




# OFFICE BUILDING + WAREHOUSE FOR SALE OR LEASE 104 DAIRY LANE, BROUSSARD, LA 70518



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 **104 DAIRY LANE**  
BROUSSARD, LA 70518





# Overview

## GLA

43,816 Sq. Ft.

## OFFICE BUILDING SIZE

5,500 Sq. Ft.

## WAREHOUSE SIZE

5,500 Sq. Ft. + 614 sq. ft. mezzanine

## PURCHASE PRICE

\$1,150,000.00

## LEASE PRICE

\$12.00/sq. ft. (Triple Net)

## DAYTIME POPULATION

4,614 (within 15 minutes)

## TOTAL EMPLOYEES

4,792 (within 15 minutes)

## TOTAL HOUSEHOLDS

41,856 (within 15 minutes)

## MEDIAN HOUSEHOLD INCOME

\$55,850.00 (within 15 minutes)





# Property Highlights

- ± 11,000 sq. ft. office + warehouse for sale or lease located in Broussard's Garber Industrial Park off Hwy 90
- Property designed and developed in 2017 by Manuel Builders
- **Features:**
  - **5,500 sq. ft. office building**, currently occupied by Manuel Builders
  - Admin/check in area with waiting room
  - 15 spacious offices + bullpen
  - Large conference room(s)
  - Kitchen
  - ADA compliant restrooms
  - Covered outdoor patio
  - 36 parking spaces, plus 2 handicap accessible
  
  - **5,500 sq. ft. total warehouse**
  - Breakdown: 4,944 sq. ft. non climate-controlled warehouse with 614 sq. ft. mezzanine, conditioned 556 sq. ft. offices with 2 ADA restrooms, 1 shower, and breakroom
  - 3 overhead doors (measuring 14'x14')
  - Ceiling height 16'

