NAI Rampart

FOR SALE

WAREHOUSE UNITS

COMING SOON · PROPOSED CONSTRUCTION

# South College Road Warehouse Units

South College Road, Lafayette, Louisiana

| UNIT SIZE | DIMENSIONS | PHASE 1 PRICING |
|---|---|---|
| 1,500 SF | 25′ × 60′ | From $169,900 |


PRESENTED BY

**Mo Hannie**

(337) 298-4808

mo@mohannie.com

PROPERTY DESCRIPTION

# Own a Warehouse Configured for Your Business

South College Road is a proposed for-sale warehouse development in Lafayette: 18 planned units of 1,500 SF each, arranged across three building clusters and delivered in phases of six units.

Each 25′ × 60′ unit is an open warehouse shell with a 12′ × 14′ overhead door, ready for an owner to configure for business, equipment or storage needs.

| UNIT SIZE | PLANNED UNITS | UNITS PER PHASE |
|---|---|---|
| 1,500 SF | 18 | 6 |

## STANDARD UNIT FEATURES

- 12′ × 14′ overhead door
- Separate pedestrian entrance
- Rear access door
- Electrical, water and sewer stub-outs
- Interior build-out by owner
- Open 25′ × 60′ warehouse layout

## OFFERING SUMMARY

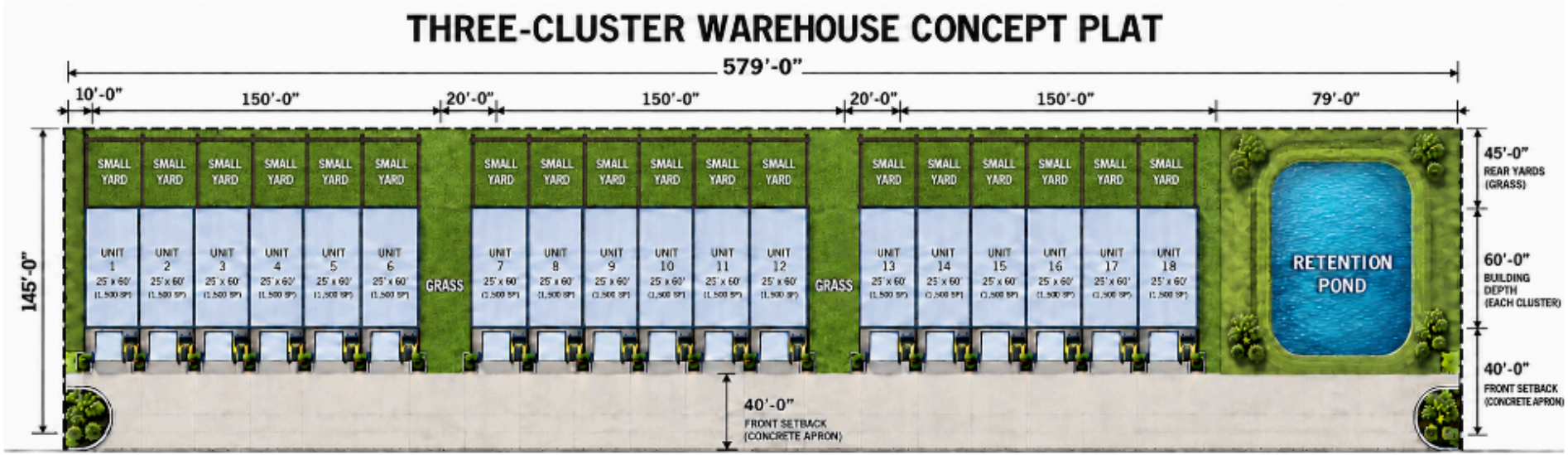
| | |
|---|---|
| SALE PRICE | From $169,900 |
| PRICING | Phase 1 |
| UNIT SIZE | 1,500 SF |
| DIMENSIONS | 25′ × 60′ |
| STATUS | Proposed Construction |

