



PROPERTY ONE

CRANE SERVED INDUSTRIAL FACILITY FOR SALE OR LEASE



\$3,750,000

1037 FREEMAN RD.
BROUSSARD, LA 70518

- INDUSTRIAL OFFICE/WAREHOUSE
- 27,500 SF
- ±6.10 AC SITE
- 72,600 SF OF STABILIZED YARD

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OFFERING SUMMARY

Sale Price:	\$3,750,000
Lease Rate:	\$14.00/SF NNN
Building Area:	±27,500 SF
Land Area:	±6.10 Acres
Year Built:	2013

- 27,500 SF Industrial Office/Warehouse
- ±6.10 AC site
- Easy access to and from Hwy 90
- Strategic position between Port of Iberia and Lafayette
- 26' Eaves
- (5) grade-level doors, 5-ton & 10-ton overhead crane, 3-phase power, (2) Big Ass® Industrial Fans
- 72,600 SF of limestone stabilized yard space
- 25,100 SF of surface drive and parking pad
- 7,561 SF of climate controlled space includes office and warehouse break room
- Attached canopy/wash down area with trench drains
- 2.25 acres of excess land for future building or laydown yard expansion

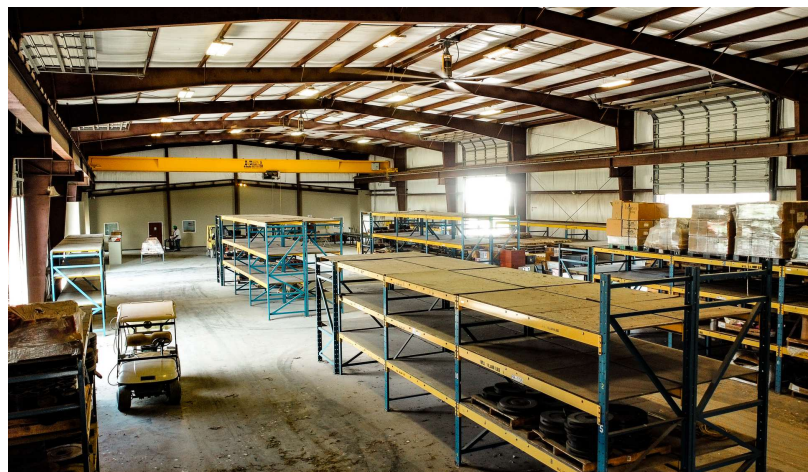
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BUILDING INFORMATION

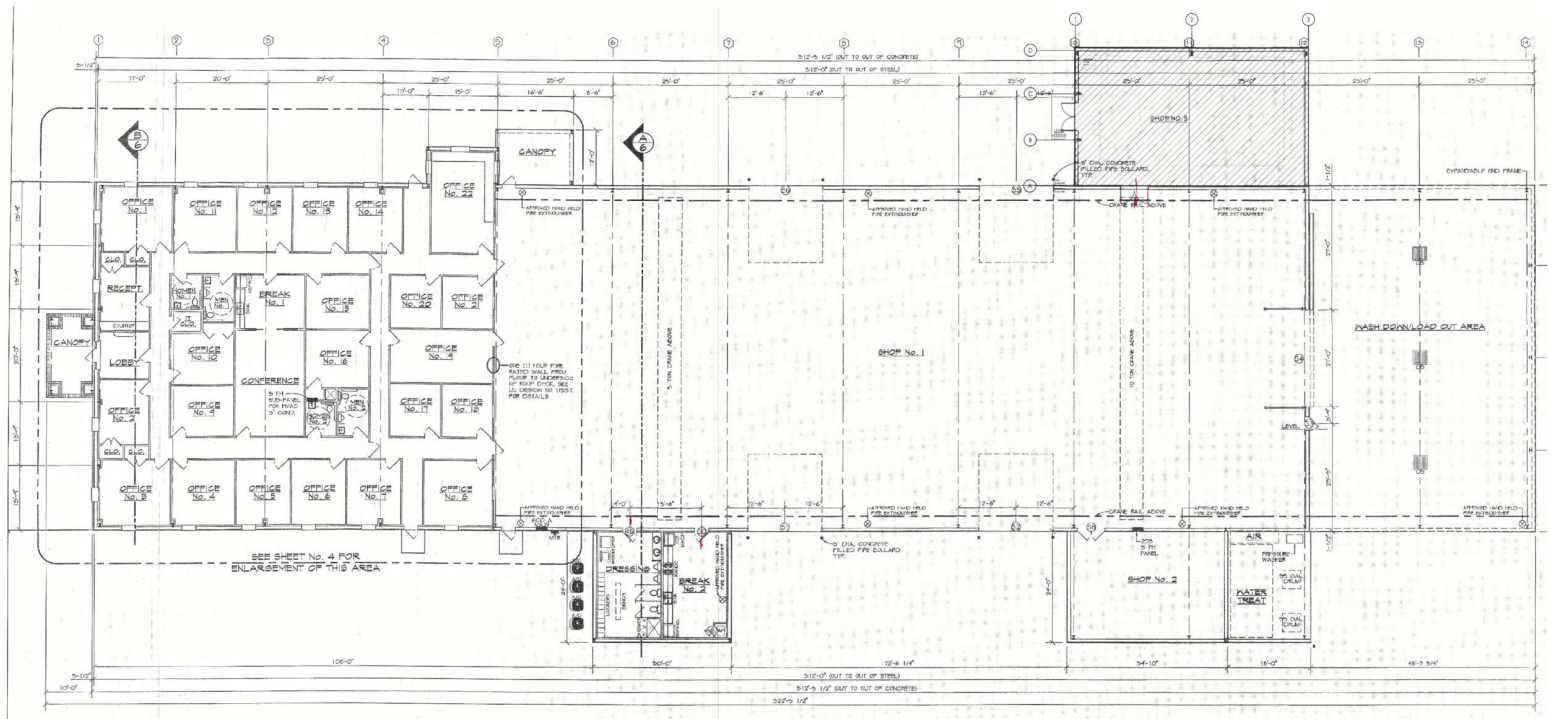
Site Area:	±6.10 Acres
Total Building Area:	±27,500 SF
Office Area:	±7,245 SF
Warehouse Area:	±20,255 SF
Eave Height:	26'
OH Cranes:	(1) 5-Ton + (1) 10-Ton
Power:	3-Phase
Year Built	2013
Zoning:	L-I (Light Industrial)