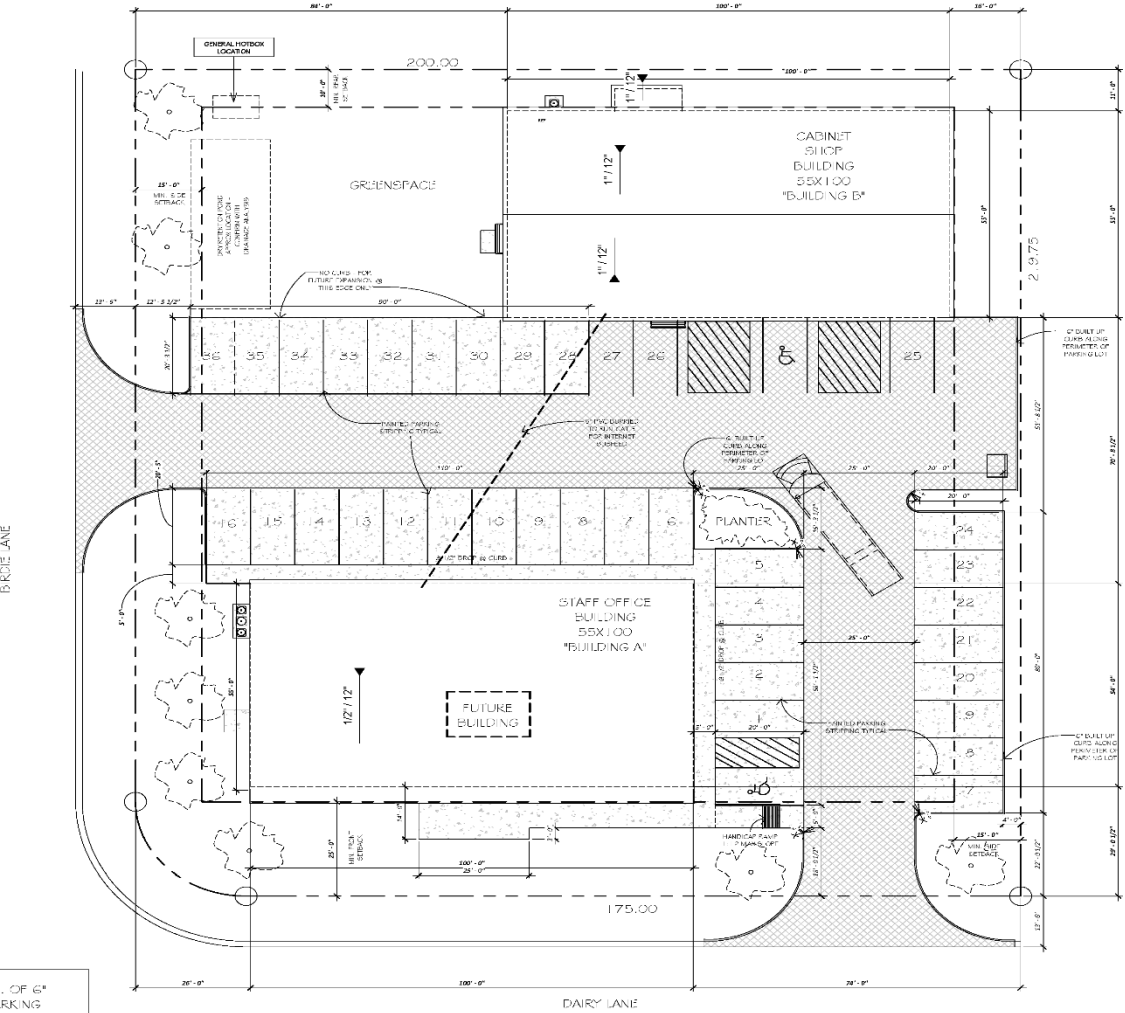


# Site Plan

CONFIRM SEWER & ELECTRICAL LOCATIONS

PARKING SHALL COMPLY WITH TABLE 209.2 OF THE ADA GUIDELINES 36 SPOTS + 2 HANDICAP WITH AISLES

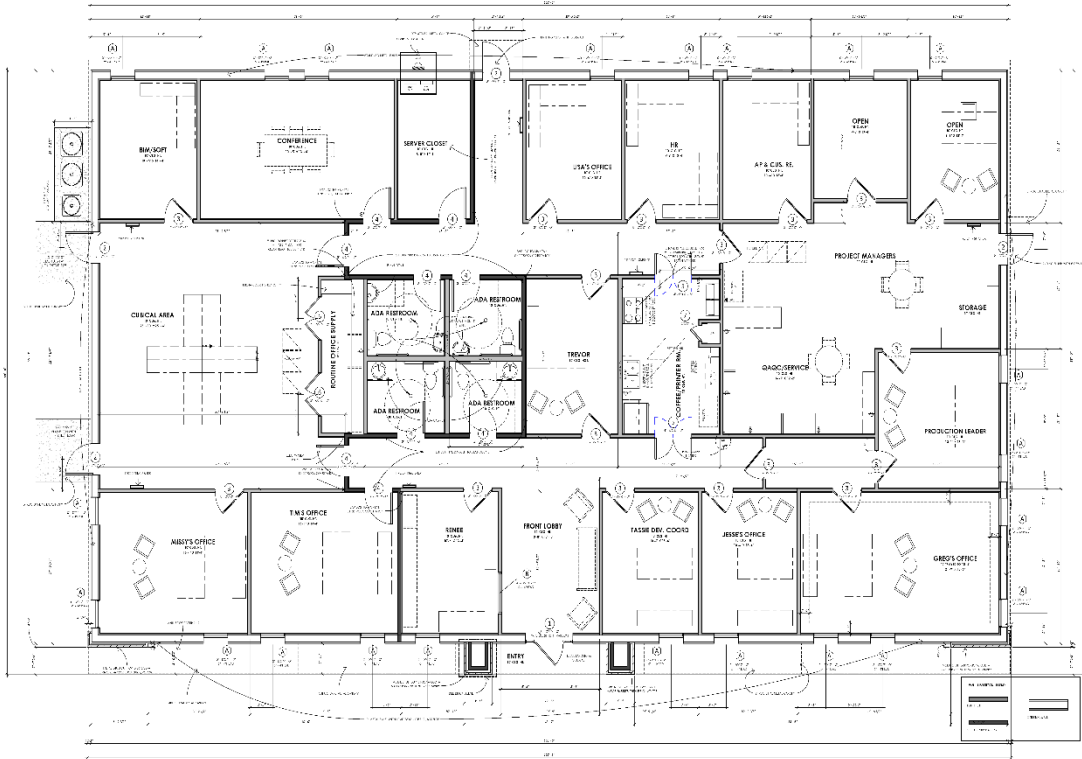
- 10920 SQ. FT. OF 4" CONCRETE PARKING
- 8773 SQ. FT. OF 4" CONCRETE PARKING & SIDEWALK



