

±8.31 ACRE | ±40,000 SF  
IOS FACILITY FOR SALE/LEASE



101 S BERNARD RD  
BROUSSARD, LA 70518

**CBRE**

**IOS FACILITY  
LEDA INDUSTRIAL PARK**



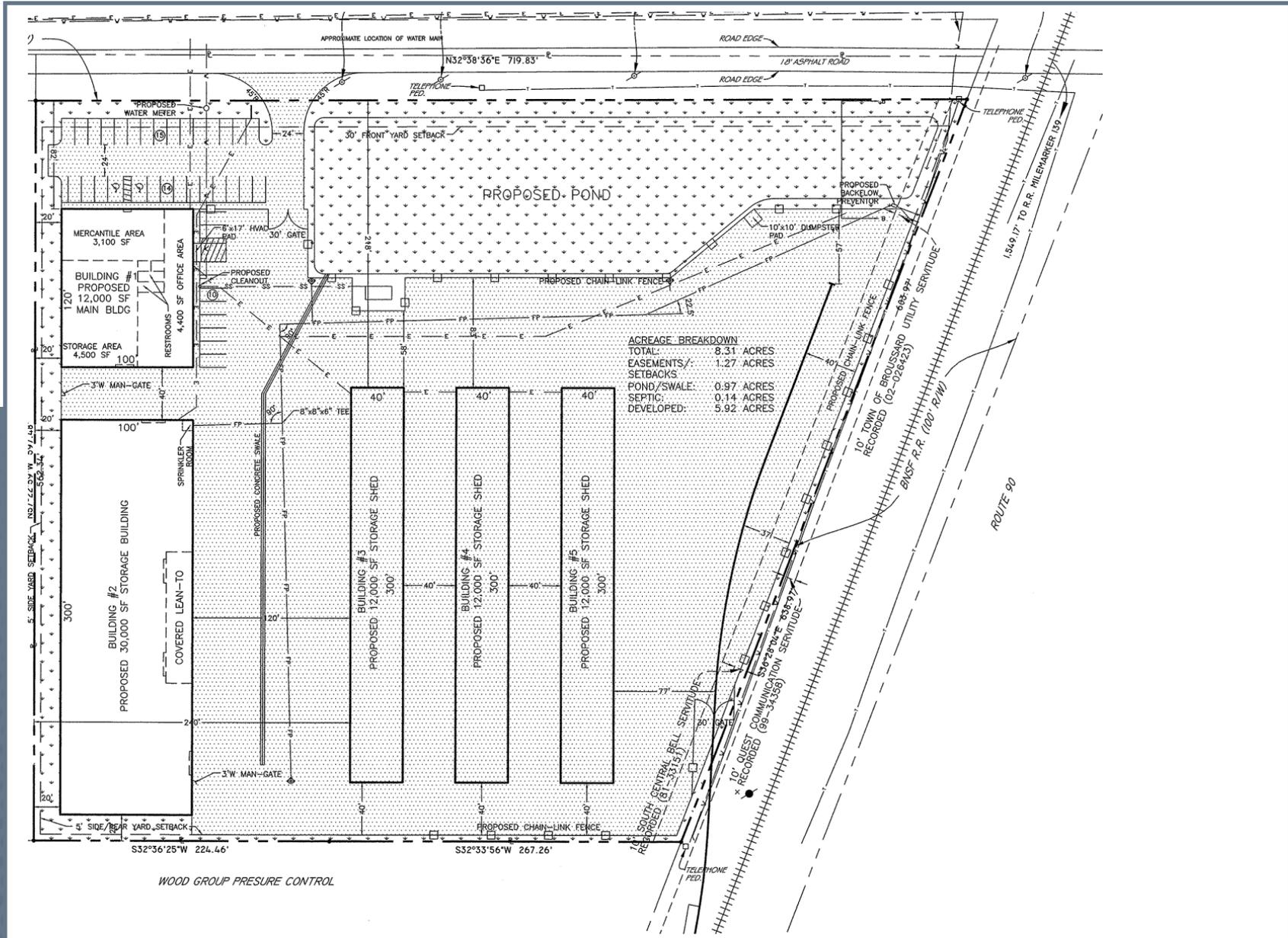
# PROPERTY OVERVIEW

## Property Highlights

- Multiple Structures located on the property
- ±12,000 SF Office Warehouse, ±28,000 SF Warehouse and (3) ±12,000 SF T-Shed Structures Located in the Yard
- Fully Paved Yard totaling ±4.20 Acres outside of the Building Footprints
- Currently Operating as a Light Manufacturing Facility
- Located within LEDA Industrial Park
- On-site Rail Spur (Inactive) with service to BSNF Railways
- Excellent Access to Hwy 90

<b>BUILDING SIZE:</b>	<b>40,000 SF</b>
<b>TOTAL COVERED:</b>	<b>76,000 SF</b>
<b>LOT SIZE:</b>	<b>8.31 AC.</b>
<b>ZONING:</b>	<b>LIGHT INDUSTRIAL</b>
<b>LEASE RATE:</b>	<b>\$42,000 / Mo.</b>
<b>SALES PRICE:</b>	<b>\$5,800,000</b>

