

FOR LEASE OR SALE

PROPERTY SUMMARY

This site is located in an Opportunity Zone! The building, which is heated and cooled, can be subdivided into 50,000 SF. The facility features fiber Gigabit internet connectivity and roughly square 310 x 325.

TOTAL AVAILABLE

- 100,000 SF

LEASE RATE

- \$5.50 PSF

SALE PRICE

- Negotiable

PRIMARY USE

- Flex / R&D

TRAFFIC COUNTS (ADT 2024)

- On NW Evangeline Thwy, south of site: 56,259
- On I10, north of site: 70,623

2022 DEMOGRAPHICS

	1 MI	2 MI	3 MI
Population	11,645	52,814	110,243
Avg. HH Income	\$40,714	\$64,072	\$82,018



stirling

CHARLES CORNAY
Office: 337-234-4481
Direct: 337-572-0234
ccornay@stirlingprop.com

WAREHOUSE SPACE AVAILABLE

1229 NW Evangeline Thruway, Lafayette, LA

