



FOR SALE OR LEASE

LAFAYETTE WORKFORCE TRAINING CAMPUS

200 Galbert Rd, Lafayette, LA 70506

Presented By:

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Galbert Rd.



OFFERING SUMMARY

Sale Price:	\$3,600,000
Sales Price Per Sq Ft:	\$79.42 Per SqFt
Lease Rate:	\$6.62 SqFt/ Yr
Building Size:	45,326 SqFt
Lot Size:	4.706 Acres
Road Frontage:	±249 Feet
Zoning:	IL - Industrial Light
Flood Zone:	X-Area Of Minimal Flood Hazard
Parking Spaces:	155
Electrical:	480-Volt, 3-Phase/ LUS
Communications:	Fiber: LFT, AT&T, & Cox
Sprinkled:	ESFR Throughout



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PROPERTY DESCRIPTION

200 Galbert Road offers a unique opportunity to lease a fully equipped office and training campus. The property features over 40 offices, six training rooms, three conference rooms each with a digital calendar management system, recreation lounge, fitness center, medical stations, a full commercial kitchen with dining hall, dormitory accommodations for up to 68 guests, and warehouse/shop space. The property spans 4.71 acres with professional landscaping, two buildings, ample controlled access parking, 155 total parking spaces which includes 10 oversized truck stalls, two 10-ton jib cranes, 150 gallon 220 amp air compressor, and the facility is equipped for quick connect setup to a portable generator that can supply power to the entire site. Installed in 2012, the 125-ton Train HVAC system is designed for use with the new onsite DDC equipment valued at \$300,000. The roof was installed in 2020 while the hydraulic elevator was upgraded in 2017 and is still under warranty.

LOCATION DESCRIPTION

Strategically positioned in Lafayette, LA, 200 Galbert Road sits within an established industrial corridor that offers excellent accessibility. The property benefits from proximity to major thoroughfares, including Evangeline Thruway (U.S. Hwy 90), Interstates 10 and 49 providing efficient regional connectivity for both industrial users and service-oriented operations. The property is located approximately 7 miles from Lafayette Regional Airport, this proximity provides convenience for corporate travel, visiting clients, and operations requiring regional and national access. Its central Lafayette location ensures ease of access to the city's workforce, surrounding businesses, and nearby commercial services, making it well-suited for a wide range of industrial and training-related uses.



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DORMITORY AMENITIES

- 16 bunk - style accommodations designed to sleep up to 4 to 6 guests.
- Overnight accommodations for up to 68 guests.
- Each bunk room includes a private restroom equipped with a toilet, shower, and dual sinks.
- In-room lockers are provided for secure personal storage.
- Rooms feature a secure keypad entry system for controlled access and enhanced safety.
- Utility rooms with multiple washer and dryer connections.
- Rooms feature individual HVAC system controls.
- Wall-mounted TVs in every guest room provide convenient in-room entertainment.



