

A photograph of a single-story commercial building with a brick and metal exterior. A large red and white striped awning extends over the front windows, which display the text "4X4 LIFTS • WHEELS • TIRES". The building is situated on a paved lot with yellow parking lines. A dark vertical bar on the right side of the image contains white text providing address and contact information.

4X4 LIFTS • WHEELS • TIRES

**1210
Bertrand
Drive**

Lafayette, LA 70506

**RETAIL PROPERTY FOR
LEASE**

Prepared By:

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PROPERTY DESCRIPTION

Brick & metal building ideal for users needing a showroom, an insulated air conditioned warehouse with two overhead doors. Truck & trailer rentals, ATV sales and service, and similar uses. Large, fenced side and rear-yard for outside storage. Great central location near Ochsner Hospital, Ragin Cajun's Athletic Complex, South Louisiana Community College, (LEDA Lafayette Economic Development Authority. Great visibility. Good traffic flow.

OFFERING SUMMARY

Monthly Rent	\$6,000
Annual Rent per Sq. Ft	\$8.00
Lease Type	Modified Gross
Total Building Sq. Ft.	9,000
Office Sq. Ft.	2,500
Warehouse Sq. Ft.	6,500
Lot Size	100 x 400



Showroom Right Side



Showroom Left Side



Showroom Offices & Restrooms on Left



Showroom Service Counter

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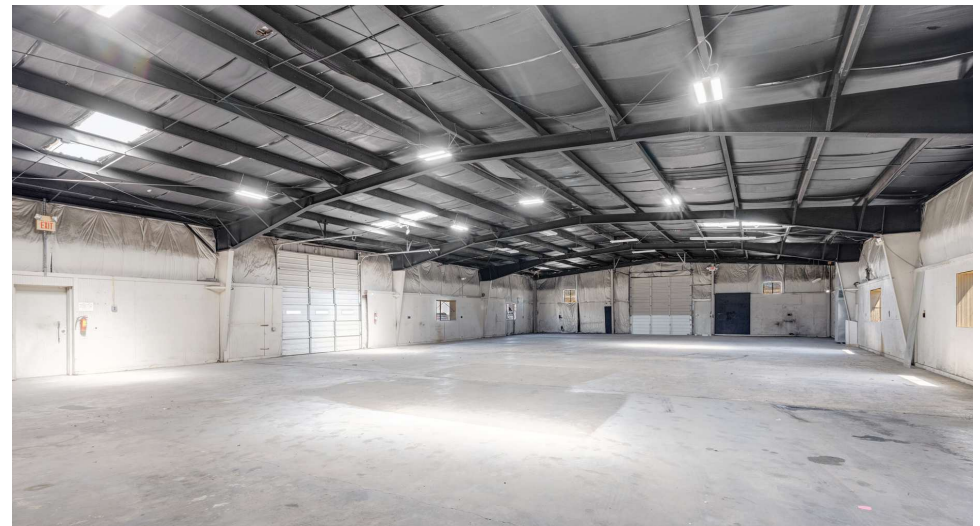
Office 1



