

SUMMARY

SITE PLAN

CLOSE UP AERIAL

AERIAL

PHOTOS

PHOTOS

DEMOGRAPHICS

AVAILABLE IMMEDIATELY FOR LEASE

This class A distribution warehouse is in Northpark Industrial Park, Lafayette, LA. It is located at the crossroads of I-10 and I-49 providing access to the Gulf South and to the North on the I-49 corridor to Shreveport. The building has an abundant 22,000 SF of office space and 126,000 SF sprinklered distribution space. The clear height in the warehouse is 28'. There are 20 dock doors with electric load levelers. We can also expand the warehouse approximately 90,000 SF of additional space.

PROPERTY SPECIFICATIONS

Existing Building	± 148,035 SF
Expansion Area	Up to an additional ± 90,000 SF
Office Area	± 22,000 SF office (on 2 floors with elevator)
Land	15.572 Acres (8.062 Acres available for future development)
Year Built	2002 (Original Building) & 2015 (Expansion)
Roof	2017 (Original Building) & 2015 (Expansion)
Clear Height	±28'
Sprinklers	ESFR in office and warehouse
Dock Doors	20 dock doors electric dock levelers (6 docks are enclosed)
Ramp	One (1) drive-in ramp
Column Spacing	40 x 40
Climatized Warehouse	± 5,300 SF climate-controlled area within warehouse
Car Parking	± 84 car parking spaces
Trailer Parking	± 38 trailer parking spaces
Secure Gating Area	Fenced yard with electric gate
Lights	LED lighting in parking areas
Zoning	IL (Industrial Light Zoning)
Electrical Service	3 Phase electrical



CONTACTS

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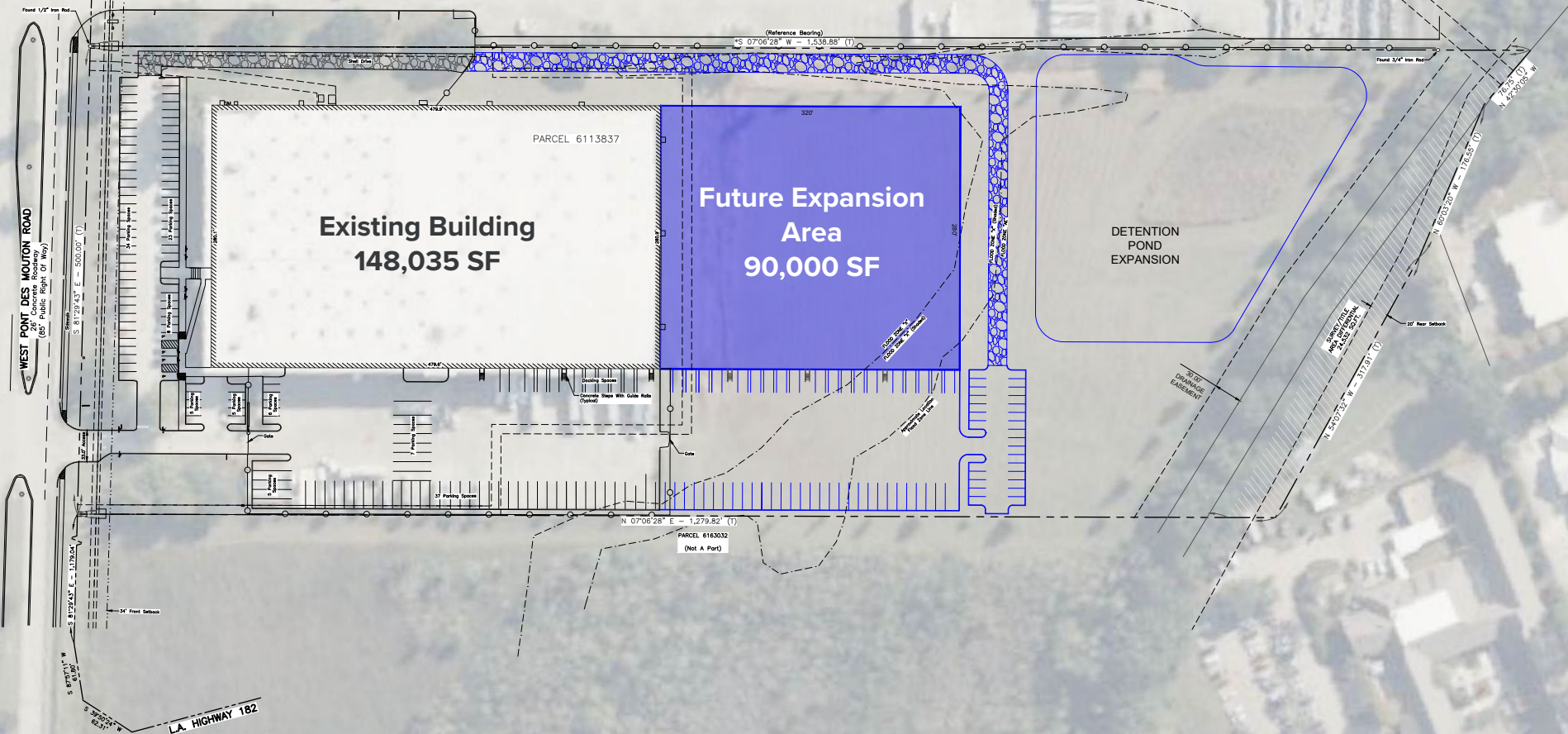
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CBRE

