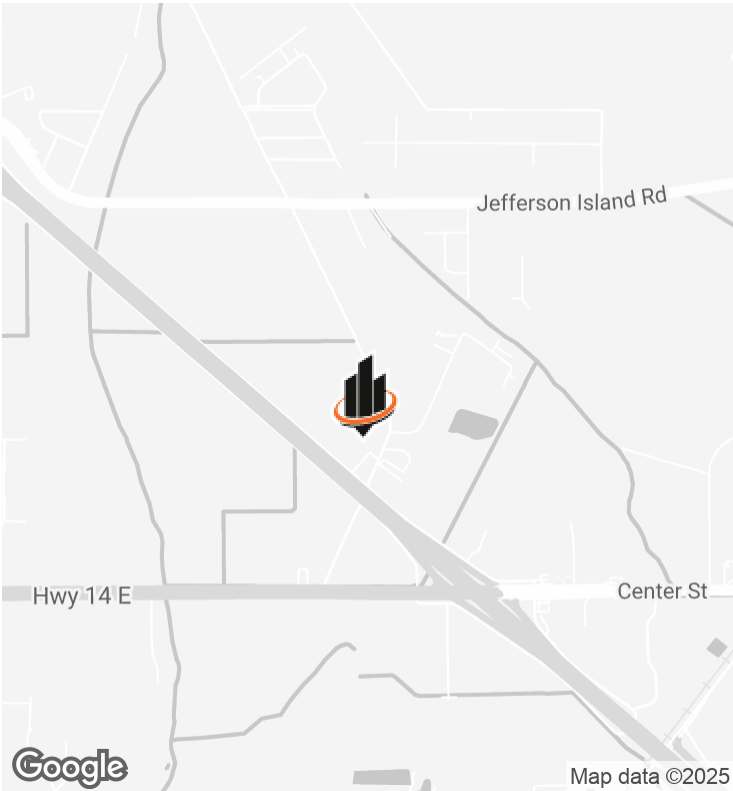


PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.38 SF/yr (NNN)
AVAILABLE SF:	7,800 SF
LOT SIZE:	7.52 Acres
BUILDING SIZE:	7,800 SF

PROPERTY DESCRIPTION

Discover the perfect location for your business at 1112 Hwy 90 E, New Iberia, LA. This prime property offers an array of impressive features tailored to meet your commercial needs. With ample parking, flexible floor plans, and modern amenities, the property provides a versatile canvas for customization. The well-maintained exterior and professional landscaping create a welcoming and attractive facade for your business. Inside, high ceilings and expansive windows flood the space with natural light, fostering a bright and inviting atmosphere for employees and clients alike. Whether you envision a modern office space or a well-equipped retail establishment, this property offers the ideal foundation for your business to thrive. Possible laydown yard, heavy equipment rental, or trucking parking. Has a stabilized yard. Owner willing to contribute towards building improvements.

PROPERTY HIGHLIGHTS

THOMAS 'TOMMY' LEBLANC

O: 504.264.6145
tommy.leblanc@svn.com