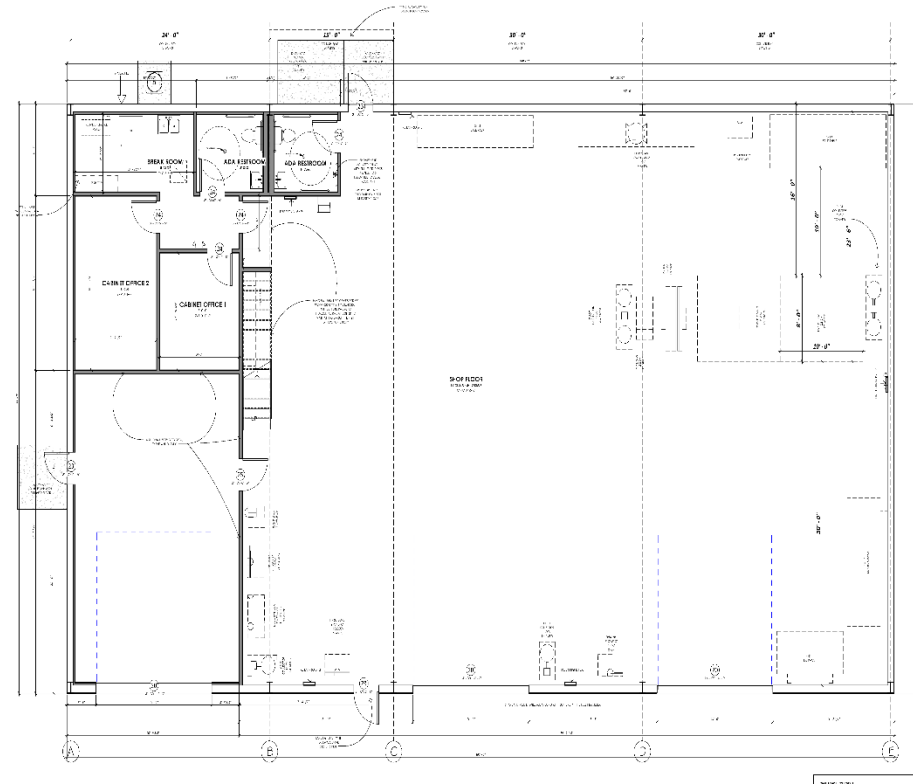
SITE PLAN



# Floor Plans



**Office**  
**“Building A”**  
**5,500 sq. ft.**



**Warehouse**  
**“Building B”**  
**5,500 sq. ft. + 614 sq. ft. mezzanine**



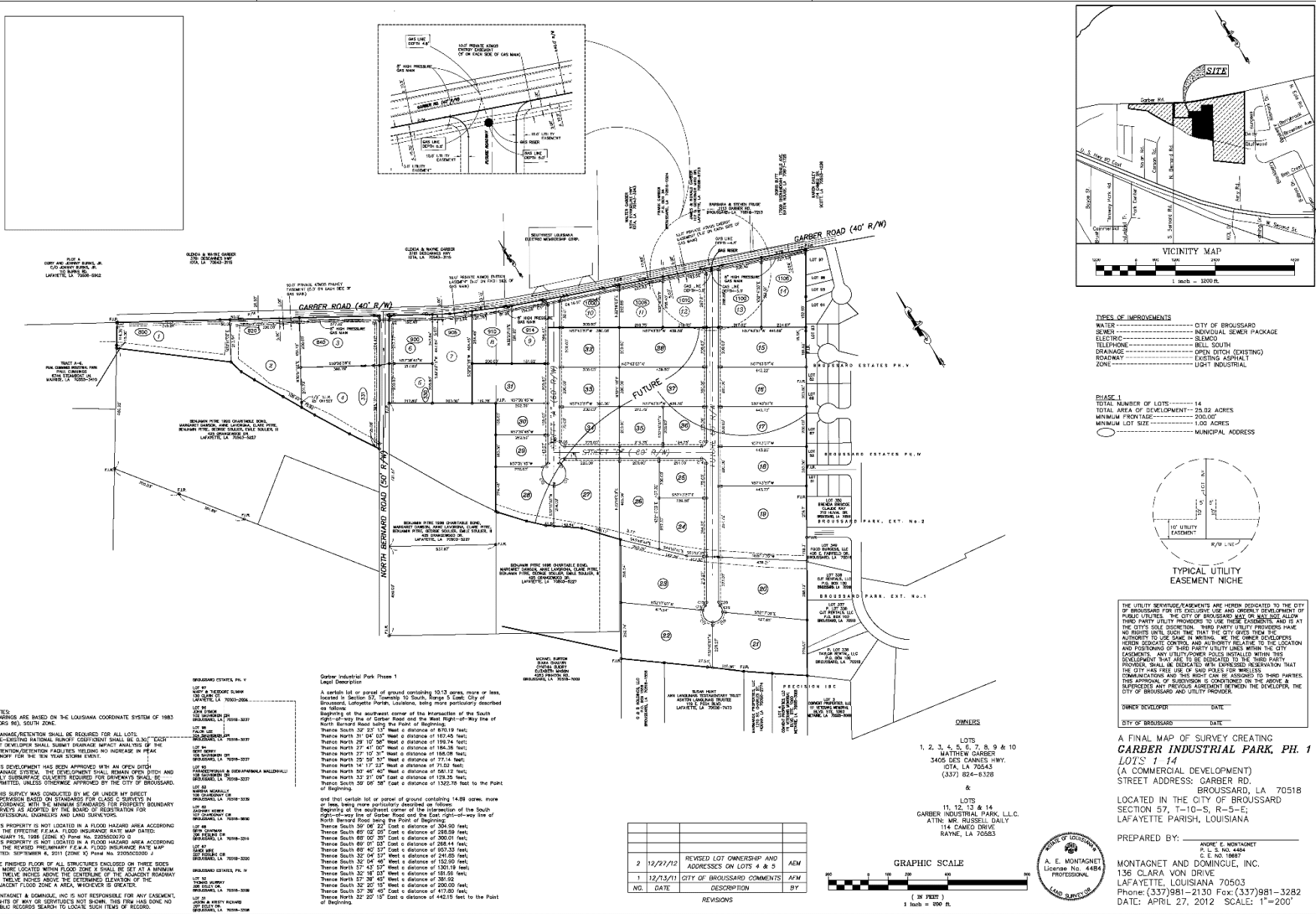
# Opportunity to Purchase Adjacent Lot

- **Price:** \$200,000.00 (\$2.28/sq. ft.)
- **Size:** 2.02 acres (200 X 439.50)
- **Zoning:** Industrial
- Ready to build, all utilities in place





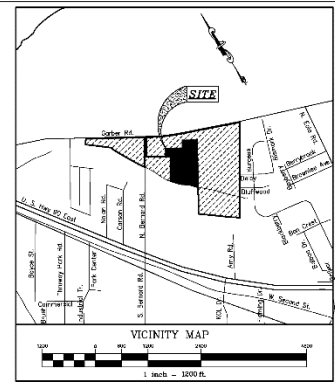
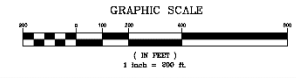
# Plat