Office 2



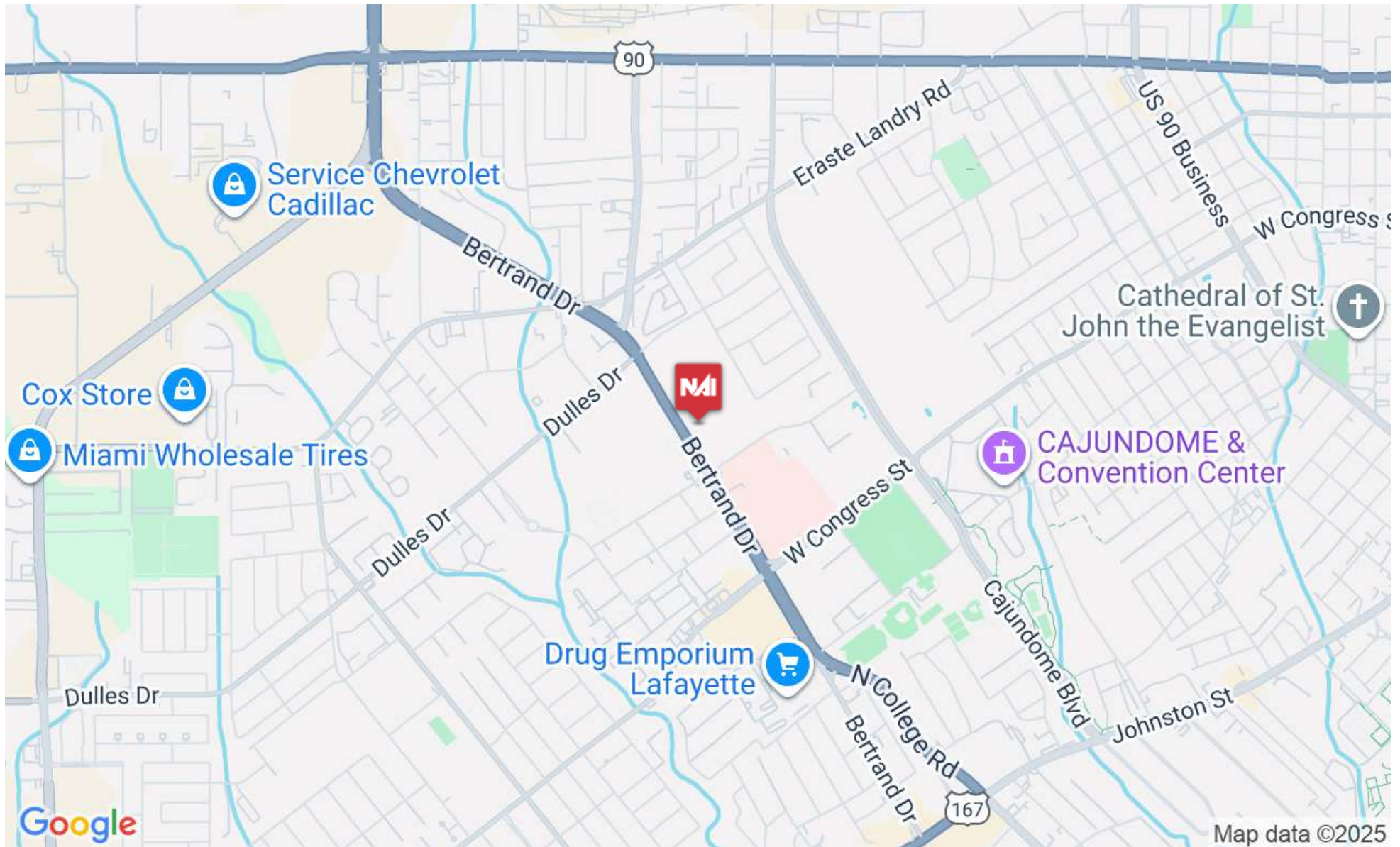
Insulated & AC Warehouse Facing Front



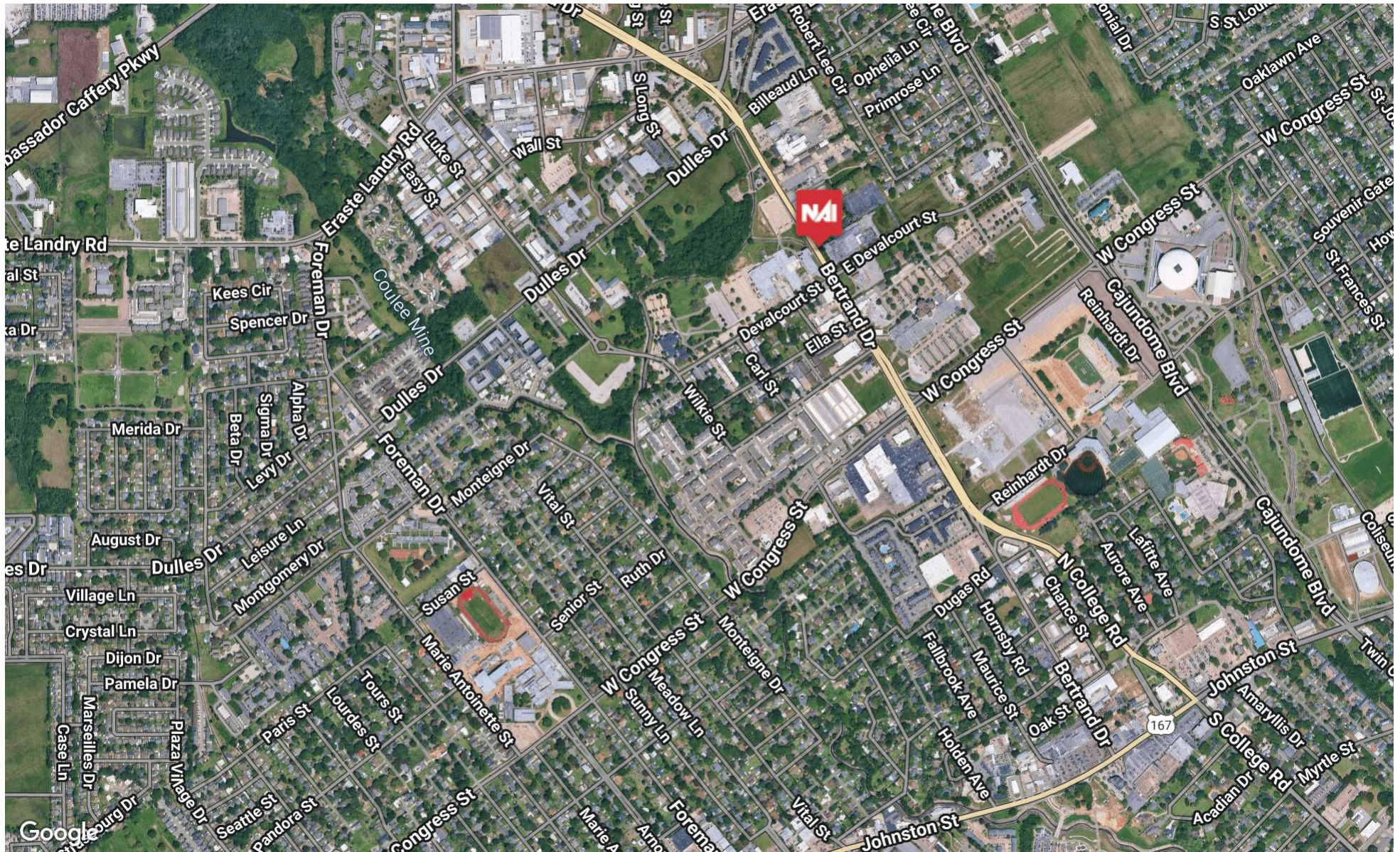
Insulated & AC Warehouse Facing Rear

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For More Information:

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