FOR MORE INFORMATION

**Mo Hannie**
(337) 298-4808
mo@mohannie.com

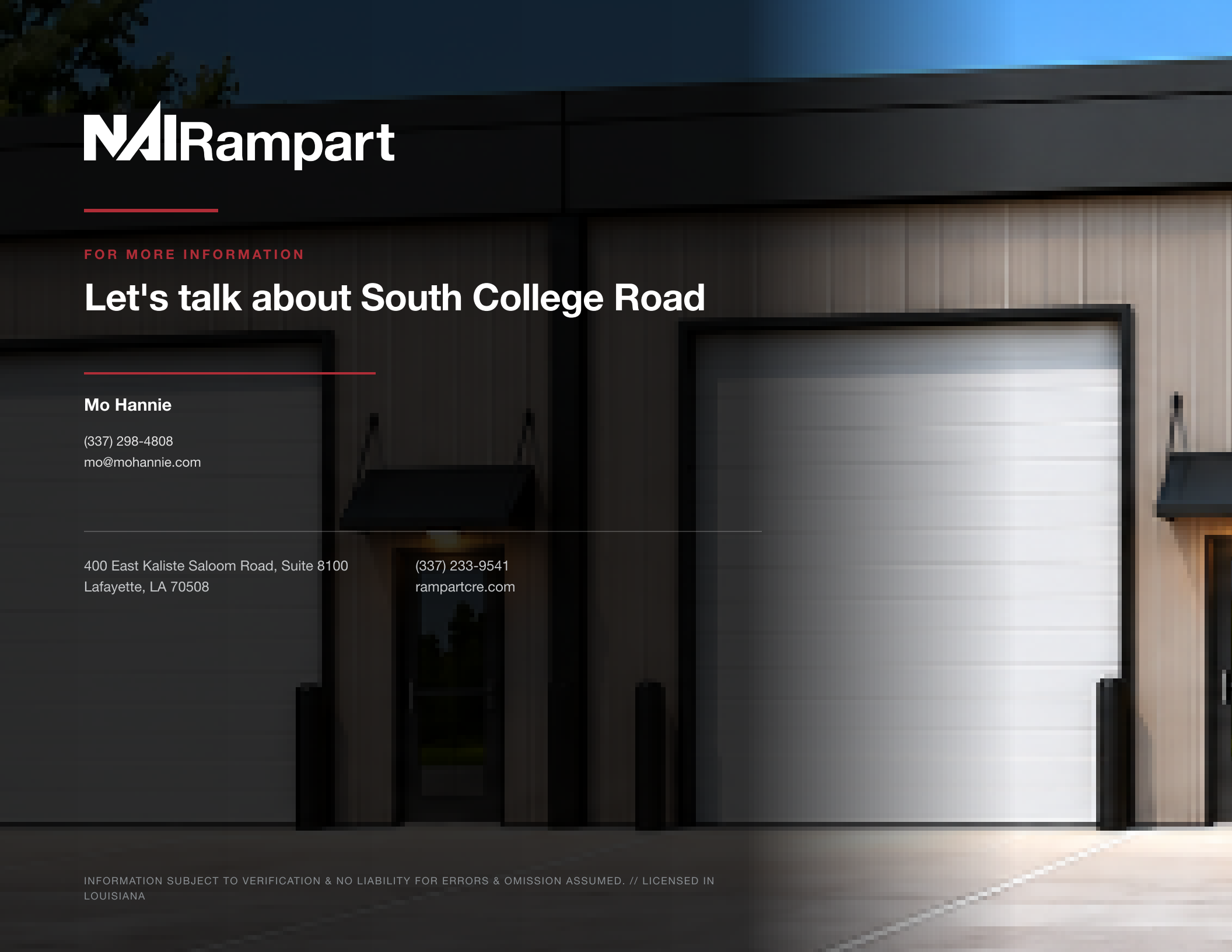
CONCEPT SITE PLAN

# 18 Planned Units Across Three Building Clusters




| SITE FRONTAGE | SITE DEPTH | CLUSTERS | FRONT APRON | REAR YARDS |
|---|---|---|---|---|
| 579′ | 145′ | 3 × 150′ | 40′ Concrete | 45′ Grass |

Proposed development. Renderings are conceptual. Pricing, specifications and availability subject to change and final approvals. Owner improvements subject to permits, zoning and condominium documents.



NAI Rampart

FOR MORE INFORMATION

# Let's talk about South College Road


**Mo Hannie**

(337) 298-4808
mo@mohannie.com

400 East Kaliste Saloom Road, Suite 8100
Lafayette, LA 70508

(337) 233-9541
rampartcre.com



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA