

FOR LEASE

PROPERTY OVERVIEW

This warehouse facility has great visibility with 620' frontage on Highway 90 within the city limits of Lafayette, LA. The site is 3.5 miles from I-10, 1.5 miles from Lafayette Regional Airport, and has a rail line behind the facility (but no spur).

The property consists of an office area, break room, freezer area that can be set to 30 degrees below zero, cooler area that can maintain sub-zero temperatures, warehouse storage areas, repair shop, vault, metal canopies, concrete surfaced parking/drives, asphalt surfaced parking area, chain-link perimeter fence, wood security fence, exterior lights, and 38 loading docks with eave heights ranging between $\pm 25'$ to $\pm 32'$.

AVAILABLE

- Warehouse: 40,460 SF - 80,920 SF
- Office Building: 4,624 SF
- Repair Shop: 1,800 SF

APPROXIMATE GLA

- 175,237 SF

LAND SIZE

- 12.26 AC

LEASE RATE

- \$3.00 - \$6.00 PSF NNN

AREA BUSINESSES

- Advance Auto Parts
- Ace Hardware
- Family Dollar
- NAPA Auto Parts
- Bolt Bar & Patio
- Domino's Pizza
- Downtown Lafayette

OFFICE & MAIN LOADING DOCK



OFFICE BUILDING



REPAIR SHOP



SUMMARY

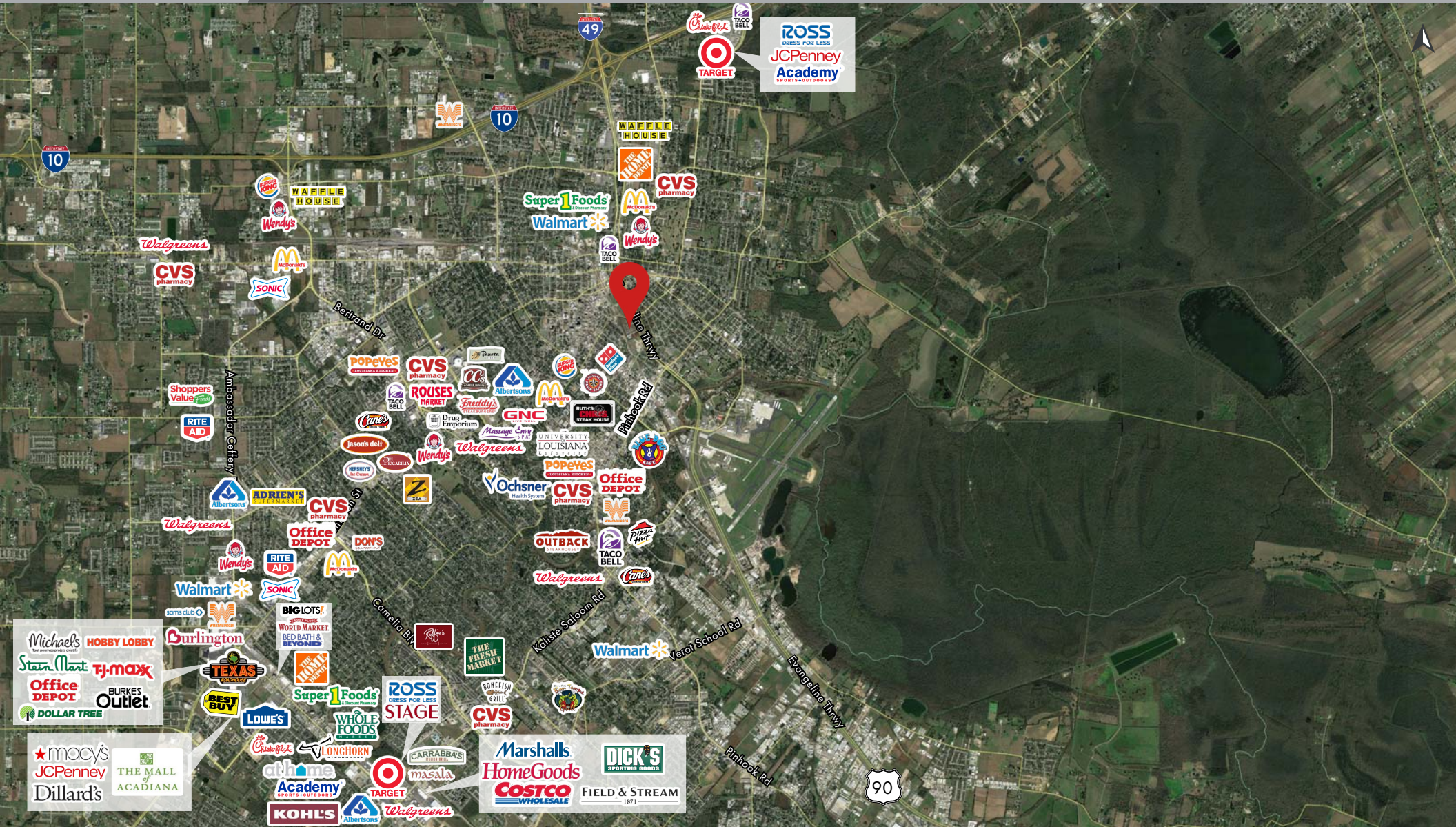
RETAIL AERIAL

SITE PLAN

PHOTOS

WAREHOUSE
PHOTOS

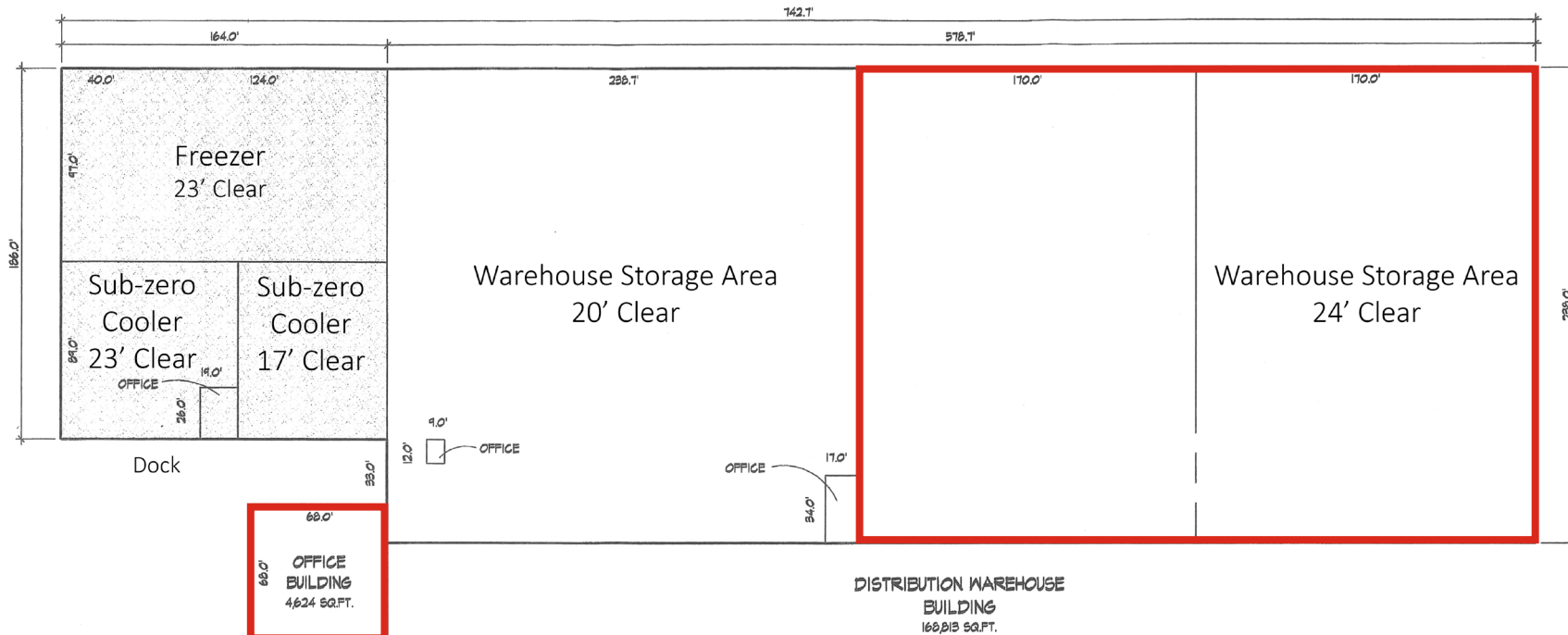
DEMOGRAPHICS



Click image for larger view

"CONCO FOOD DISTRIBUTORS, INC."

1016 SOUTHWEST EVANGELINE THRUWAY
LAFAYETTE, LOUISIANA



GROSS BUILDING AREA	
DETACHED OFFICE BUILDING	4,624 SQ.FT.
