



**Multi-Property Commercial Campus**  
**Office, Warehouse, Yard & Redevelopment Opportunity**  
**For Sale**  
Lafayette, Louisiana



Rare opportunity to acquire a strategically assembled commercial portfolio totaling approximately 8.7± acres across four contiguous and complementary properties. Formerly utilized as an auto dealership campus, the assemblage offers exceptional flexibility for a broad range of industrial, commercial, logistics, service, contractor, fleet, storage, distribution, and redevelopment users seeking substantial existing infrastructure, parking, and yard capacity. The portfolio combines large-scale office/warehouse improvements, standalone office space, warehouse and outdoor storage functionality, and additional paved parking areas to create a highly versatile commercial campus rarely available in a single offering.

#### **1407 Surrey St**

The centerpiece of the portfolio is a ±34,000 SF office/warehouse facility situated on approximately 3.1 acres. Formerly operated as an auto dealership, the property includes expansive showroom, office, service, warehouse, and parking components adaptable to numerous commercial and industrial applications. The facility is well suited for equipment sales, fleet operations, contractor headquarters, light manufacturing, logistics, indoor storage, distribution, or adaptive reuse opportunities.

#### **125 Kattie Dr**

Adjacent to the main facility, this ±2,304 SF warehouse sits on approximately 4 acres and offers a rare combination of stabilized yard area and future expansion potential. Approximately half of the site is concrete surfaced, providing immediate utility for outdoor storage, fleet parking, equipment staging, or laydown yard operations, while the remaining acreage is greenfield land suitable for additional development or expansion.

#### **1456 Surrey St**

This ±2,500 SF standalone office building is located on approximately 0.95 acres and features an open-floor-plan layout ideal for administrative offices, sales operations, customer service functions, or professional office use. The separate configuration creates flexibility for owner-users, satellite operations, or potential income-producing tenancy.

#### **101 Michael Allen Blvd**

This approximately 0.73-acre paved parking lot directly adjacent to 1407 Surrey St provides valuable supplemental parking and operational support to the overall campus. The site enhances circulation, vehicle storage, fleet parking, customer parking, or equipment staging capabilities and further expands the functional utility of the assemblage.

# Highlights



- Four-property assemblage totaling approximately 8.7± acres
- ±36,000+ SF of combined office and warehouse improvements
- Former auto dealership campus adaptable to a wide variety of commercial and industrial uses
- Extensive paved and concrete-surfaced areas for parking, fleet operations, and outdoor storage
- Flexible layout suitable for owner-users, investors, contractors, logistics operators, distributors, or redevelopment groups
- Significant existing infrastructure difficult to replicate at current construction costs
- Opportunity to capitalize on dealership-style functionality without requiring an automotive dealership use
- Scalable campus environment with multiple access points and operational flexibility
- This offering presents a unique opportunity to acquire a highly functional commercial campus with existing infrastructure, substantial land area, and flexible improvements capable of supporting a broad range of industrial and commercial operations.

**List Price \$6,900,000**



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