

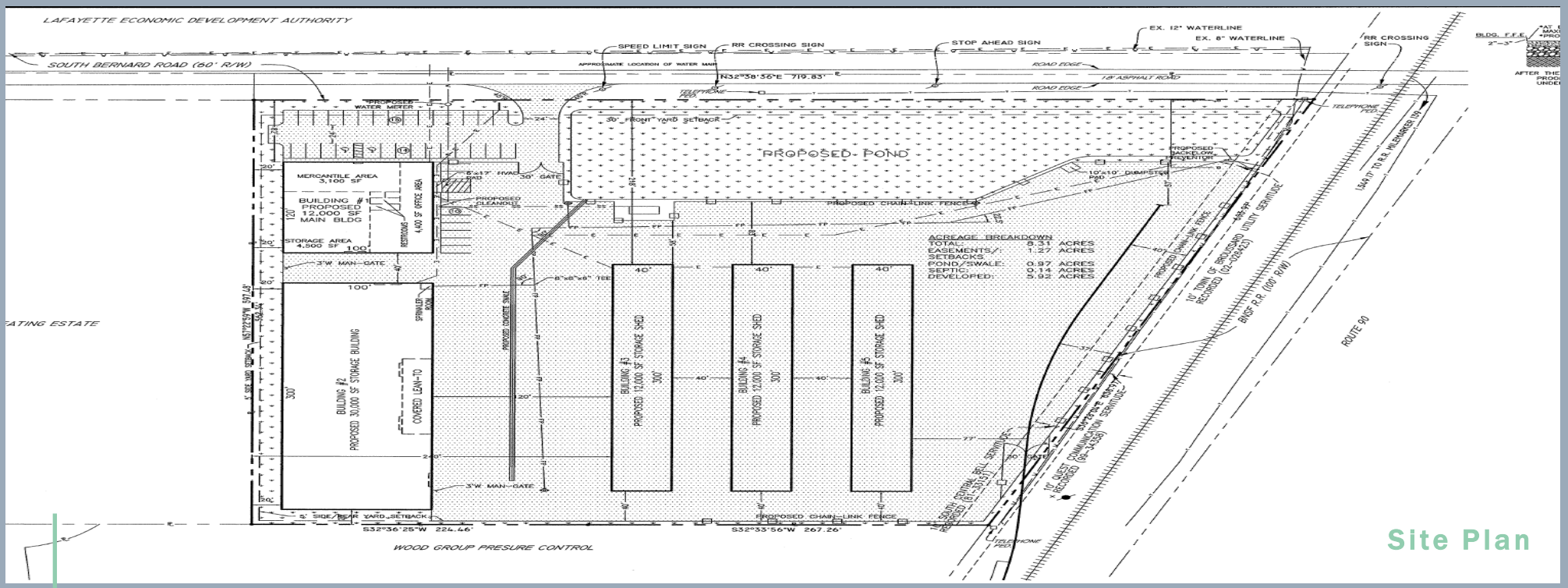
±8.31 ACRE | ±40,000 SF
IOS FACILITY FOR SALE



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 space that totals around 3.512 Acres outside of the Building footprints
- Currently being operated as a manufacturing facility
- Located within LEDA Industrial Park
- Rail spur located on site with service to BSNF Railways
- Great Access to Hwy 90

ASKING PRICE: **\$6,800,000**

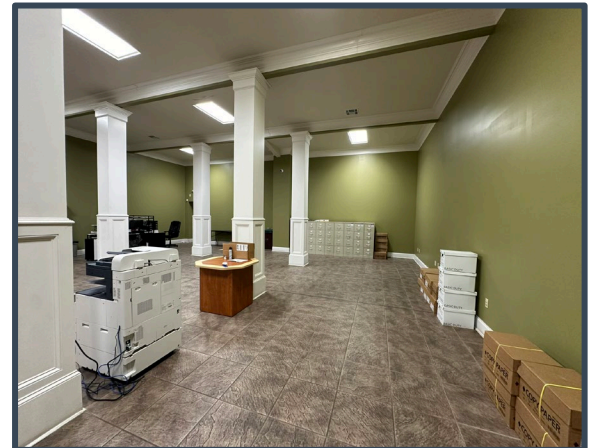
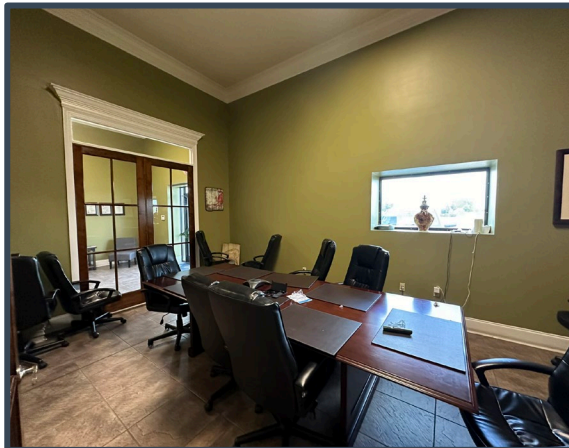
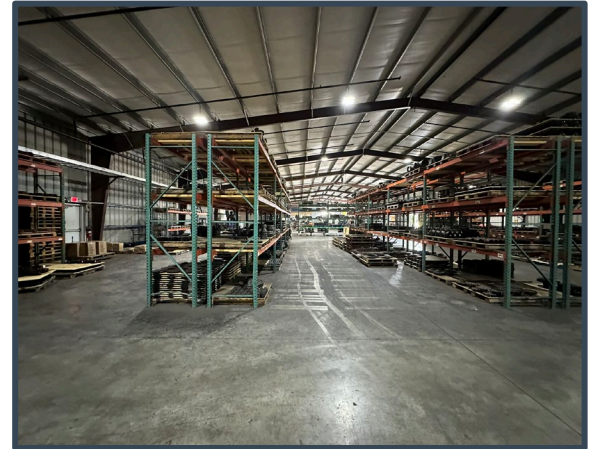
BUILDING SF: **40,000**

