

± 12,000 SF + YARD  
INDUSTRIAL FOR LEASE



101 S BERNARD RD  
BROUSSARD, LA 70518

OFFICE / WAREHOUSE  
LEDA INDUSTRIAL PARK

**CBRE**



# PROPERTY OVERVIEW

## Property Highlights

- ±12,000 SF Office Warehouse Available for Lease
- Offering Includes ±3.5 Acres of Fully Paved Yard with (3) ±12,000 SF T-Sheds
- Located within LEDA Industrial Park
- On-site Rail Spur (Inactive) with service to BSNF Railways
- Excellent Access to Hwy 90
- Current Floorplan includes ±3,100 SF of Open Office/Showroom Space, ±4,400 SF of Dedicated Office (can be converted to Warehouse) and ±4,500 SF of Warehouse Space (±8,900 SF of Total Warehouse if Office is Converted).

<b>BUILDING SIZE:</b>	<b>12,000 SF</b>
<b>OFFICE SPACE:</b>	<b>3,100 SF</b>
<b>YARD (PAVED):</b>	<b>3.50 Ac.</b>
<b>ZONING:</b>	<b>Light Industrial</b>
<b>LEASE RATE:</b>	<b>Upon Inquiry</b>

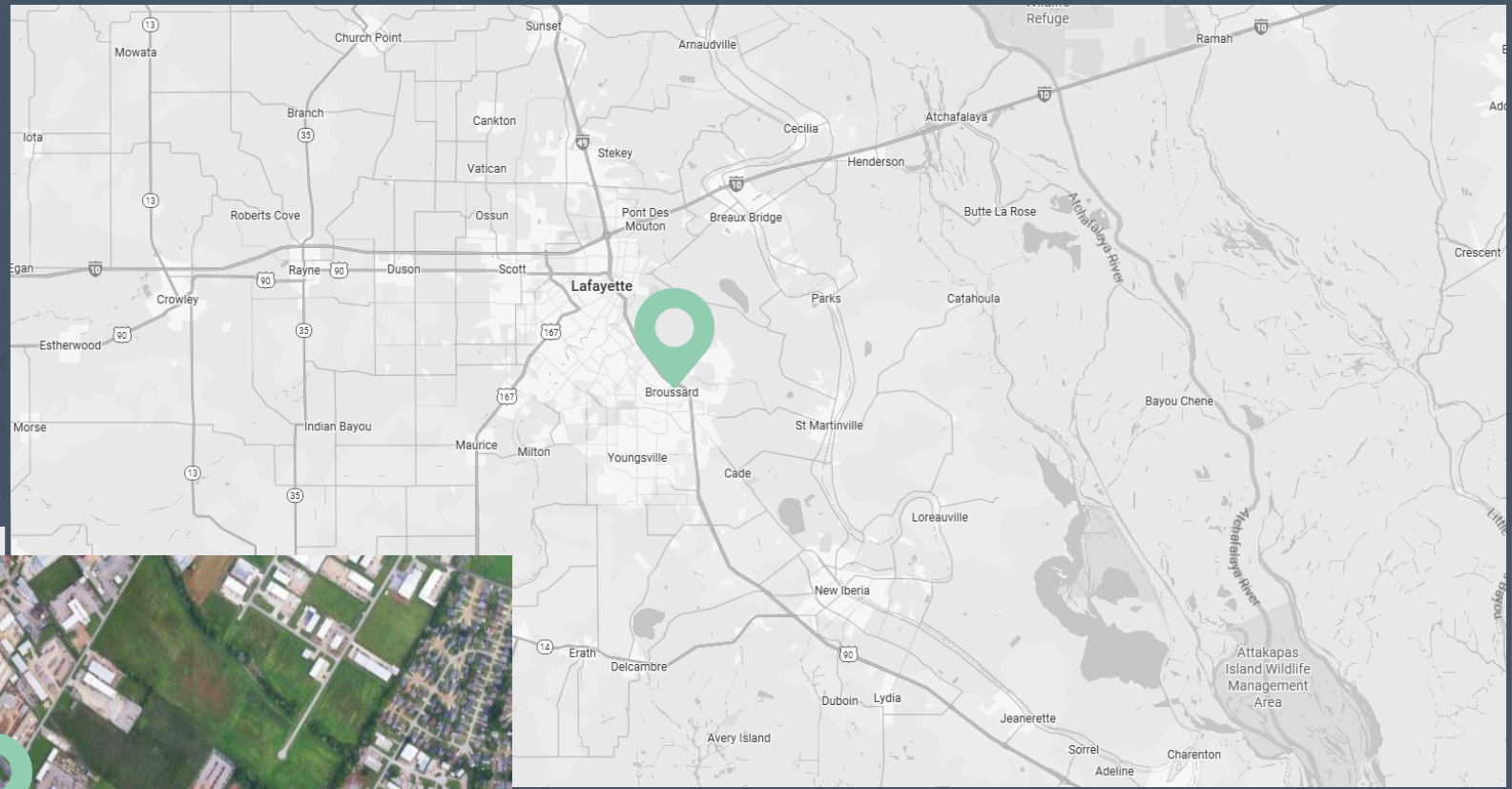
# SITE PLAN



# PROPERTY PHOTOS



# LOCATION MAPS



Excellent Access via  
Hwy 90

Heart of Broussard  
Industrial Corridor

Proximity to Lafayette /  
Morgan City / Fourchon

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