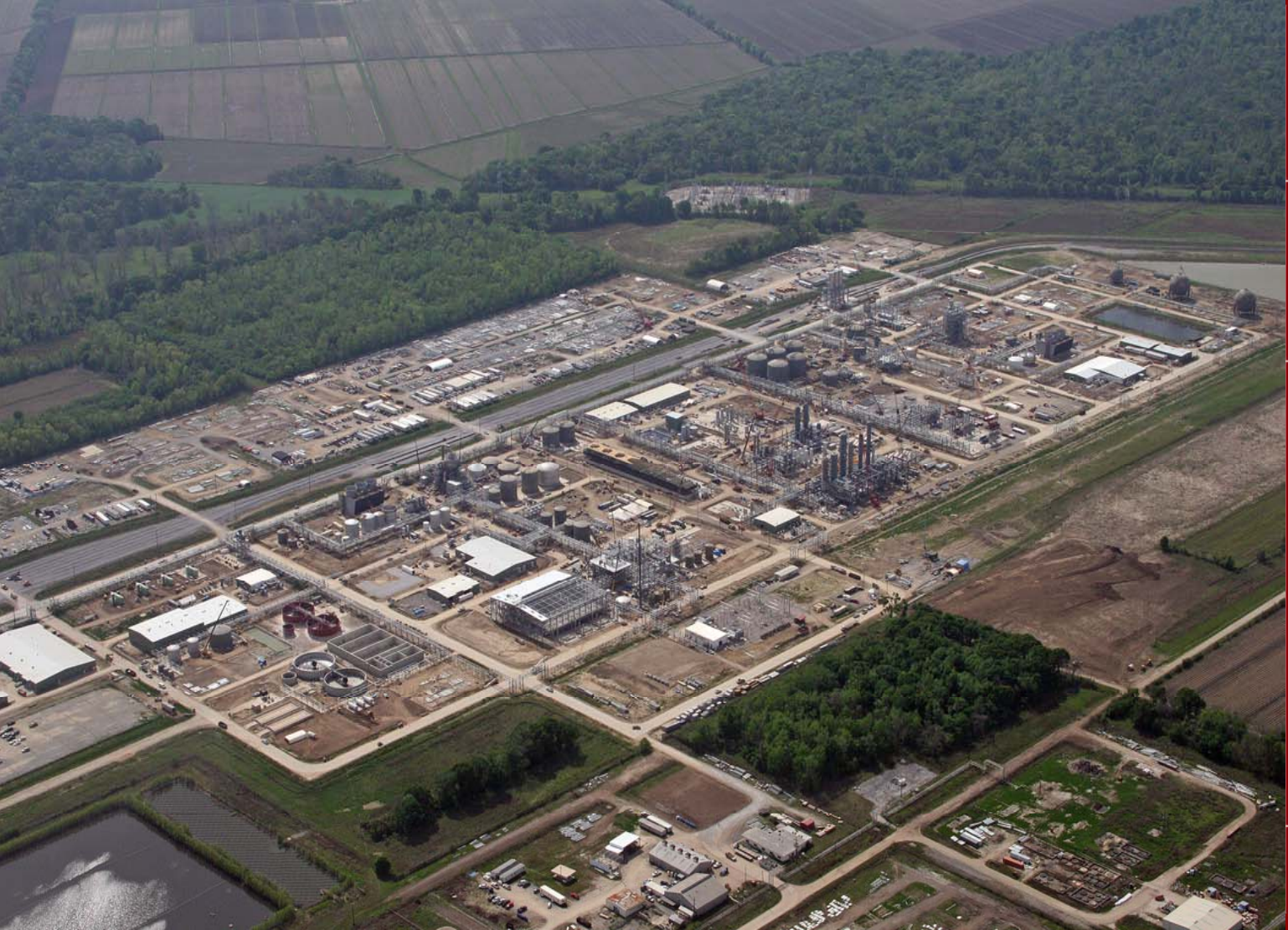
# Prime & Non-Prime Land Values Five Year Period



# Shintech 2005



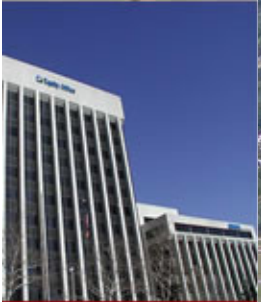
# Shintech 2007



# Versatility Marine - 2006



# Coca-Cola Bottling Plant



# Barringer Foreman – 2006



# Pelican Point Commerce Center





# HSA Westport Expansion Site



# Baton Rouge West Site Plan



# Conclusions