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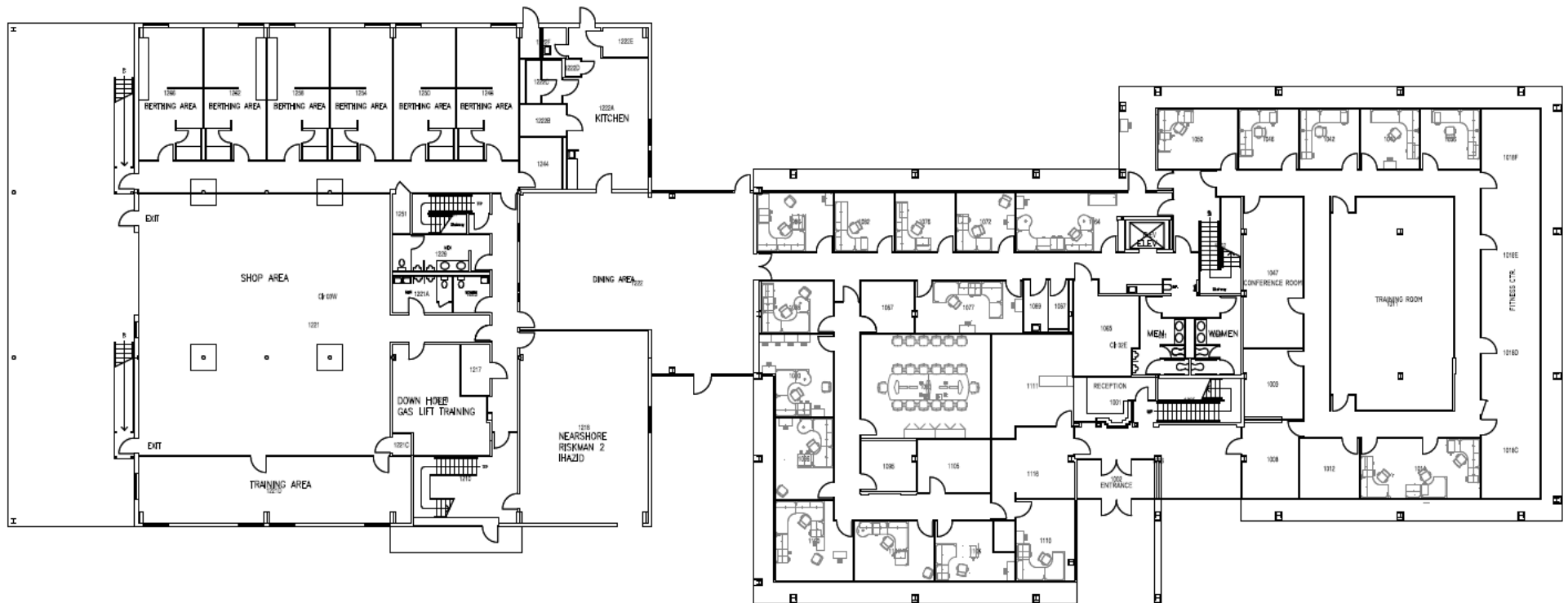
KITCHEN AND DINING SPECIFICATIONS

- Kitchen Size: ±600 SF
- Dining Hall Size: ±1400 SF
- Dining Room Capacity: ±85
- Sink: 3 - Compartment
- Range: 6 - Burner w/ 24" x 24" Griddle And Double Oven
- Deep Fryer: 65 lbs Tank Capacity/ 150k BTU's
- Hood Size: 7' Commercial Vent Hood
- Refrigeration Equipment: 7' x 4' Walk-In Cooler And Freezer
- Grease Trap: 200-Gallon/ Subsurface/ Installed In 2019
- Storage: 2 Additional Rooms For Storage Or Office Use
- Hot Water: Natural Gas Tankless Heaters