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06/04/2025

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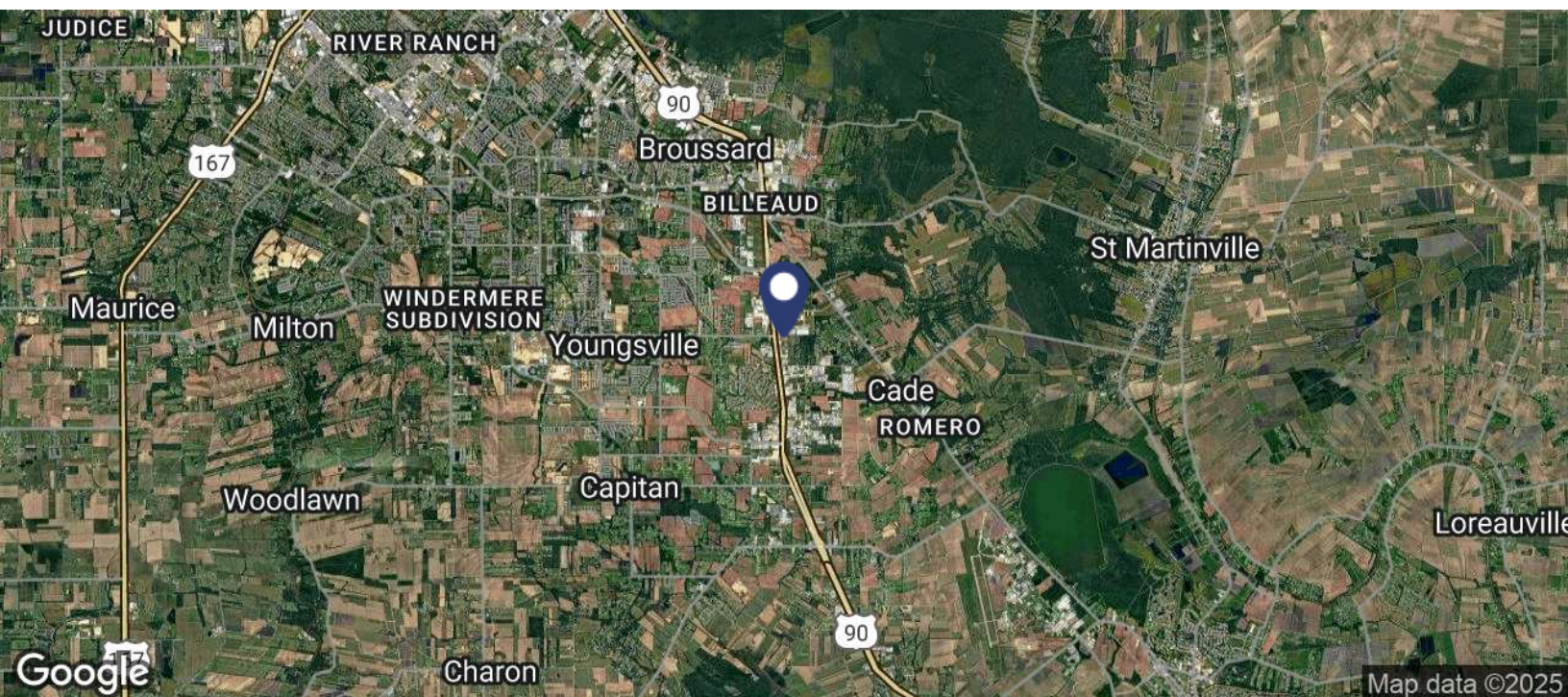
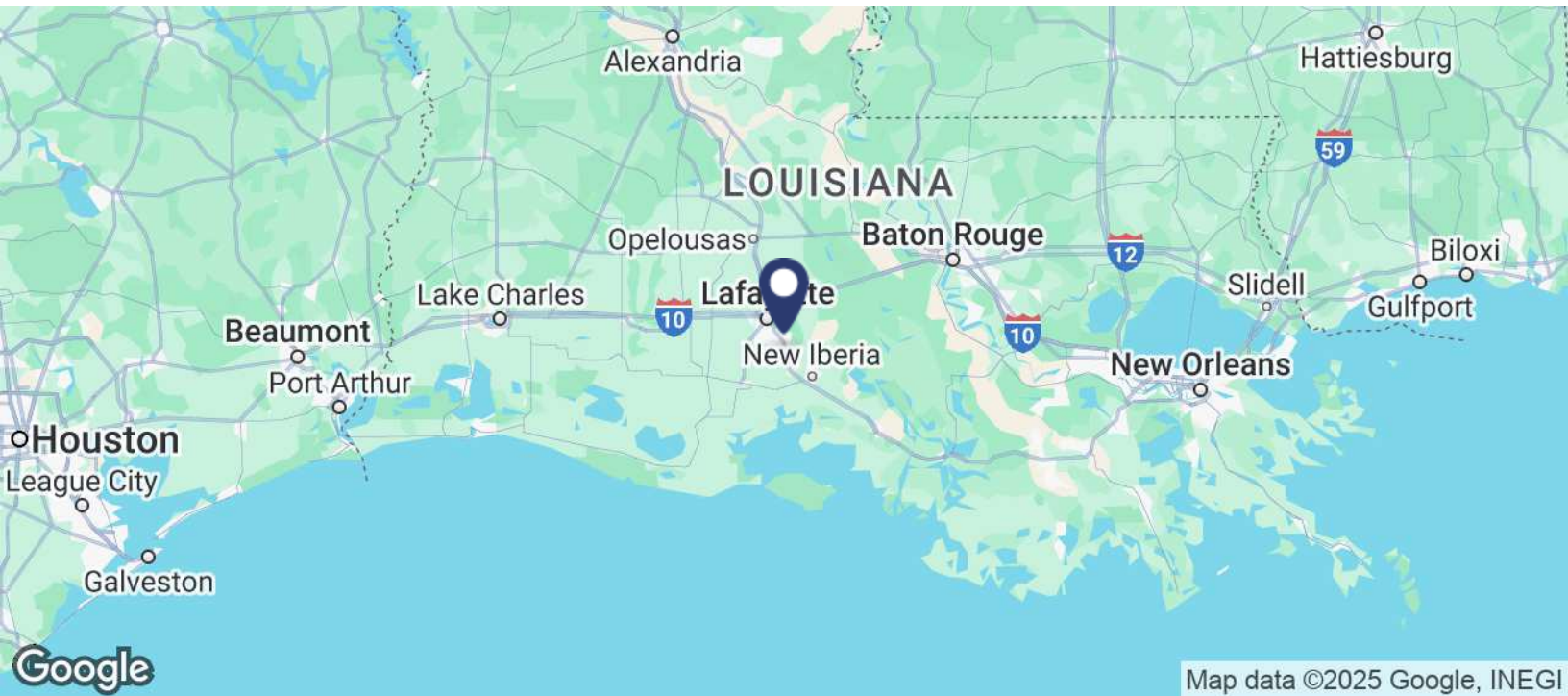
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FOR MORE INFORMATION, PLEASE CONTACT:

Presented by:

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Property One is licensed in LA, AL, GA and MS.