**NOTES:**  
 RECORDS ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983 (COSS 83), SOUTH ZONE.  
 DRAINAGE/RETENTION SHALL BE REQUIRED FOR ALL LOTS. PRE-EXISTING NATIONAL FLOOD INSURANCE PROGRAM (NFIP) LOT DEVELOPER SHALL SUBMIT CHANGES IMPACT ANALYSIS OF THE RETENTION/RETENTION FACILITIES NECESSARY TO MAINTAIN FLOOD RISK FOR THE TEN YEAR STORM EVENT.  
 THIS DEVELOPMENT HAS BEEN APPROVED WITH AN OPEN DITCH DRAINAGE SYSTEM. THE DEVELOPER SHALL MAINTAIN OPEN DITCH AND ONLY SURFACE COLLECTED THROUGH THE DRAINAGE SHALL BE PERMITTED, UNLESS OTHERWISE APPROVED BY THE CITY OF BROUSSARD.  
 THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION BASED ON STANDARDS FOR CLASS C SURVEYS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.  
 THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE FIP/FEMA FLOOD INSURANCE RATE MAP DATED JANUARY 16, 1998 (ZONE #1 Panel No. 220502050 J).  
 THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE REVISED FIP/FEMA FLOOD INSURANCE RATE MAP DATED SEPTEMBER 6, 2011 (ZONE #3 Panel No. 220502050 J).  
 THE FINISHED FLOOR OF ALL STRUCTURES ENCLOSED ON THREE SIDES OR MORE LOCATED WITHIN FLOOD ZONE # SHALL BE SET AT A MINIMUM OF TWELVE INCHES ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY OR NEIGHBORING ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY FLOOD ZONE # AREA, WHICHEVER IS GREATER.  
 MONTAGNET & DOMINGUE, INC. IS NOT RESPONSIBLE FOR ANY EASEMENT RIGHTS OF WAY OR SEPTIC/SLURRY NOT SHOWN. THIS FIRM HAS DONE NO PUBLIC RECORDS SEARCH TO LOCATE SUCH ITEMS OF RECORD.

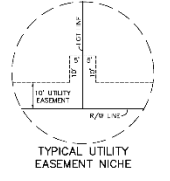
**Garber Industrial Park Phase 1**  
 Legal Description  
 A certain lot or parcel of ground containing 18.73 acres more or less, located in Section 57, Township 10 South, Range 5 East, City of Broussard, Lafayette Parish, Louisiana, being more particularly described as follows:  
 Beginning at the southeast corner of the intersection of the South right-of-way line of Garber Road and the West Right-of-Way line of North Bernard Road along the front of Beginning;  
 Thence South 33° 27' 11" West a distance of 870.19 feet;  
 Thence North 31° 04' 13" East a distance of 182.65 feet;  
 Thence North 59° 10' 26" West a distance of 199.74 feet;  
 Thence North 27° 41' 30" East a distance of 186.26 feet;  
 Thence North 77° 10' 26" West a distance of 188.08 feet;  
 Thence North 52° 52' 57" West a distance of 271.28 feet;  
 Thence North 41° 17' 11" West a distance of 161.12 feet;  
 Thence North 53° 46' 40" East a distance of 138.25 feet;  
 Thence North 33° 27' 11" West a distance of 1322.76 feet to the Point of Beginning;  
 and that certain lot or parcel of ground containing 14.88 acres more or less, being more particularly described as follows:  
 Beginning at the southeast corner of the intersection of the South right-of-way line of Garber Road and the East right-of-way line of North Bernard Road along the front of Beginning;  
 Thence South 59° 08' 22" East a distance of 304.69 feet;  
 Thence South 69° 02' 02" East a distance of 288.59 feet;  
 Thence North 69° 00' 20" East a distance of 300.07 feet;  
 Thence South 69° 02' 02" East a distance of 288.44 feet;  
 Thence South 69° 00' 20" East a distance of 300.07 feet;  
 Thence South 52° 52' 57" West a distance of 171.28 feet;  
 Thence South 41° 17' 11" West a distance of 161.12 feet;  
 Thence North 53° 46' 40" East a distance of 138.25 feet;  
 Thence North 33° 27' 11" West a distance of 1322.76 feet to the Point of Beginning.