REPAIR SHOP BUILDING	1,800 SQ.FT.
DISTRIBUTION WAREHOUSE BUILDING	
OFFICE AREAS	1,180 SQ.FT.
SECOND FLOOR BREAKROOM	578 SQ.FT.
CLIMATE CONTROLLED STORAGE AREA	30,010 SQ.FT.
WAREHOUSE STORAGE AREAS	137,045 SQ.FT.
TOTAL	175,237 SQ.FT.

REPAIR SHOP
BUILDING
1,800 SQ.FT.

GLENN A. "RUSS" WILSON, JR., MAI
APPRAISER ASSOCIATES OF LOUISIANA
337 - 364 - 9078

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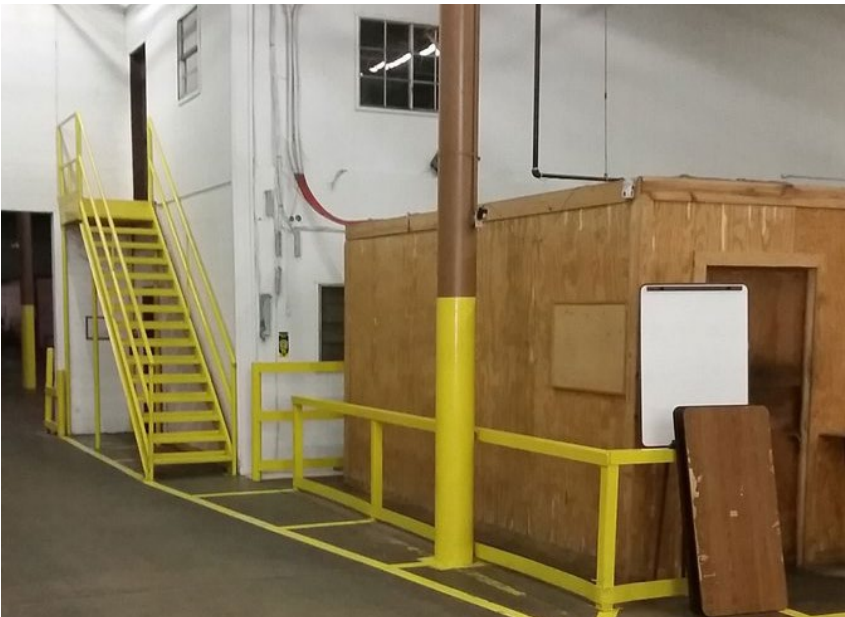
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2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
	11,823	58,673	120,201
POPULATION			

	1 MILE	3 MILE	5 MILE
	\$42,074	\$61,995	\$72,252
AVG. HH INCOME			

	1 MILE	3 MILE	5 MILE
	4,515	24,677	52,167
HOUSEHOLDS			

