

Distribution Space FOR LEASE Near I-49 & I-10

909 W PONT DES MOUTON ROAD, LAFAYETTE LA

Lafayette, LA

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909 W Pont Des Mouton Rd Lafayette, LA 70507

PROPERTY SUMMARY



Property Description

Rare offering of 48,240 – 134,720 SF of distribution space with small office located 1 mile north of I-10. The space is situated in a multi-tenant building conveniently located on Pont des Mouton Road at I-49 Exit 1. The facility is home to a major furniture company, an auto accessories distributor and an electrical supply distribution company. The space that is available for lease is being offered with ten dock high doors, and a small office with restroom. The building offers 25’ of clear height, 40’ x 36’ column spacing and flexible layout depending on the proposed use.

Property Highlights

- Secure, Well located and maintained Warehouse/Distribution Space Available for Lease.
- Initial offering consists of 10 Dock doors and 48,240 +/- SF with a 650+/- SF Office Space with restroom.
- The buildings column spacing is 40’ x 36’, and clear height is 25’.
- Potential availability up to 134,560 +/- SF.

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Offering Summary

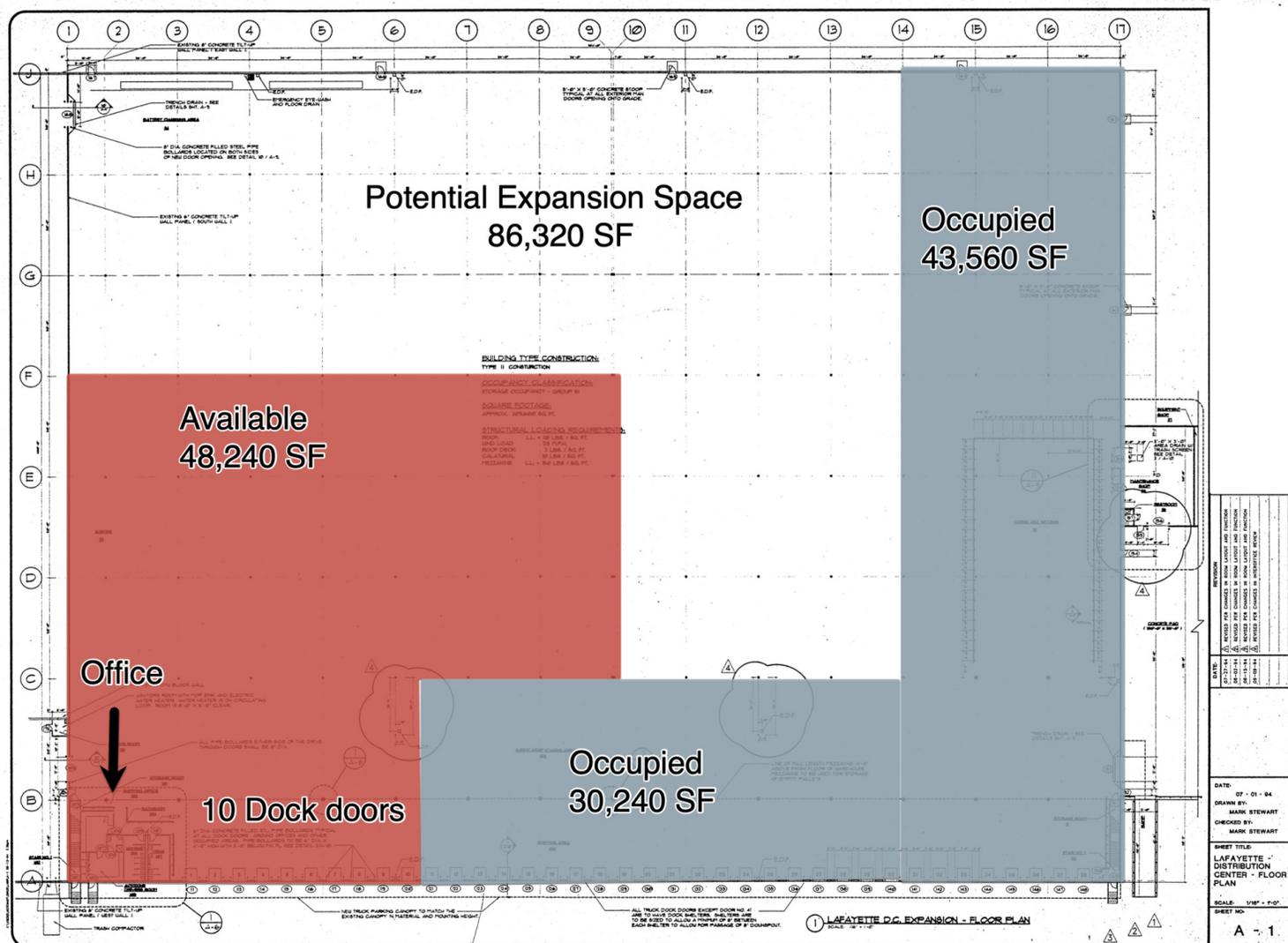
Lease Rate:	\$8.50 PSF
Available SF:	48,240 - 134,560 SF
Building Size:	423,600 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	39	135	911
Total Population	101	355	2,291
Average HH Income	\$93,626	\$87,630	\$81,825