TOTAL COVERED SF: **76,000**

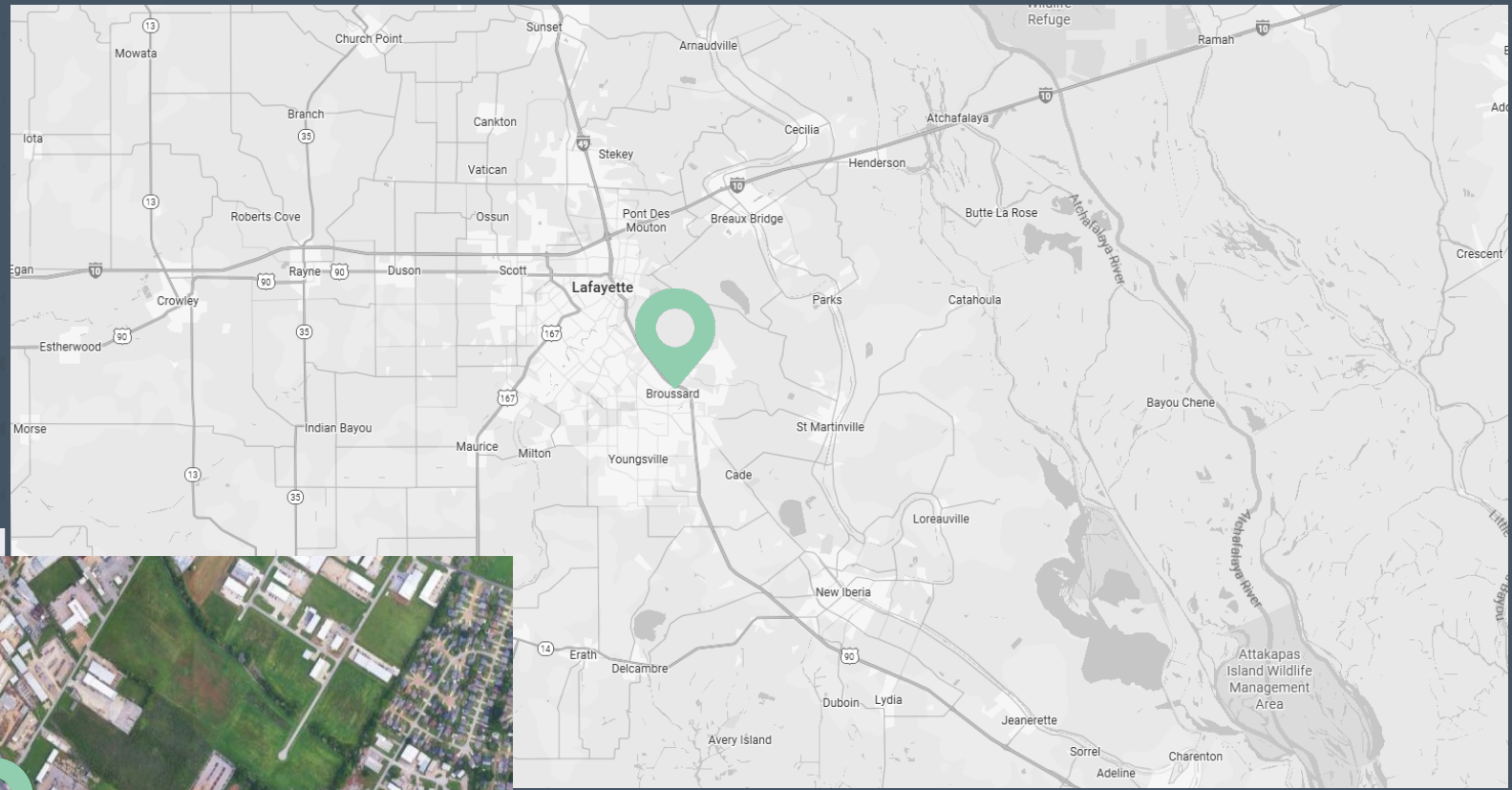
ACREAGE: **8.31**

ZONING: **Light Industrial**

PROPERTY PHOTOS



LOCATION MAPS



Excellent Access via
Hwy 90

Heart of Broussard
Industrial Corridor

Good Access to Lafayette
and New Iberia

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