

**INDUSTRIAL PROPERTY FOR SALE & LEASE**

# **±14,950 SF Industrial Facility**

9100 Hwy 90 W, Centerville, Louisiana 70538

Presented By:

**Jeremy Harson, CCIM**

O: 337.233.9541 | C: 337.298.4149  
jeremyharson@latterblum.com

**Lori Legé, CCIM**

O: 337.769.7008 | C: 337.962.7070  
llege@latterblum.com





## PROPERTY HIGHLIGHTS

- Manufacturing & Fabrication Facility For Sale or Lease
- ±14,950 SF of Total Improvements on ±4.5 Acres
- Main Building: ±2,350 SF Office Space w/ Reception Area, 6 Offices, Kitchen/Conference Area and Restrooms
- Warehouse; ±10,200 SF w/ Foreman Office, Tool Room, Break Area, Kitchen and Restroom
- 3 Phase Power and 480V and 800amp Service
- 30' Eaves, 10-Ton Bridge Crane, Two 16' OH Doors and a 30' Wide Self Swing Door in Warehouse
- ±1,500 SF Lean-to Storage Area on Side of Warehouse
- Ample Argon and Oxygen Gas Lines to Service Welding Stations
- Sand Blasting and Painting Area to Remain w/ Building

## LOCATION DESCRIPTION

Conveniently located between the oil and gas service areas of Houma and the Port of Iberia, along Highway 90 in Centerville, Louisiana.

## OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Sale Price:    | \$1,100,000        |
| Lease Rate:    | \$9.50 SF/yr (NNN) |
| Building Size: | ±14,950 SF         |
| Site Size:     | ±4.5 Acres         |
| Zoning:        | Heavy Industrial   |
| Flood Zone:    | X                  |

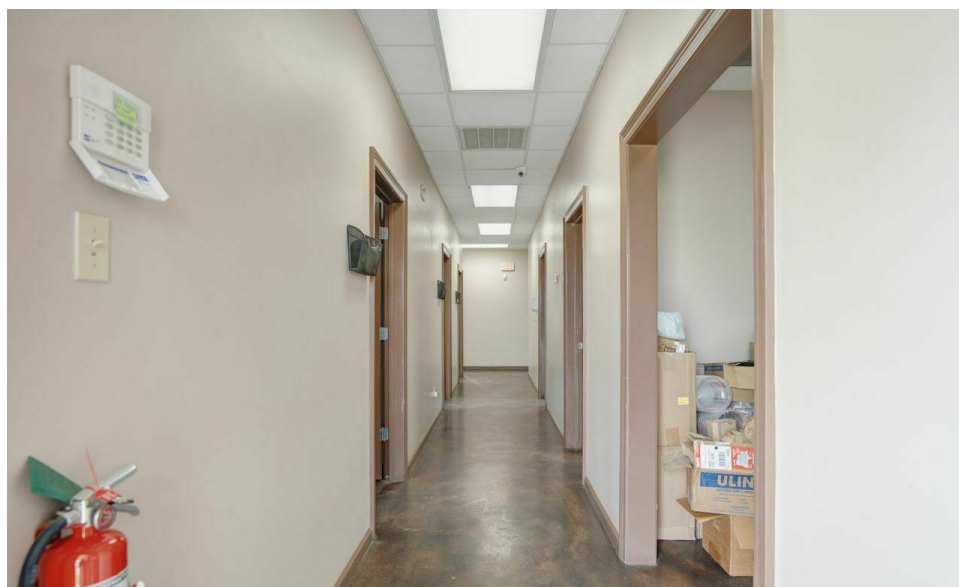
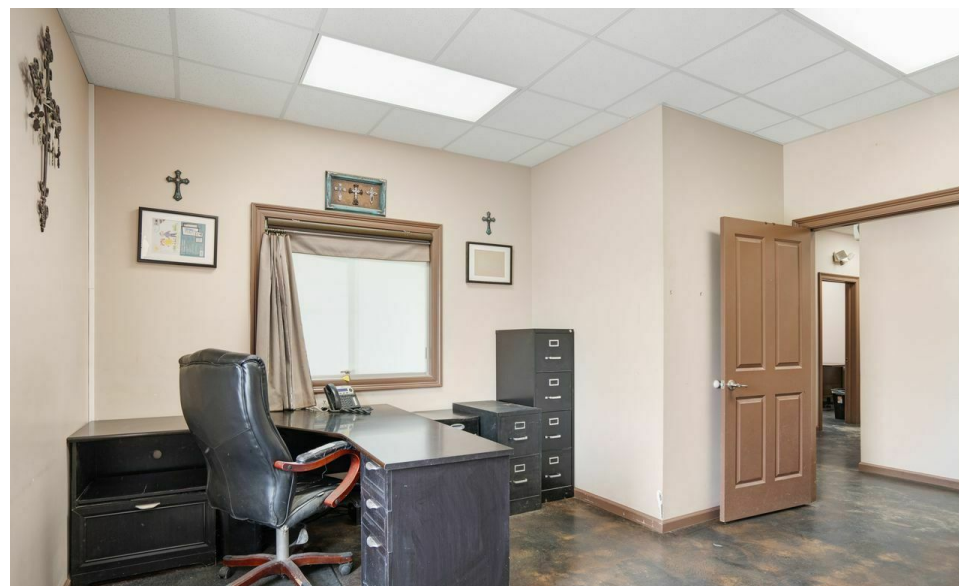
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA





