

1229 NW Evangeline Trwy

1229 NW Evangeline Trwy, Lafayette, LA 70501



stirling



Charles Cornay

Stirling Properties, Inc.

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1229 NW Evangeline Trwy

\$5.25 /SF/YR

100,000 square feet in a 228,569-square-foot former Walmart Super Center available for purchase or lease. Subdivided and demised. New firewall separation and platting complete.

Property:

- Rapidly growing e-commerce business, Completeful, currently occupies 128,000 sqft
- 8 acres of the 26-acre site is included in the sale. Additional acreage is available.
- 350 to 700 feet of frontage available.
- ...

- 100,000 SF of flexible, fully customizable space ideal for a wide range of retail, industrial, and flex uses.
- The parking lot offers a ground lease or a build-to-suit opportunity ready for approximately 60,000 SF of development with flexible zoning.
- Perfectly positioned less than a mile north of downtown on a main arterial with over 800 feet of frontage and visibility to 56,651 daily drivers.
- Easily accessible with four points of ingress/egress and a strategic location less than two miles from I-10 at a signalized intersection.



Rental Rate:	\$5.25 /SF/YR
Min. Divisible:	50,000 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	100,000 SF
Walk Score ®:	44 (Car-Dependent)
Rental Rate Mo:	\$0.44 /SF/MO

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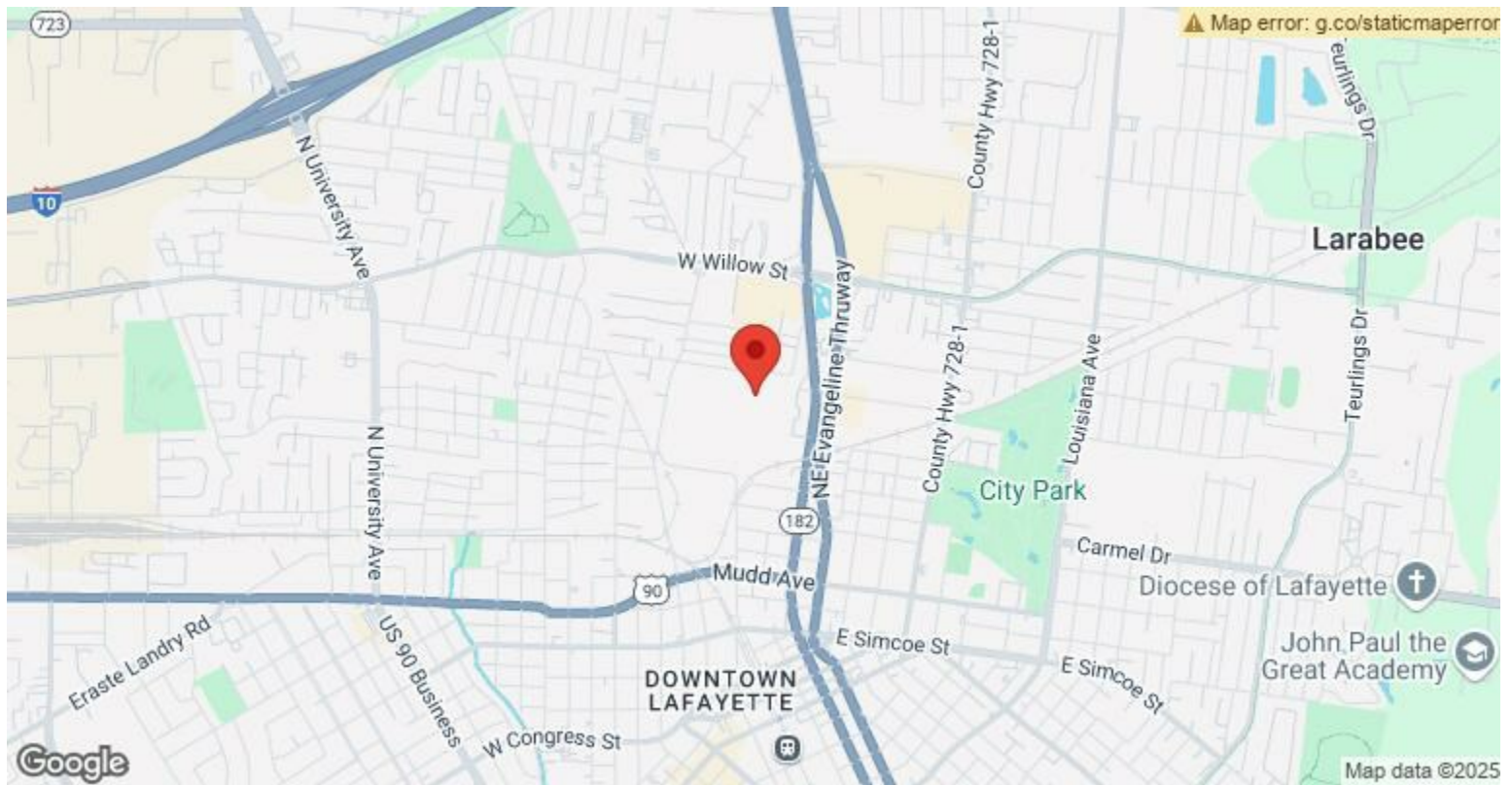
1st Floor

