

± 7,000 SF  
INDUSTRIAL FOR SUBLEASE



4812 E OLD SPANISH TRAIL  
JEANERETTE, LA 70544

**CBRE**

**NEW IBERIA  
TRUCK TERMINAL**





## PROPERTY OVERVIEW

### Property Highlights

- $\pm 7,000$  SF Warehouse Immediately Available for Sublease
- Six (6) Loading Bays and Two (2) Dock Doors
- Additional Belt-Fed Covered Loading Area
- Approx. 1 Acre Site, Fully Paved/Stabilized
- Well Suited for the Auto Service Industry, General Warehousing or to remain a Truck Terminal
- Located on Hwy 182 – 30 min. South of Lafayette towards Morgan City

**AVAIL SPACE:**  $\pm 7,000$  SF

**GRADE DOORS:** 6

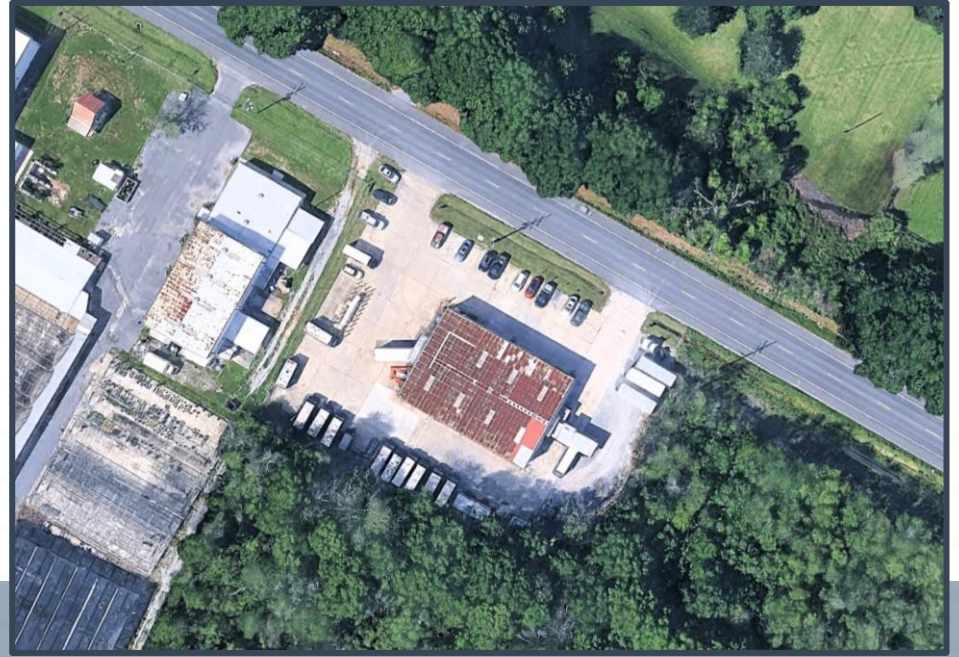
