



1110 Unifab Road

New Iberia, Louisiana 70560

Property Highlights

- ±73,998 SF Flex Space Available For Purchase or Lease
- Located on ±6.29 Acres at The Port of Iberia
- ±50,543 SF Office Space w/ Lobby/Reception, 140+ Offices, 2 Kitchens, 2 Conference Rooms, Gym w/ Locker-room, 4 Restrooms & Several Storage Areas
- ±25,315 SF Warehouse Space w/ 25' Eave Height, 5 Overhead Doors & 2 5-ton Bridge Cranes
- +73,998 SF Flex Space Available For Purchase or Lease



Sale Price:	\$2,750,000
Lease Rate:	\$5.50 SF/yr (NNN)
Building Size:	68,788 SF

For More Information

Flo Meadows, CCIM, CPA

O: 337 233 9541

fmeadows@rampartcre.com



Driving Distances

Enter City Here:

Enter Distance Here

Location Advantages

- Add Bullets Here

Flexible Deal Structures

- Add Bullets Here

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Offering Summary

Sale Price:	\$2,750,000
Lease Rate:	\$5.50 SF/yr (NNN)
Building Size:	68,788 SF
Available SF:	73,998 SF
Lot Size:	6.29 Acres
Price / SF:	\$39.98
Year Built:	1999
Zoning:	I

Property Overview

Located within 1000+ acre Maritime industrial park . Home to 100+ companies serving multiple Industries
Gulf of Mexico Access Channel Deepening . Project in progress . Deepens Channel to 16' draft . Expands opportunities and production for all users
Port of Iberia District Benefits . Economic Development opportunities, including foreign trade zone (FTZ) site designation
Nearby multi-modal capability . Barge with 16' draft . Rail via L&O short-line railroad (connects to Union Pacific) . Truck via I-49 within 1-mile . Air via Acadiana Regional Airport within 3-miles

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