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FLOOR PLAN



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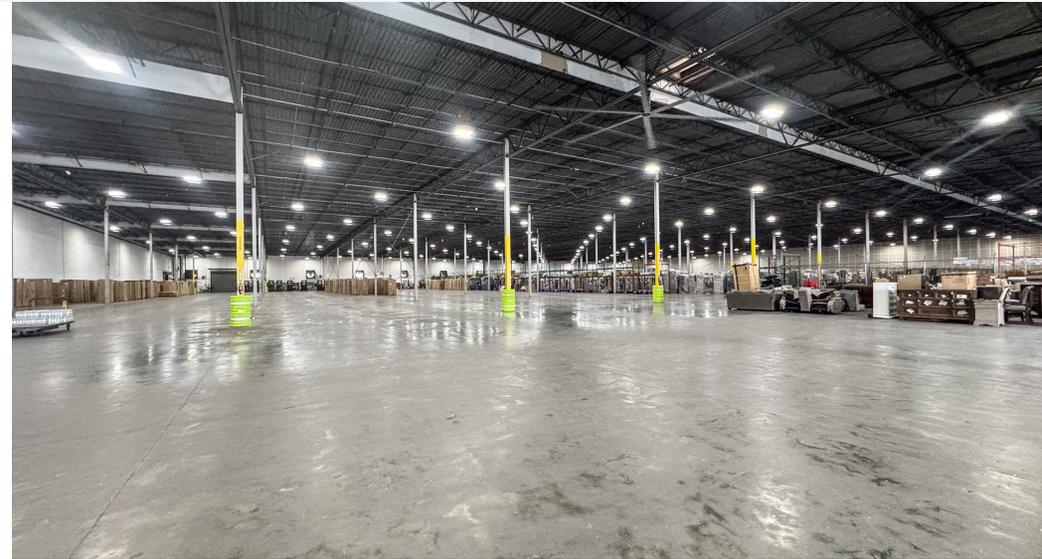
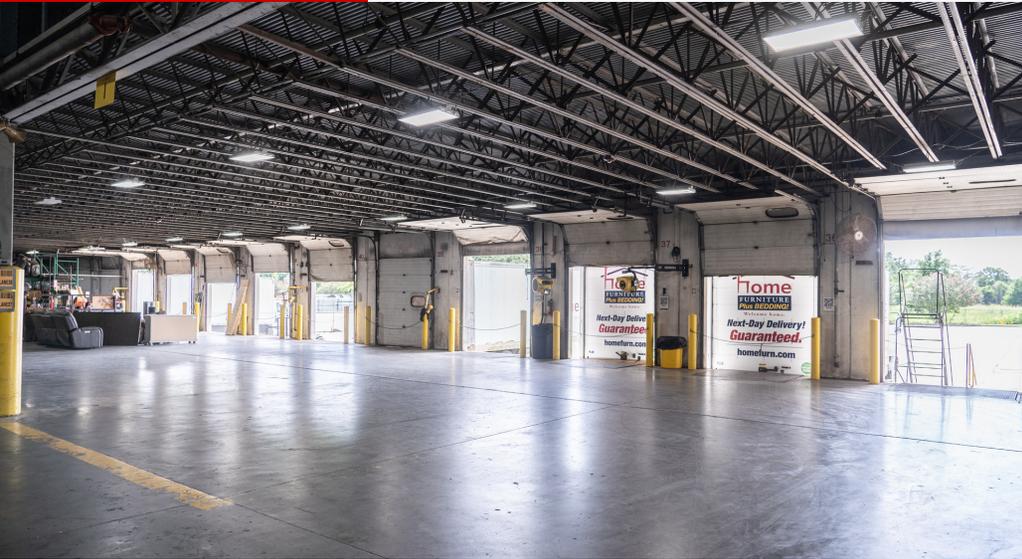
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WAREHOUSE PHOTOS