NO.	DATE	DESCRIPTION	BY
2	12/27/12	REVISED LOT OWNERSHIP AND ADDRESSES ON LOTS 4 & 5	AEM
1	12/13/11	CITY OF BROUSSARD COMMENTS	AFM



- TYPES OF IMPROVEMENTS**
- WATER ----- CITY OF BROUSSARD
  - SEWER ----- INDIVIDUAL SEWER PACKAGE
  - ELECTRIC ----- SLEMCO
  - TELEPHONE ----- BELL SOUTH
  - DRAINAGE ----- OPEN DITCH (EXISTING)
  - ROADWAY ----- EXISTING ASPHALT
  - ZONE ----- LIGHT INDUSTRIAL

**PHASE 1**  
 TOTAL NUMBER OF LOTS ----- 14  
 TOTAL AREA OF DEVELOPMENT ----- 25.92 ACRES  
 MINIMUM FRONTAGE ----- 200.00'  
 MINIMUM LOT SIZE ----- MUNICIPAL ADDRESS



THE UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF BROUSSARD FOR ITS EXCLUSIVE USE AND OPERATIONAL DEVELOPMENT OF PUBLIC UTILITIES. THE CITY OF BROUSSARD, BY THIS DEDICATION, ALLOWS THIS PARTY UTILITY PROVIDERS TO USE THESE EASEMENTS, AND IS AT THE CITY'S SOLE DISCRETION. THIRD PARTY UTILITY PROVIDERS HAVE 90 DAYS FROM THE DATE OF THIS DEDICATION TO ACCEPT THE AUTHORITY TO USE SAME IN WRITING. IF THE OWNER DEVELOPERS HEREBY DEDICATE EASEMENTS AND AUTHORITY RELATIVE TO THE LOCATION AND POSITIONING OF THIRD PARTY UTILITY LINES WITHIN THE CITY EASEMENTS, ANY UTILITY OWNER POLICE INSTALLED WITHIN THE DEVELOPMENT THAT ARE TO BE DEDICATED TO THE THIRD PARTY PROVIDERS, SHALL BE DEDICATED WITH DEDICATED PERMISSION THAT THE CITY HAS THE USE OF SAID POLLS FOR WIRELESS COMMUNICATIONS AND THIS RIGHT CAN BE ASSIGNED TO THIRD PARTIES. THIS APPROVAL OF BROUSSARD IS CONTINGENT ON THE OWNER'S & REPRODUCES ANY PREVIOUS AGREEMENT BETWEEN THE DEVELOPER, THE CITY OF BROUSSARD AND UTILITY PROVIDER.

OWNER DEVELOPER: DATE  
 CITY OF BROUSSARD: DATE

A FINAL MAP OF SURVEY CREATING  
**GARBER INDUSTRIAL PARK, PH. 1**  
**LOTS 1-14**  
 (A COMMERCIAL DEVELOPMENT)  
 STREET ADDRESS: GARBER RD.  
 BROUSSARD, LA 70518  
 LOCATED IN THE CITY OF BROUSSARD  
 SECTION 57, T-10-S, R-5-E;  
 LAFAYETTE PARISH, LOUISIANA

PREPARED BY: ANDRE E. MONTAGNET  
 P. L. S. NO. 4484  
 A. E. MONTAGNET & DOMINGUE, INC.  
 136 CLARA VON DRIVE  
 LAFAYETTE, LOUISIANA 70503  
 Phone: (337)981-2130 Fax: (337)981-3282  
 DATE: APRIL 27, 2012 SCALE: 1"=200'





**Diana Stephens**

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Commercial Sales & Leasing

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M: 225-235-5755

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[Diana@scoutrec.com](mailto:Diana@scoutrec.com)

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