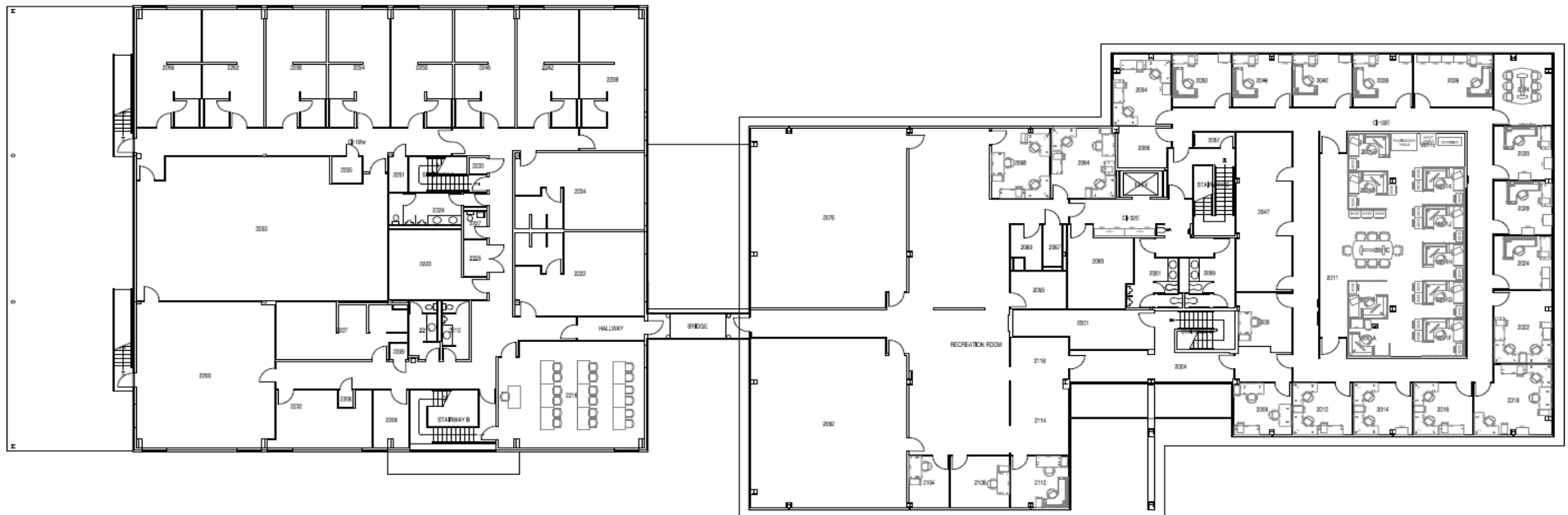


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First