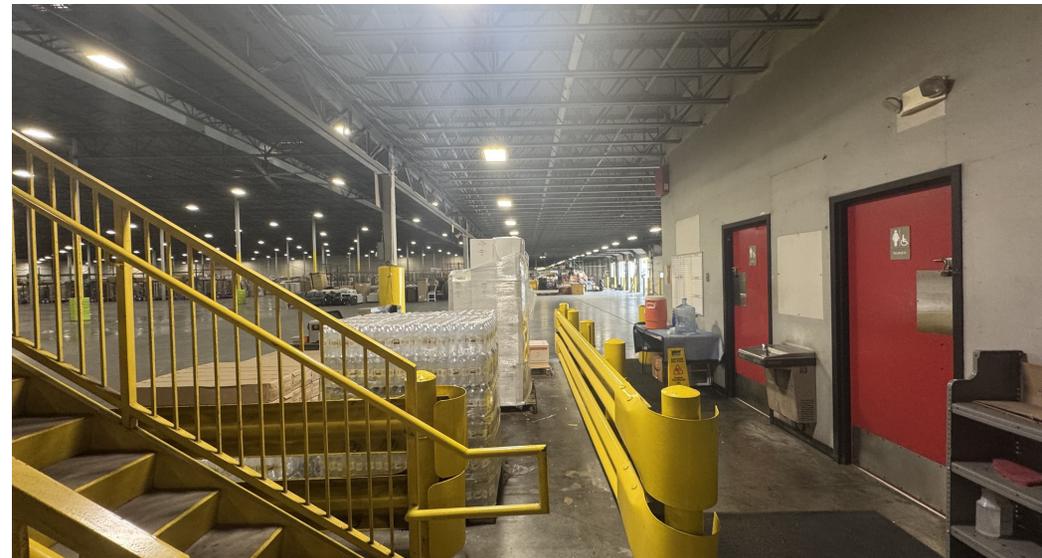
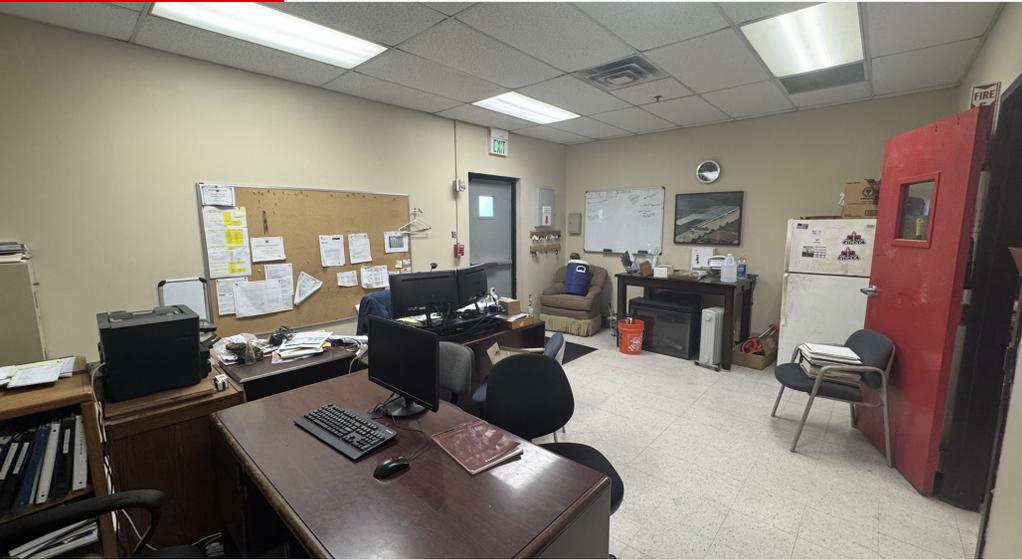
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OFFICE SPACE