REGIONAL CLASS A DISTRIBUTION CENTER

939 W. Pont Des Mouton, Lafayette, LA 70507

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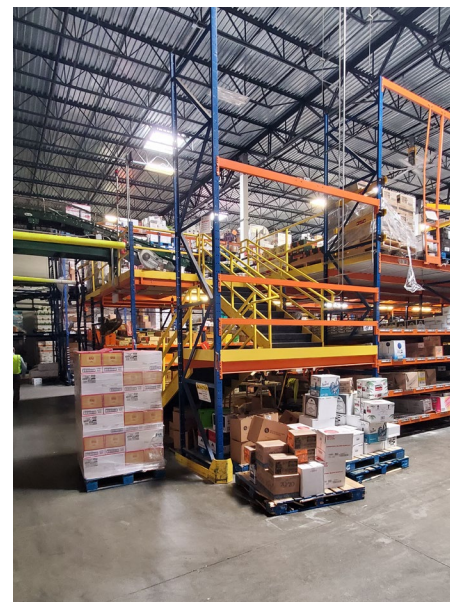
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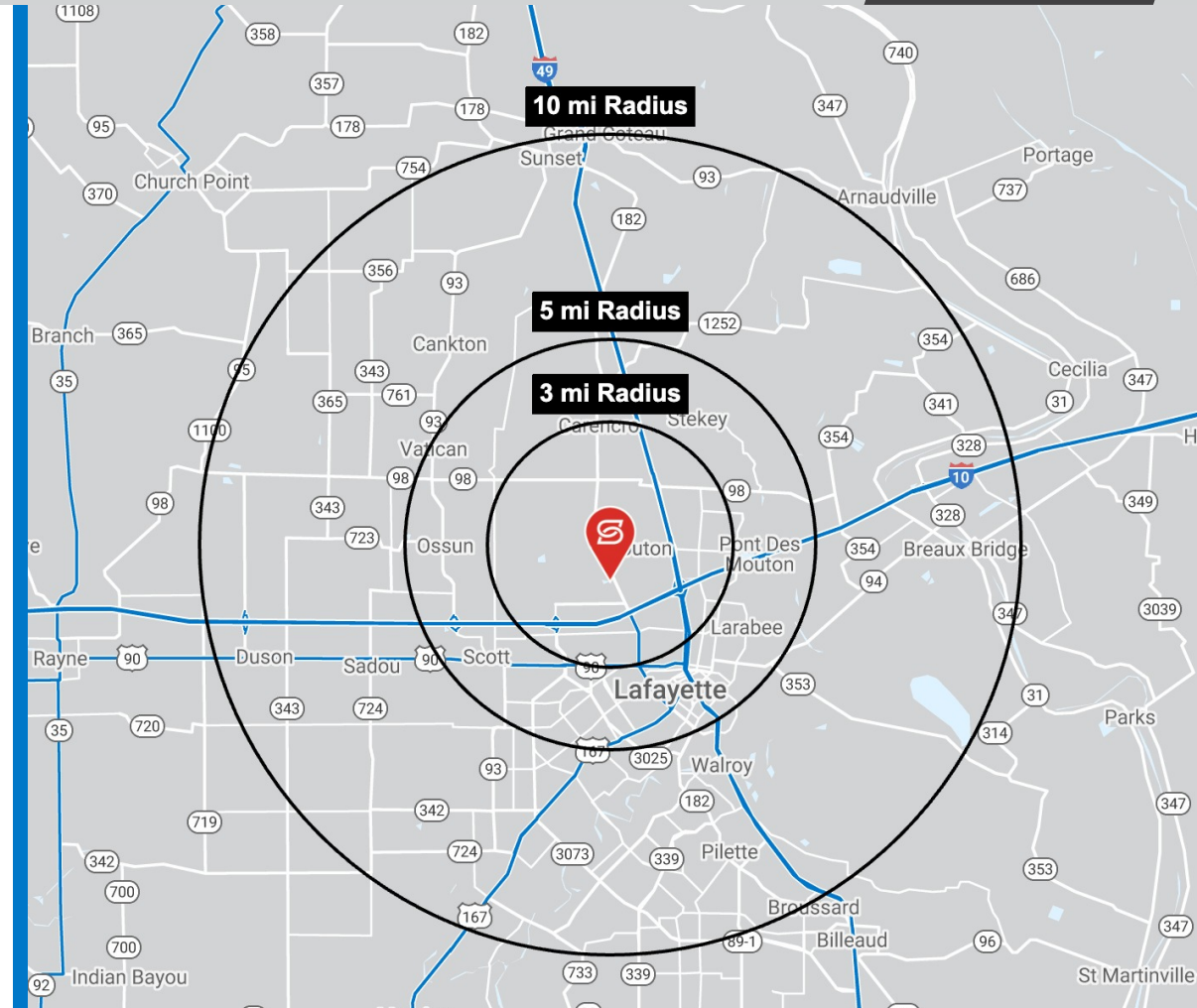
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DEMOGRAPHICS

2025 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
 POPULATION	35,300	97,854	228,035
 AVG. HH INCOME	\$66,851	\$71,155	\$95,652
 HOUSEHOLDS	14,267	40,876	95,550



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