Space Available	50,000 - 100,000 SF
Rental Rate	\$5.25 /SF/YR
Contiguous Area	100,000 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Heated and Cooled. Retail or Industrial Space. 100,000sqft available.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Iman Beauty Supply	-	
Murphy Usa	1,000	
Sneaker House	-	April 2009
Sprint Store at RadioShack	-	



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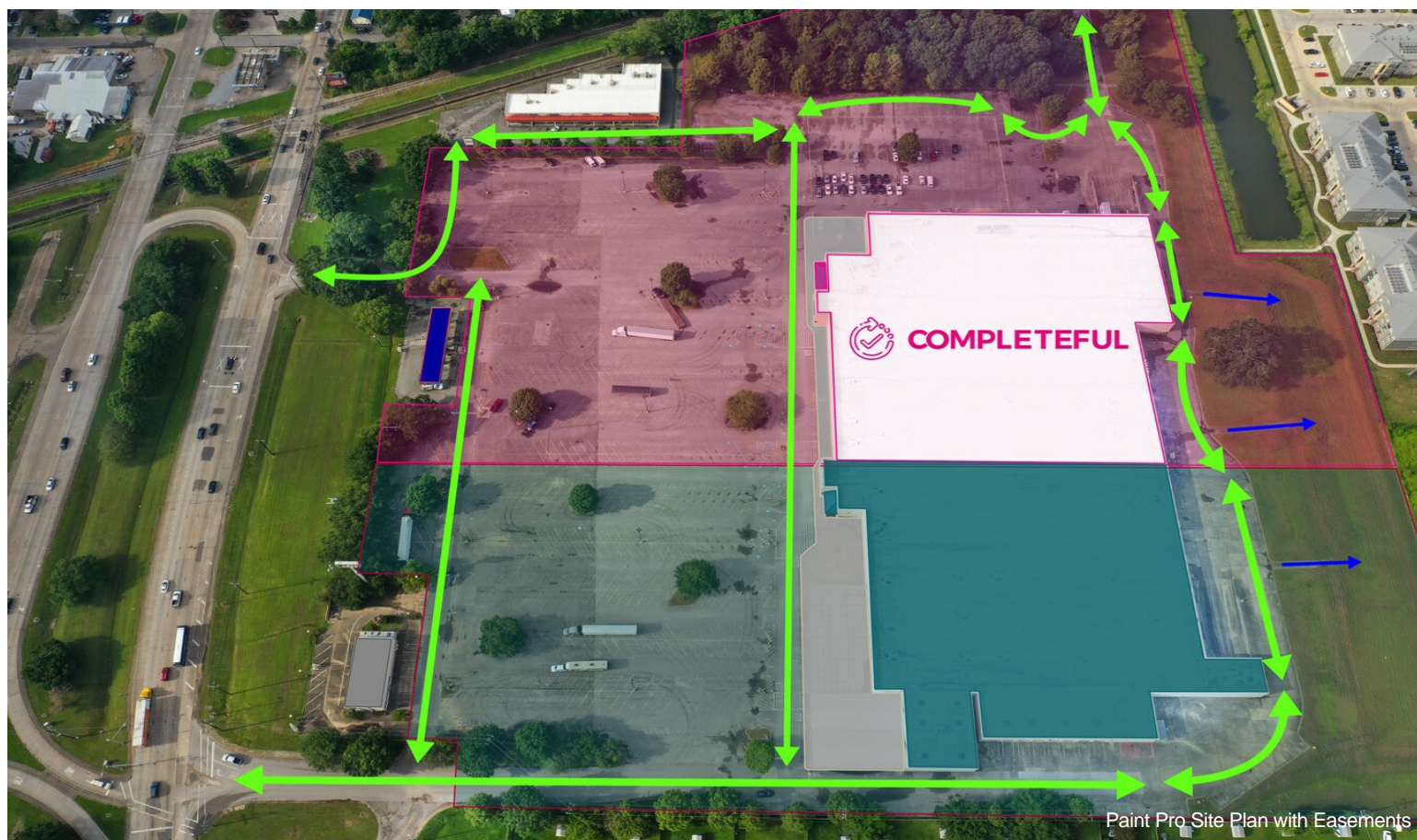
- Rapidly growing e-commerce business, Completeful, currently occupies 128,000 sqft
- 8 acres of the 26-acre site is included in the sale. Additional acreage is available.
- 350 to 700 feet of frontage available.
- Heated and cooled. HVAC systems are working.
- 333-foot building depth.
- 14-foot ceiling height with drop ceiling, 19 feet without.
- Three loading docks, one truck bay, and eight additional garage doors.
- Garden Center with fencing and shade has been relocated.
- Heavy-rated concrete floor in the loading dock area.
- Office and storage space along parameters. See the layout drawing.
- Property drawings and construction specifications can be delivered upon request.
- Electrical is currently being upgraded to a 1200-amp service. This includes gas service and fiber optic service.
- Sprinkler system in place.
- Roof in good condition.
- Durable Concrete and steel construction. In good condition.
- Not in Flood Zone. Withstands hurricanes.
- Environmental Report Completed: good.
- NNNs are comparatively low.

