



NAIRampart

**229
Distribution
Drive**

Lafayette, LA 70507

**INDUSTRIAL PROPERTY
FOR SALE**

Prepared By:

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PROPERTY HIGHLIGHTS

- Building 1: **MAIN BLDG.** 13,600 sf includes 2,000 sf office, 10,000 sf fully-insulated warehouse with 20' eaves, and 1,600 sf rear, covered slab. Two 16w x 14h overhead doors. +/- 720 linear feet of 3 & 5 shelf racks to remain.
- Building 2: **MAINTENACE SHOP.** 5,000 sf includes 550 s office + 4,450 sf fully-insulated shop with 16' eave. Four 12w x 14h rollup doors.
- Building 3: **CONFERENCE CENTER.** 2,180 sf metal building including lobby, large conference room able to be divided in half with pullout divider panels.
- **Site Size:** 1.432 acres
- **Zoning:** Industrial Light
- **Utilities:** Public

PROPERTY DESCRIPTION

Former distribution center located in Lafayette Economic Development Authority's Interstate Industrial Park. Access to I-49 and I-10. Three metal buildings totaling +/- 20,780 sf located on 1.432 acres. Majority of site is concreted and fenced. Distribution Drive Extension to N. St. Antoine Street under construction.

OFFERING SUMMARY

Sale Price:	\$875,000
Total Buildings Size (3):	+/-20,780 SF
Price Per SF:	\$44.52

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Overhead View



Main Building



Main Building Warehouse.



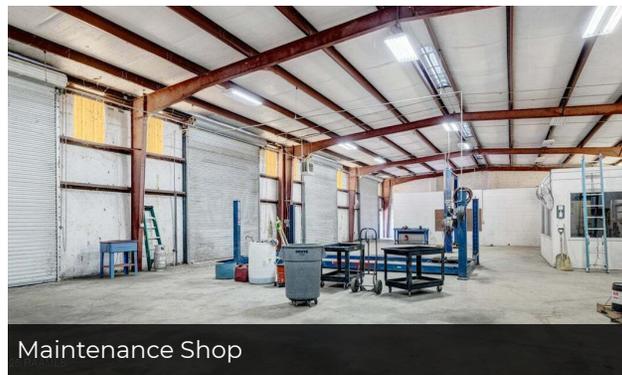
Conference Center



Conference Center Meeting Room



Maintenance Shop

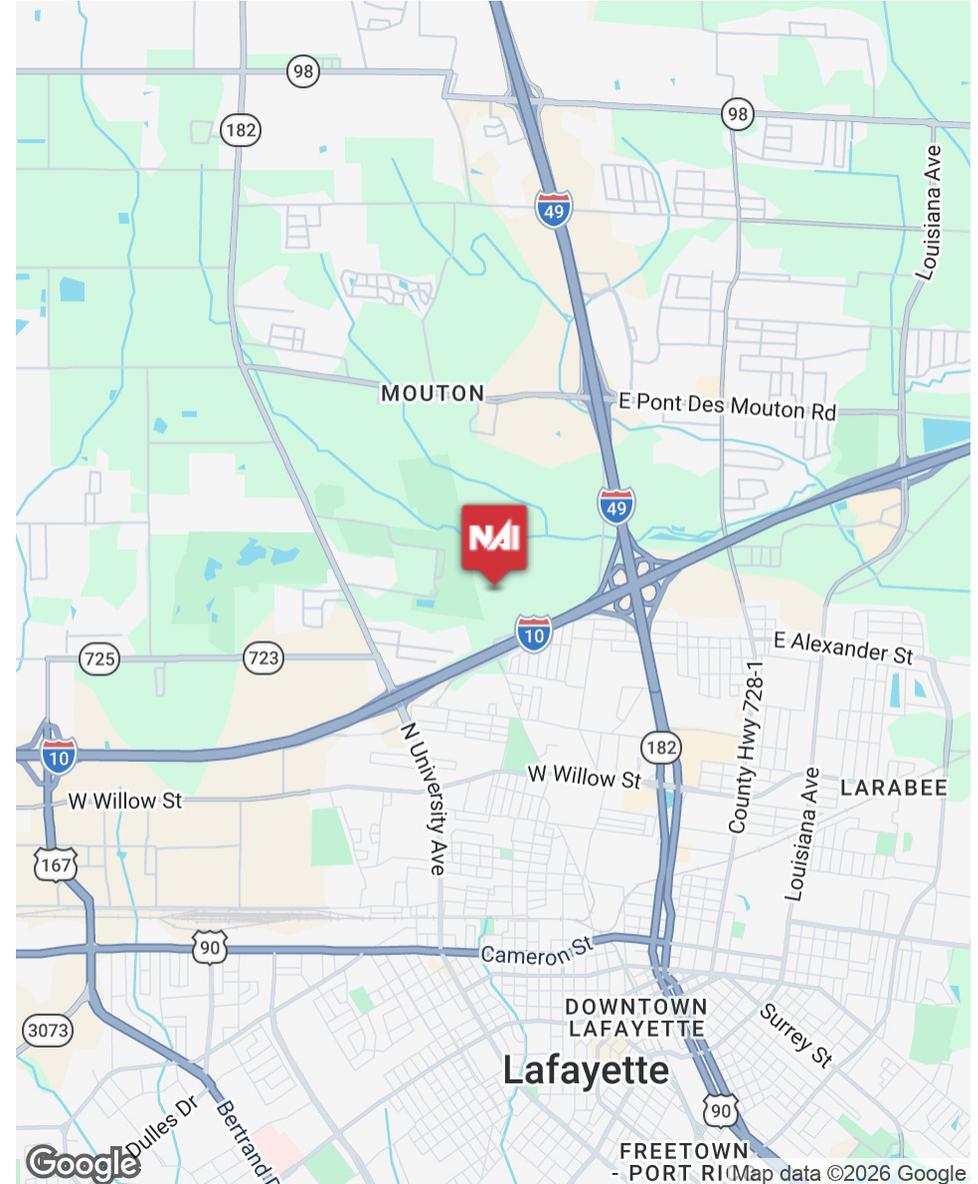


Maintenance Shop



Access to I-10 and I-49

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