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





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





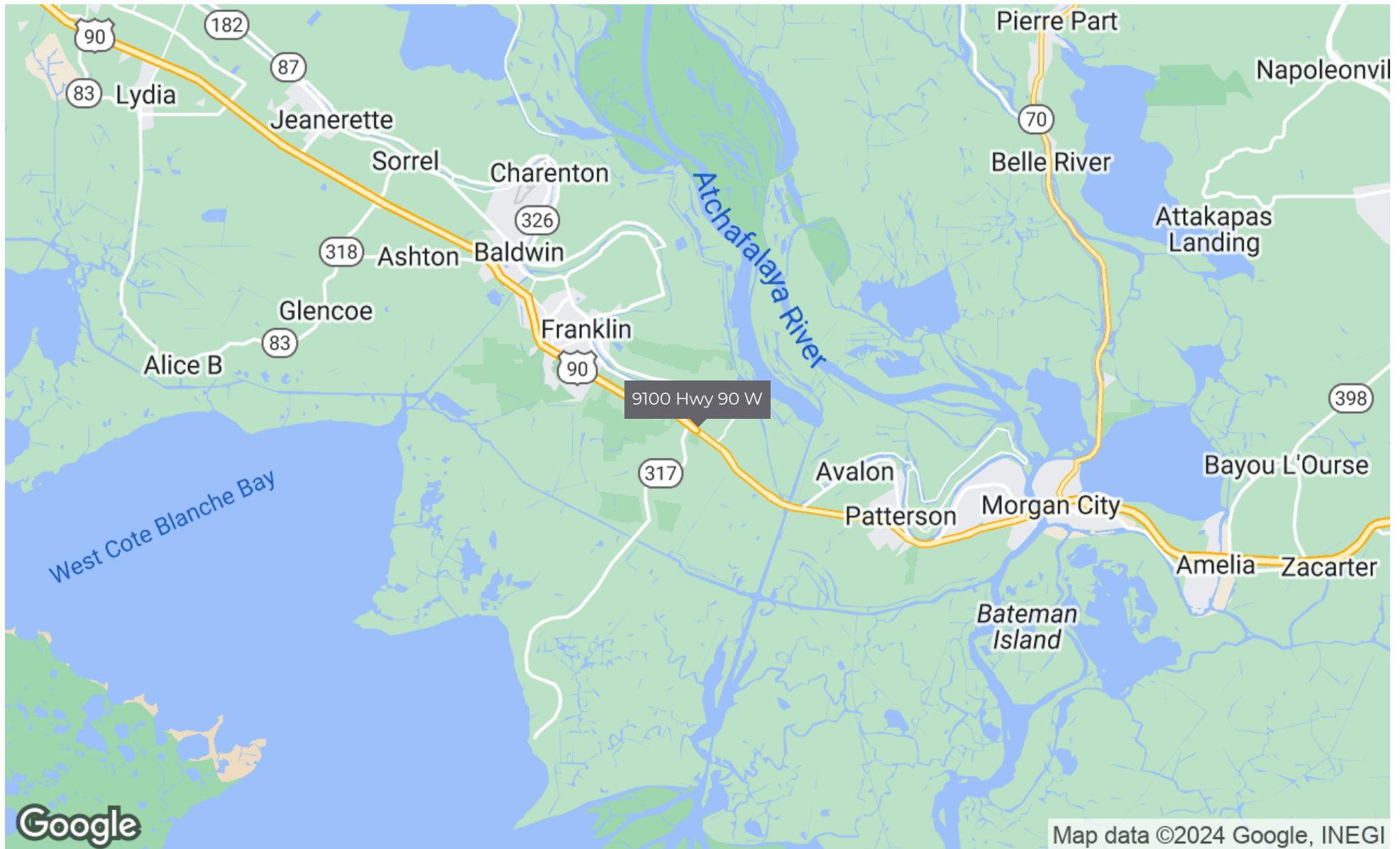
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA





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





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





For More Information:

**Jeremy Harson, CCIM**

O: 337.233.9541 | C: 337.298.4149  
jeremyharson@latterblum.com

**Lori Legé, CCIM**

O: 337.769.7008 | C: 337.962.7070  
llege@latterblum.com

**NALatter&Blum**

2000 Kaliste Saloom Rd, Ste 101  
Lafayette, LA 70508

[www.latterblum.com](http://www.latterblum.com)