**PARKING SPACES:**  $\pm 35$

**LEASE RATE:** UPON INQUIRY

**MASTER LEASE EXP:** FEB 2028

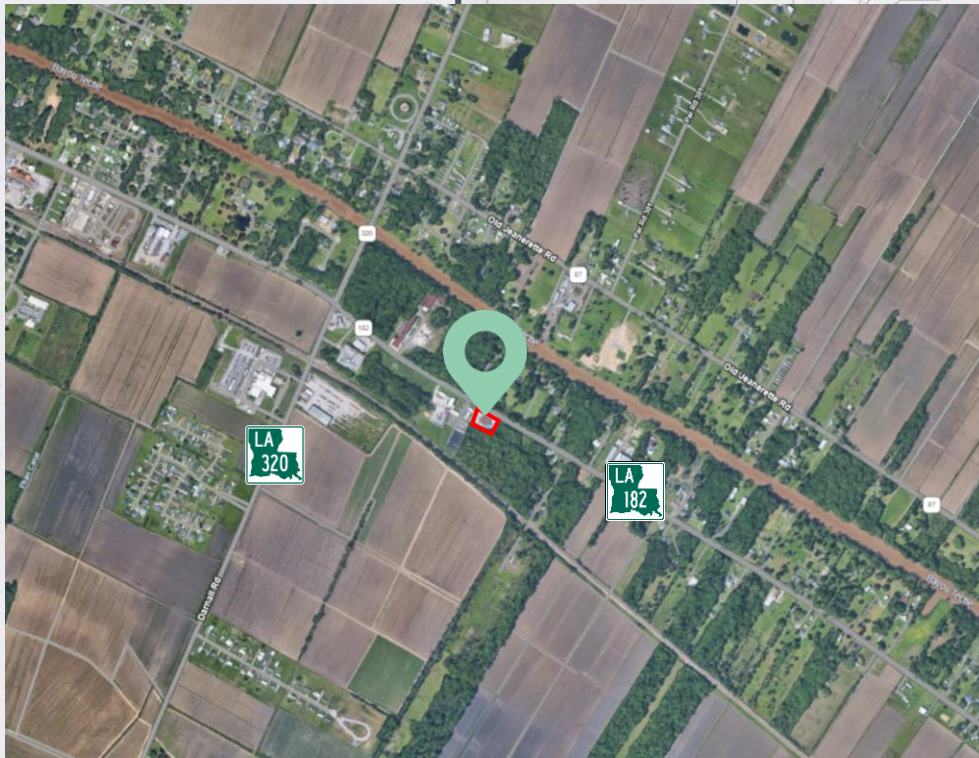
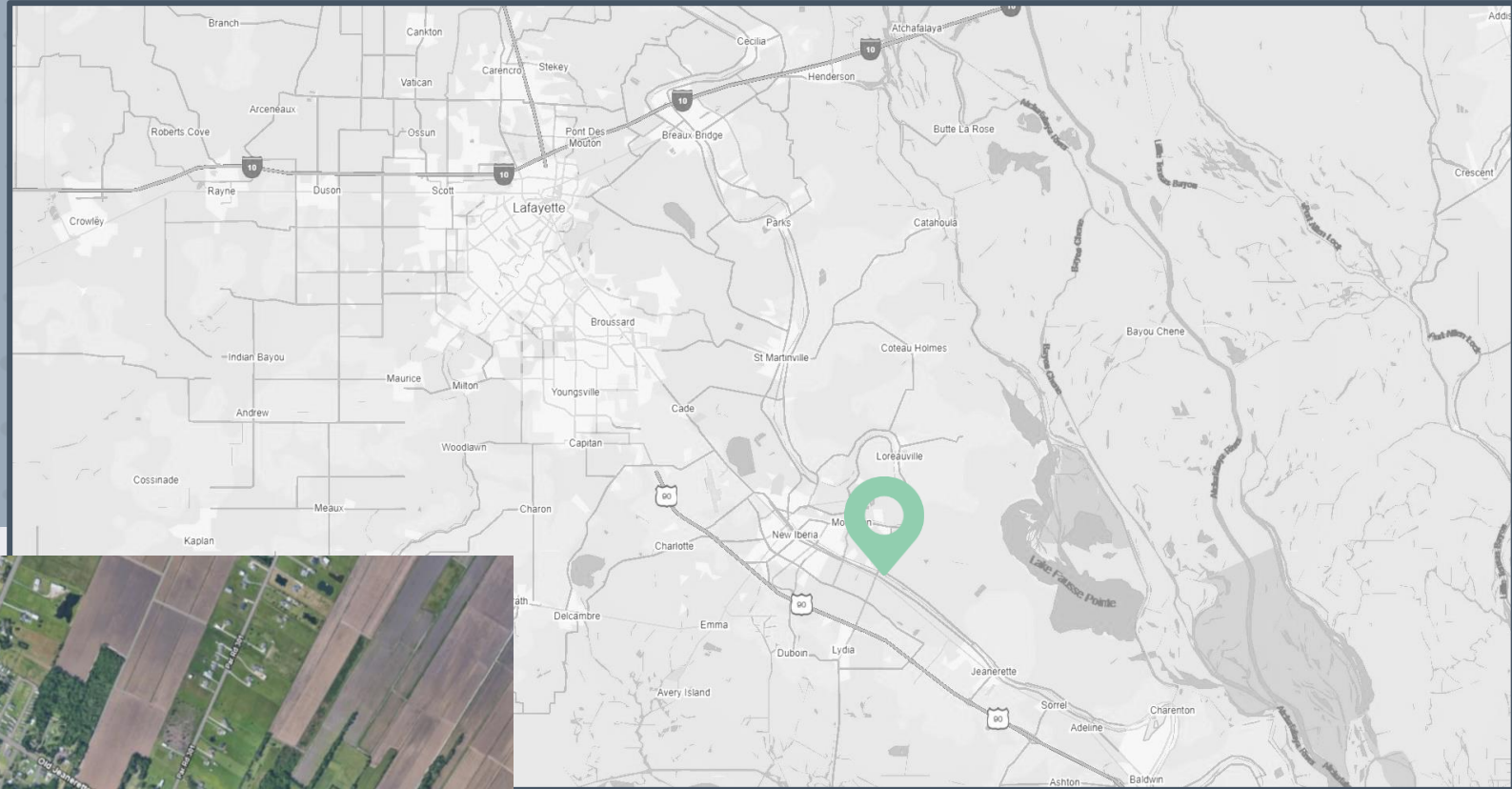


# ADDITIONAL PHOTOS





# LOCATION MAPS



Hwy 182 (E Old Spanish Trail)  
Frontage

27 Miles to Lafayette  
Regional Airport

42 Miles to Morgan City

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**MICHAEL CASHIO, SIOR, CCIM**  
Senior Vice President  
+1 225 247 9812  
michael.cashio@cbre.com

**ALEX McCOLLAM**  
Associate  
+1 832 584 9162  
alex.mccollam@cbre.com

**CBRE**

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