Floor - 22,148 Sq Ft

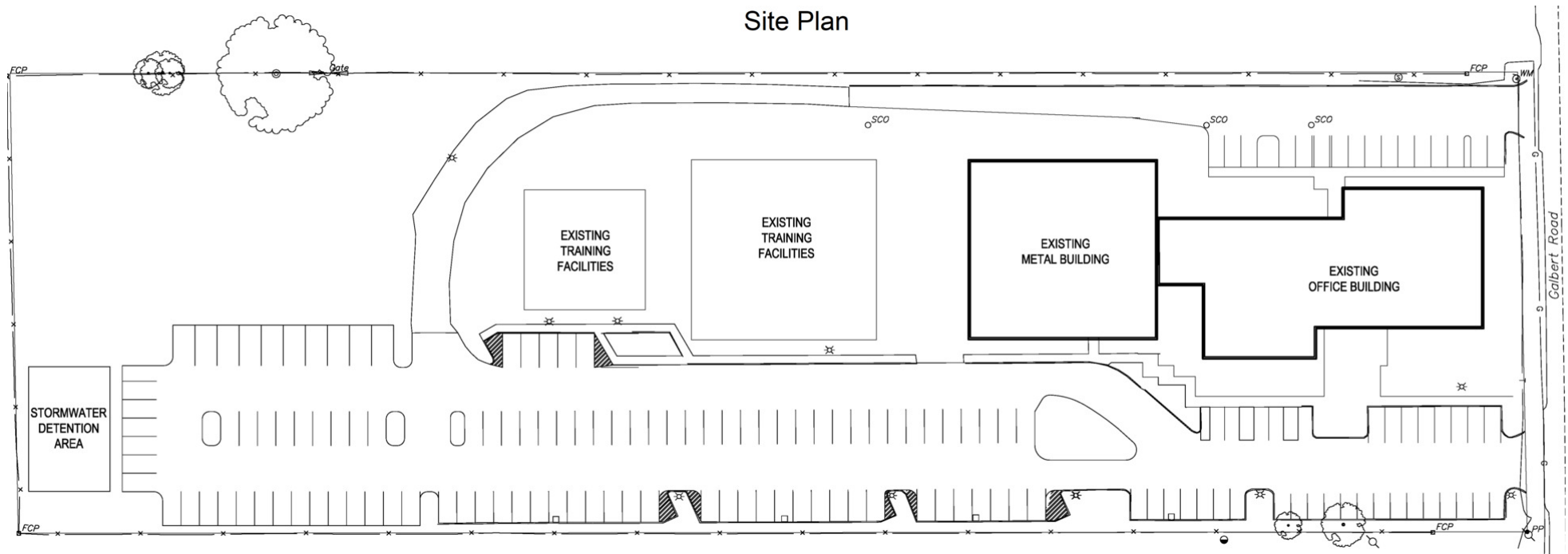


Second Floor - 23,178 Sq Ft