Location:

- 65,000 cars per day. Located at Interstates I-49 and I-10.
- Lighted intersection at the entrance. Four total entrances.
- Union Pacific Railway at the south edge of the property.
- Minutes from LFT Regional Airport.

Under certain terms, there is a possibility of acquiring the entire 228,000 square feet and a 26-acre site. Request for more info.

Property Photos



Property Photos



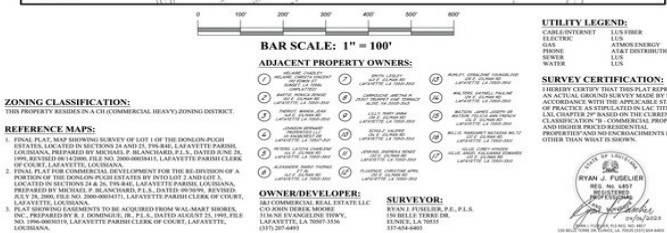
Property Photos

View Facing North



North Loading Docks

North Truck Bays

[illegible]

 FUSELIER SURVEYING & MAPPING BY INSTRUMENT & MONUMENTS LLC 10000 W. 10th Avenue, Suite 100 Denver, CO 80202 303.440.9400 www.fuseliersurveying.com	Parcel 2, Platteau, P.L. 2.3.5 10000 W. 10th Avenue Denver, CO 80202 303.440.9400 www.fuseliersurveying.com		SECTION 34 AND 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, PLATTEAU PARK (LUDIANA COMMERCIAL) 303.440.9400 www.fuseliersurveying.com		DONOR PLAT ESTATE RESSIGNATION OF LOT 10 INTO LOTS 14, 19 & 1-C		1/17/2007 SCALE 1"=100'	1/17/2007 DATE	REVISION DESCRIPTION BY	BOUNDARY SURVEY Y N	ADJACENT INTERESTS SURVEYED ON
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