

# Industrial Building On HWY 90

## FOR LEASE

OFFICE/WAREHOUSE BUILDING FOR LEASE

2623 SE Evangeline Thruway Lafayette, LA 70508

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# Evangeline Thruway Lafayette LA SE-2623

## 2623 SE Evangeline Thruway Lafayette, LA 70508

### PROPERTY SUMMARY



### Property Description

The Property Consists of (1) 7,500 SQFT Office/Warehouse building . With 5,125 SF of office and 2,375 SF of warehouse, it is situated on 0.77 +/- Acre(s) of partially paved with concrete partially stabilized with limestone. The property is in flood Zone X with an elevation of 33 ft. The Property has two access points one via Hwy 90 service road, and one via Henderson Road allowing good circulation through the shop.

### Property Highlights

- 7,500 Sqft office warehouse building, 5,125 SF of Office, 2,375 SF of Warehouse.
- Two access points one via Henderson Road, one Via Hwy 90 Service Road.
- Drive Thru Capability with (2) 12x12 Roll up doors in warehouse.
- Site is fenced and gated with access via Henderson Road and Hwy 90 Service road.
- Owner willing to demo/demise office space to fit tenant needs.

### Offering Summary

Lease Rate:	\$6.40 SF/yr (NNN)
Available SF:	7,500 SF
Lot Size:	0.77 Acres
Building Size:	7,600 SF

### Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	5	27	234
Total Population	13	65	549
Average HH Income	\$89,678	\$90,023	\$89,182

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ADDITIONAL PHOTOS



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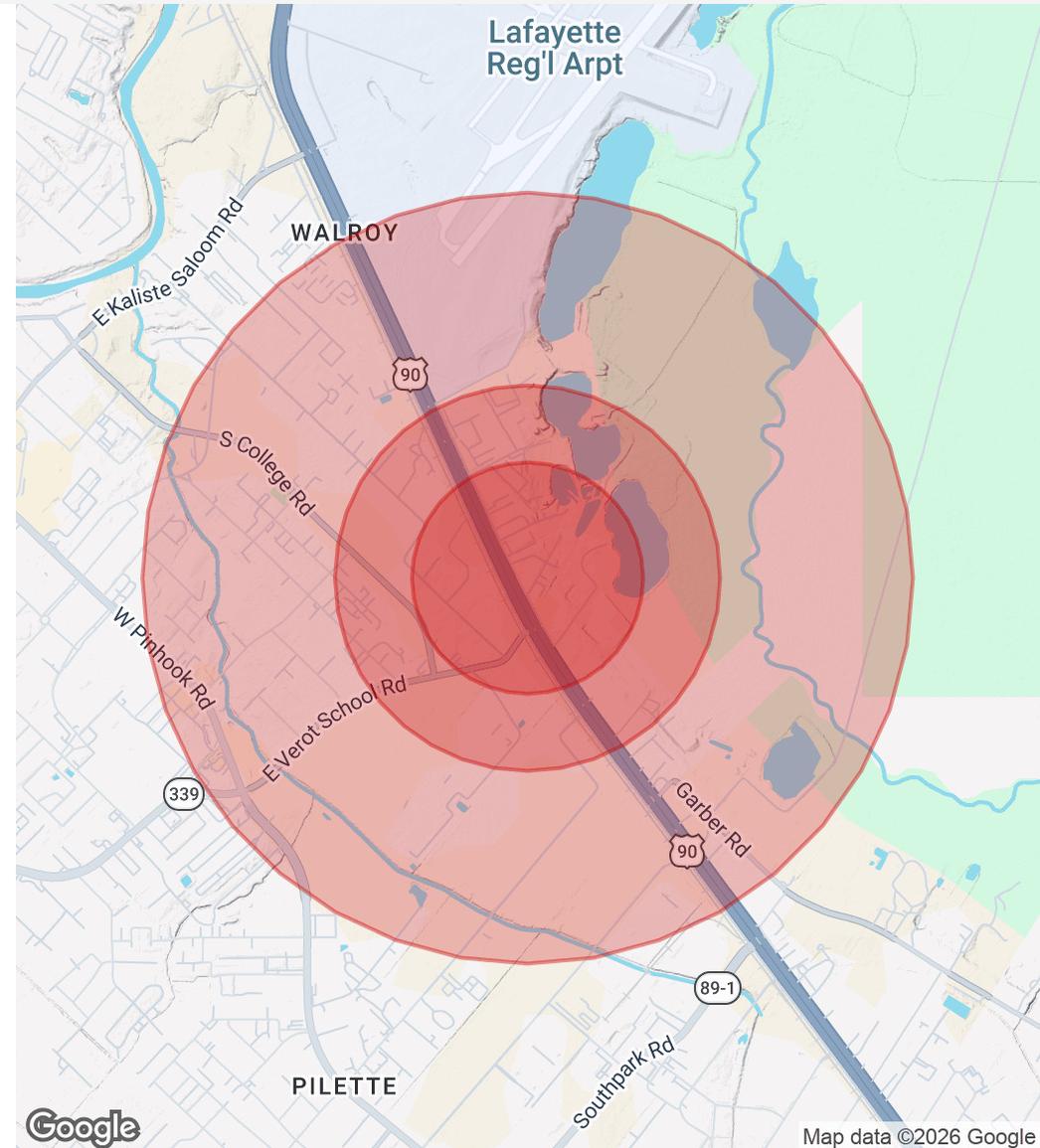
### DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	13	65	549
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	5	27	234
# Of Persons Per HH	2.6	2.4	2.3
Average HH Income	\$89,678	\$90,023	\$89,182
Average House Value	\$306,626	\$314,583	\$319,616

Demographics data derived from AlphaMap



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MEET THE TEAM



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