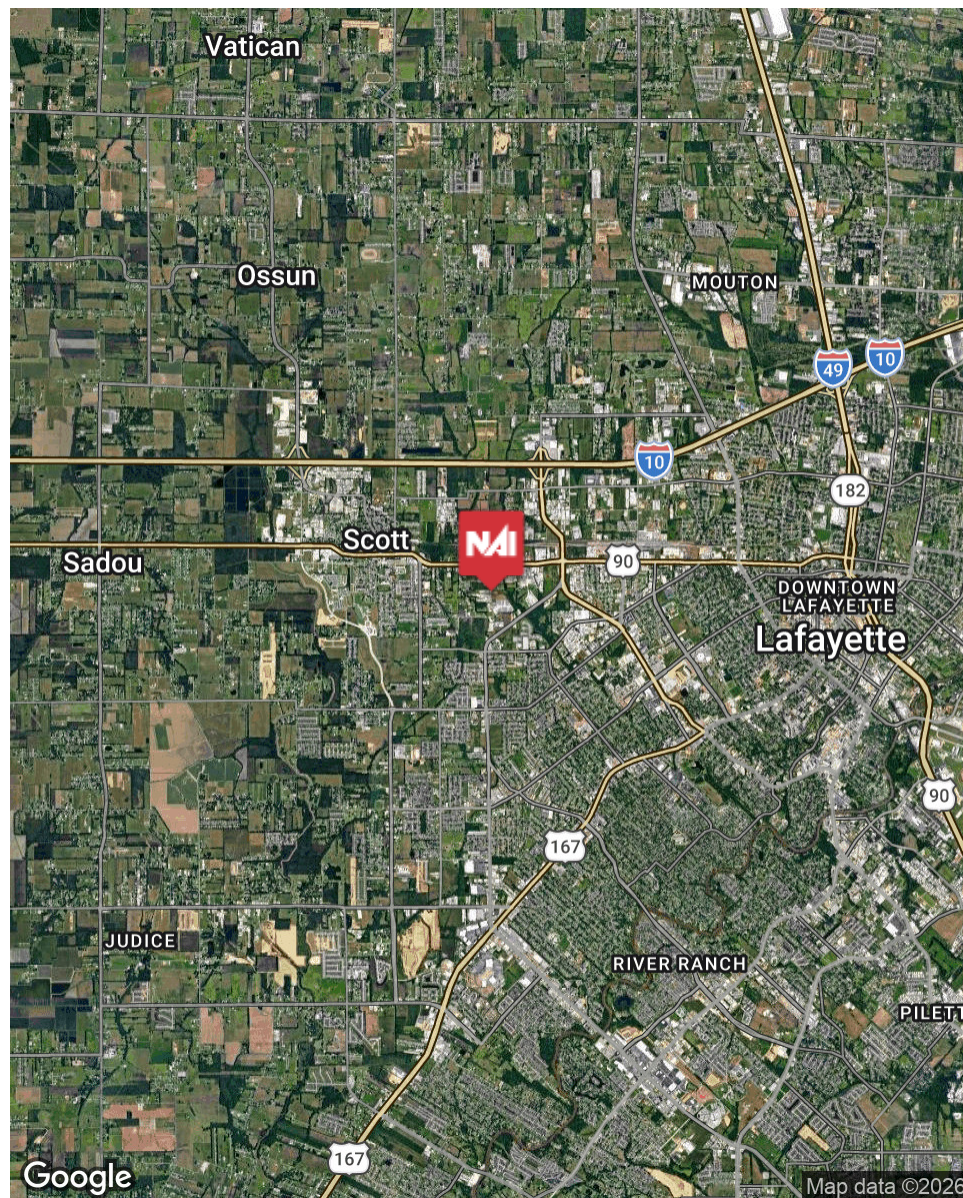
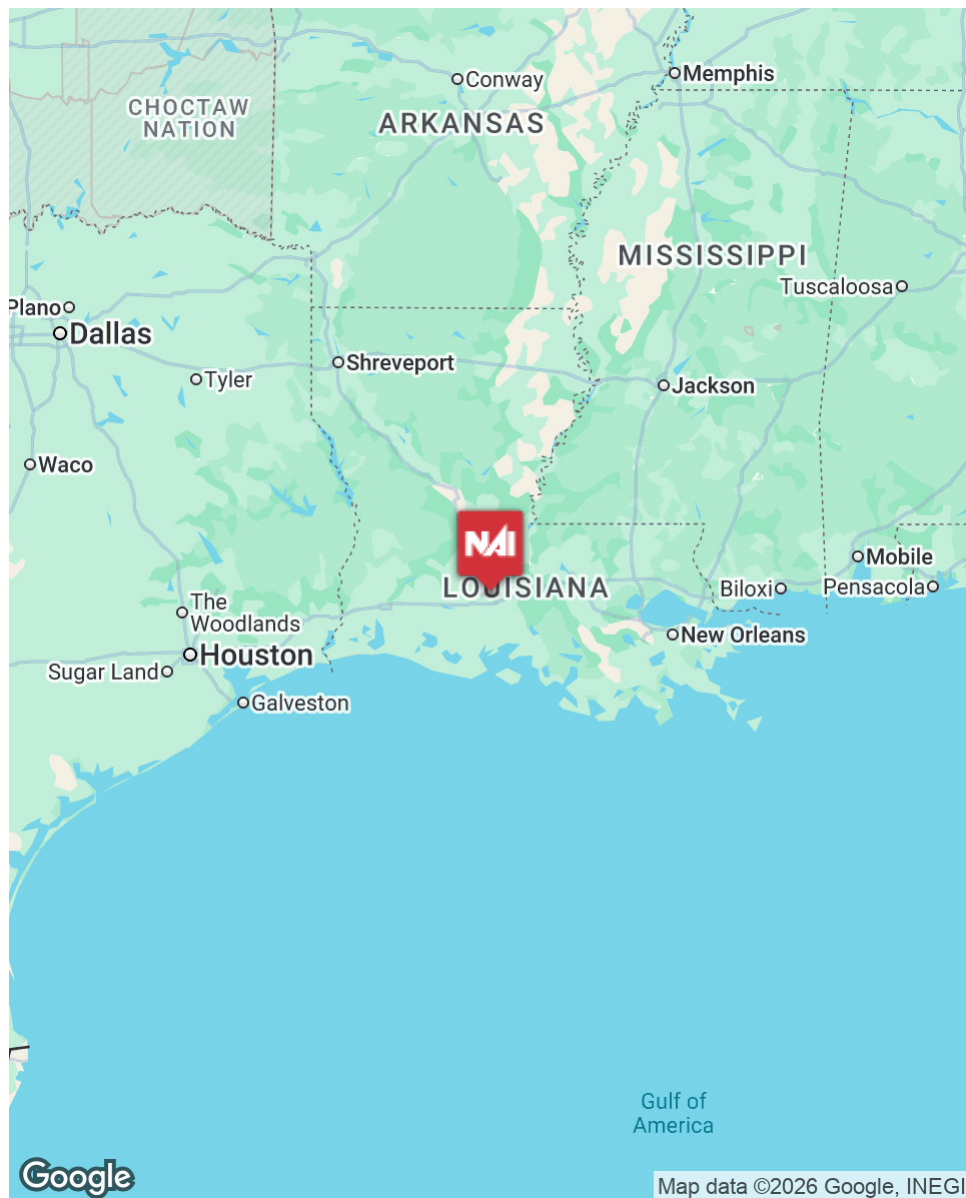