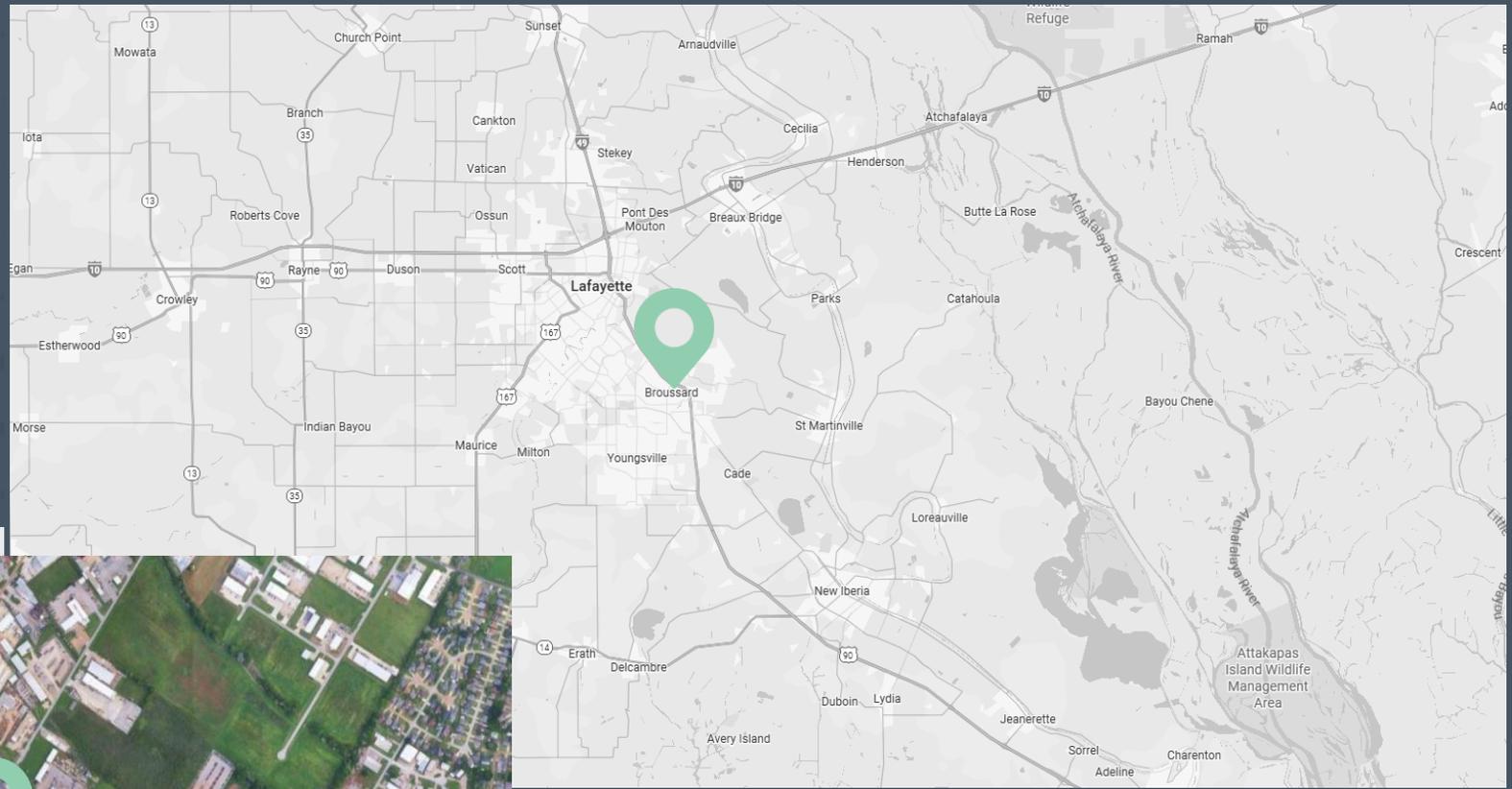
# SITE PLAN



# PROPERTY PHOTOS



# LOCATION MAPS



Excellent Access via  
Hwy 90

Heart of Broussard  
Industrial Corridor

Proximity to Lafayette /  
Morgan City / Fourchon

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**TY GOSE, SIOR, CCIM**  
Senior Vice President  
+1 225 247 3770  
ty.gose@cbre.com

**MICHAEL CASHIO, SIOR, CCIM**  
Senior Vice President  
+1 225 247 9812  
michael.cashio@cbre.com

**ALEX MCCOLLAM**  
Associate  
+1 832 584 9162  
Alex.mccollam@cbre.com

**ANDREW JEWETT**  
Senior Vice President  
+1 832 310 4772  
andrew.jewett@cbre.com

**CBRE**

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