



Off/Whs Properties

Monroe & Simcoe Streets, Lafayette, Louisiana 70501

Property Highlights

- Office/warehouse properties available in Lafayette, LA
- Located near Downtown Lafayette on W Simcoe and Monroe Streets
- Portfolio consists of two properties totaling ±25,900 SF (4,000 SF / 21,900 SF)
- Properties are available for sale or lease and can be sold together or separately

Property Description

The subject property consists of two office/warehouse buildings totaling approximately 25,900 SF. The properties are located just north of Downtown Lafayette near US-90 Business (Cameron Street). The immediate area is made up of smaller scale industrial outfits on tighter lots and thick with lower income residential. The railroad cuts through the middle of this area and borders the eastern side of the subject property. The buildings are sturdy with cinder block and metal construction.



For more information

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CALL OR EMAIL FOR MORE INFORMATION



205 Monroe Street

- ±21,900 SF office/warehouse
- Showroom/retail area consists of 2 restrooms, 2 private offices and 1 break room (4,000 SF total)
- Warehouse is partially insulated, runs on 3 phase power and has a 25' eave height and 2 grade level doors
- Office space features 6 private offices, 3 restrooms, a break room and a conference room on the 2nd floor
- Cinder block construction
- IL zoning (Light Industrial)
- Site is approximately 1.2 acres



216 W Simcoe Street

- ±4,000 SF warehouse
- Fully fenced ±0.3 acre lot
- Warehouse features one 14' overhead door and a 19' eave height
- MN-1 zoning (Mixed Use Neighborhood)
- Building and gate face Monroe Street



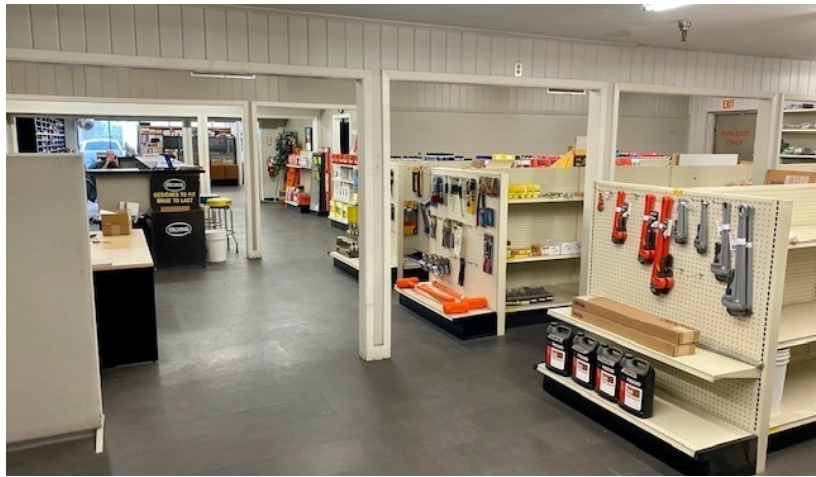
Available Properties



BUILDING BREAKDOWN

PROPERTY	SIZE	LEASE RATE	SALE PRICE
205 Monroe Street	±21,900 SF	\$5,100/month (NNN)	Subject to Offer
216 W Simcoe Street	±4,000 SF	\$650/month (NNN)	\$80,000

205 Monroe Street



216 W Simcoe Street



Location Maps