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Site Plan



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Market Highlights

Population Momentum

The City of Lafayette is widely recognized as the hub of Acadiana, centrally positioned within a six-parish region that includes more than 600,000 consumers making up the Lafayette MSA. Celebrated for its distinctive Cajun heritage, Acadiana balances steady growth with irresistible charm. Lafayette Parish, which already houses more than 250,000 residents and is expected to exceed 261,000 by 2030, anchors the economy of South Louisiana. Crawfish boils, zydeco music, and headline festivals transform routine shopping trips into cultural adventures. Throughout the week merchants benefit as shoppers seeking retail, dining, health care, and entertainment push the daytime population beyond 277,000, filling lunch venues and evening checkout lines. With the intersection of interstates 10 and 49 in Lafayette, shoppers and visitors alike enjoy an easy drive from Alexandria, Lake Charles, and the broader Gulf Coast. Lafayette remains the natural meeting point for commerce, culture, and an authentic Cajun experience.



Workforce & Talent Pipeline

Lafayette draws on a regional labor force of 264,000, giving retailers access to a deep bench of talent across sales, hospitality, and logistics. The University of Louisiana at Lafayette boosts this advantage with more than 19,000 students on campus each semester, supplying a steady flow of young consumers and service-oriented workers who sharpen their skills through programs at the university, South Louisiana Community College, and the Louisiana Economic Development FastStart training initiative.

Purchasing Power



Retail momentum in Lafayette Parish shows no signs of slowing. In 2024, retail sales reached \$8.59 billion, a 1.52 percent year-over-year increase that proves consumer demand remains steady and resilient. That spending power is supported by a parish average disposable income of \$71,434, comfortably above the state average and giving households ample room for discretionary purchases.

Lifestyle & Visitor Magnet

The Cajundome and Convention Center, Louisiana's fourth largest arena with 13,500 seats, draws more than 450,000 ticketed visitors each year for concerts, Ragin' Cajuns basketball, and major conventions. Nearby, Moncus Park offers one hundred acres of urban green space where weekly farmers markets, festivals, and outdoor events invite residents from every corner of Acadiana. Adding to Lafayette's entertainment mix, Cajun Field at Our Lady of Lourdes Stadium is now in the midst of a \$65 million redevelopment that will deliver upgraded seating, enhanced amenities, and an elevated fan experience, promising even greater game day and event traffic for local businesses.



**Infrastructure
that moves
product
(and data)
fast**

Major employers such as Amazon, Stuller, Acadian Ambulance, VieMed, Ochsner Health, and CGI all see the value Lafayette's strategic location brings to their bottom line. Set where I-10 meets I-49, the parish offers same day truck routes to Houston, New Orleans, and Baton Rouge, along with Class 1 rail service, access to five Gulf Coast ports within 50 miles, and a modern regional airport that handled over 268,000 tons of cargo in 2024, allowing merchants to replenish inventory quickly. City owned LUS Fiber brings 10 gigabit service right to the storefront, giving retailers one of the nation's fastest and lowest cost broadband platforms for omnichannel transactions, point of sale security, and seamless back-office synchronization. Since 2020 Acadiana has added thousands of direct jobs and attracted more than \$1.6 billion dollars in new capital, surpassing its economic targets with signature projects such as SafeSource Direct personal protective equipment facilities and First Solar's module assembly plant.

Bottom Line for Retailers

Lafayette offers the fundamentals every retailer needs to grow: an ever-expanding customer base, above average disposable incomes, and a constant flow of visitors for every season. The city's position at the crossing of two major interstates, its Class One rail, and its high cargo capacity airport mean inventory can arrive overnight, while ten gigabit fiber keeps ecommerce platforms, point of sale systems, and inventory controls running at full speed. Together, these strengths make Lafayette the clear choice for retailers looking to expand in South Louisiana.

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For More Information:

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