



Industrial Flex Facility For Sale
106 Abigayles Row, Scott, LA 70583



This 4,000± SF industrial/flex facility, located in Commercial Park West, presents an excellent opportunity for owner-users or investors seeking a high-quality, move-in-ready building within a well-established business park environment.

Strategically positioned near Interstate 10, the property provides efficient access to regional and national markets across Louisiana, Texas, and the broader Gulf Coast region. I-10 connectivity supports streamlined logistics, convenient employee access, and proximity to major distribution corridors, making the location ideal for light manufacturing, service-based operations, distribution, R&D, or office/warehouse users.

The property also benefits from its proximity to Lafayette Regional Airport, which supports UPS and FedEx air cargo operations. Combined with immediate interstate access, the site offers strong multimodal logistics advantages for businesses requiring reliable shipping and efficient supply chain performance.

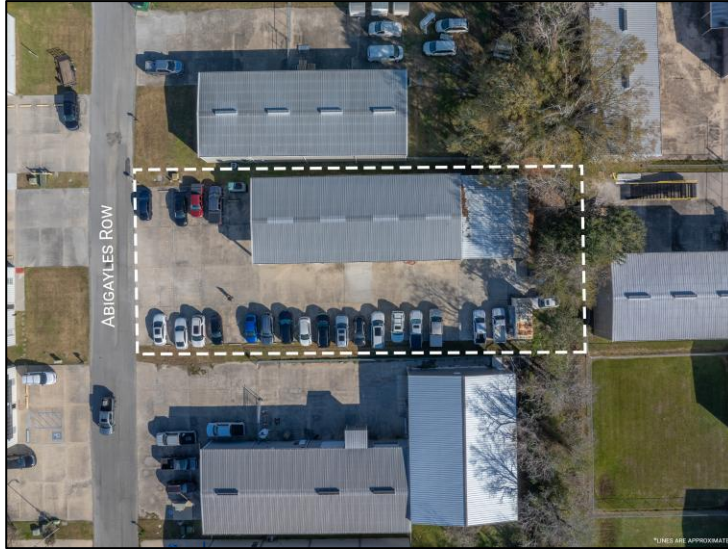
Commercial Park West is a mature, professionally maintained industrial park featuring quality buildings and established infrastructure. The park's layout and design support operational efficiency, scalability, and long-term stability for a wide range of commercial and industrial users.

The building itself is in excellent condition and thoughtfully configured to support a variety of operational needs. The floor plan (see attached) provides functional separation between warehouse/production areas and office space, allowing for efficient workflow and flexibility as business needs evolve. The existing improvements create a turnkey opportunity for companies seeking a clean, well-maintained facility with a professional image.

Beyond the property, Lafayette offers a favorable business climate, competitive operating costs, and strong workforce availability. Affordable housing, a vibrant culture, and a central Gulf Coast location enhance employee recruitment and retention while supporting long-term operational success.

This property represents a compelling opportunity for light industrial users, contractors, distribution companies, service providers, or investors seeking a strategically located and well-maintained facility in one of South Louisiana's strongest commercial corridors.

Highlights



- $\pm 4,000$ SF Industrial / Flex Facility
- Located in Commercial Park West
- Immediate Access to Interstate 10
- Efficient Connectivity to Louisiana, Texas & Gulf Coast Markets
- Proximity to Lafayette Regional Airport (UPS & FedEx Cargo)
- Functional Layout with Office & Warehouse Separation
- Ideal for Light Manufacturing, Distribution, R&D, or Service Users
- Professionally Maintained Industrial Park Environment
- Strong Workforce Base & Business-Friendly Market
- Excellent Owner-User or Investment Opportunity
- List Price \$500,000



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