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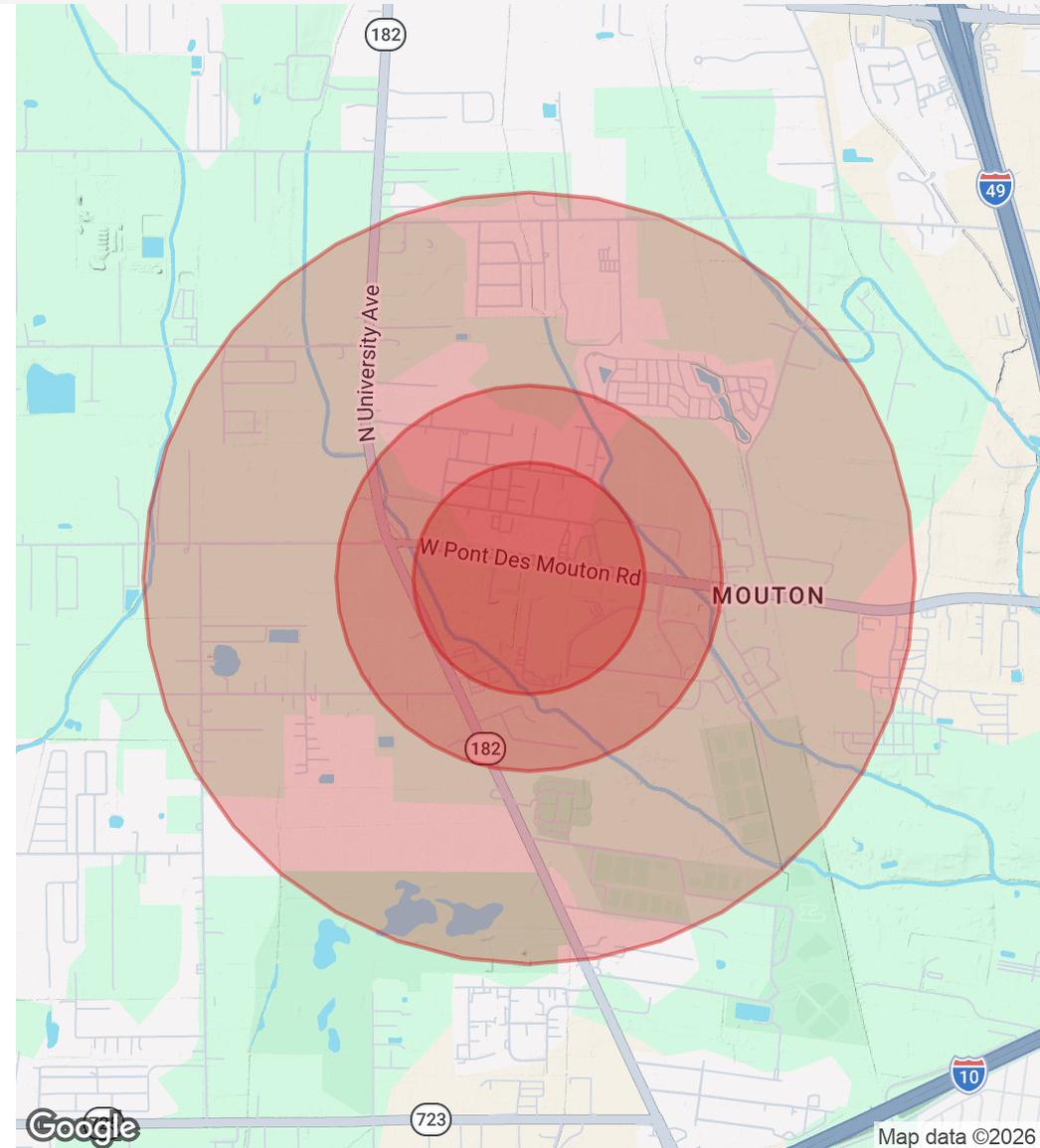


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DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	101	355	2,291
Average Age	42	41	39
Average Age (Male)	42	41	39
Average Age (Female)	42	41	40
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	39	135	911
# Of Persons Per HH	2.6	2.6	2.5
Average HH Income	\$93,626	\$87,630	\$81,825
Average House Value	\$357,863	\$324,057	\$285,978

Demographics data derived from AlphaMap



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MEET THE TEAM



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