



705 Hangar Drive,

New Iberia, Louisiana 70560

Property Highlights

- ±20,968 SF Total
- 13 offices
- 3 phase electric
- 5 cranes
- (2) 14' overhead door
- ±2.6 acres
- Zoned I-1

Sale Price

\$820,000



For more information

Jeremy Harson, CCIM

O: 337 233 9541 | C: 337 298 4149
jeremyharson@latterblum.com

Clinton Shepard, CCIM

O: 337 233 9541 | C: 318 366 6064
cshepard@latterblum.com

CALL OR EMAIL FOR MORE INFORMATION

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

6 Degaulle Square
Lafayette, LA 70508
337 233 9541 tel
latterblum.com

June 24, 2021



SALE PRICE: **\$820,000**

TOTAL SF: **±20,968 SF**

OFFICE SF: **±4,800 SF**

WAREHOUSE SF: **±16,168**

CRANES: **(1) 2 ton
(3) 1,500 lbs
(1) 500 lbs**

FLOOD ZONE: **X**

Property Overview

For sale is a great light industrial facility situated on approximately 2.6 acres of land in a great industrial park in New Iberia near the airport. The building has a total of approximately 21,000 +/- square feet with lots of parking available and a concrete yard. The land adjacent to the building is included in the acreage and sale. The office is approximately 4,800 square feet +/- with 13 Offices, Kitchen, 2 bathrooms and a large shipping/ Parts room. The Warehouse is approximately 16,100 square feet with 3 phase electric, a climate controlled storage area, full bathroom with shower and 6 cranes (1-2 ton, 3-1,500 pound, 1-500 pound) and fairly new air compressor along with a 100kw generator and 2- 14 foot overhead doors with concrete driveway and yard that is completely fenced in. The property is currently in flood zone X and zoned I-1.

Location Overview

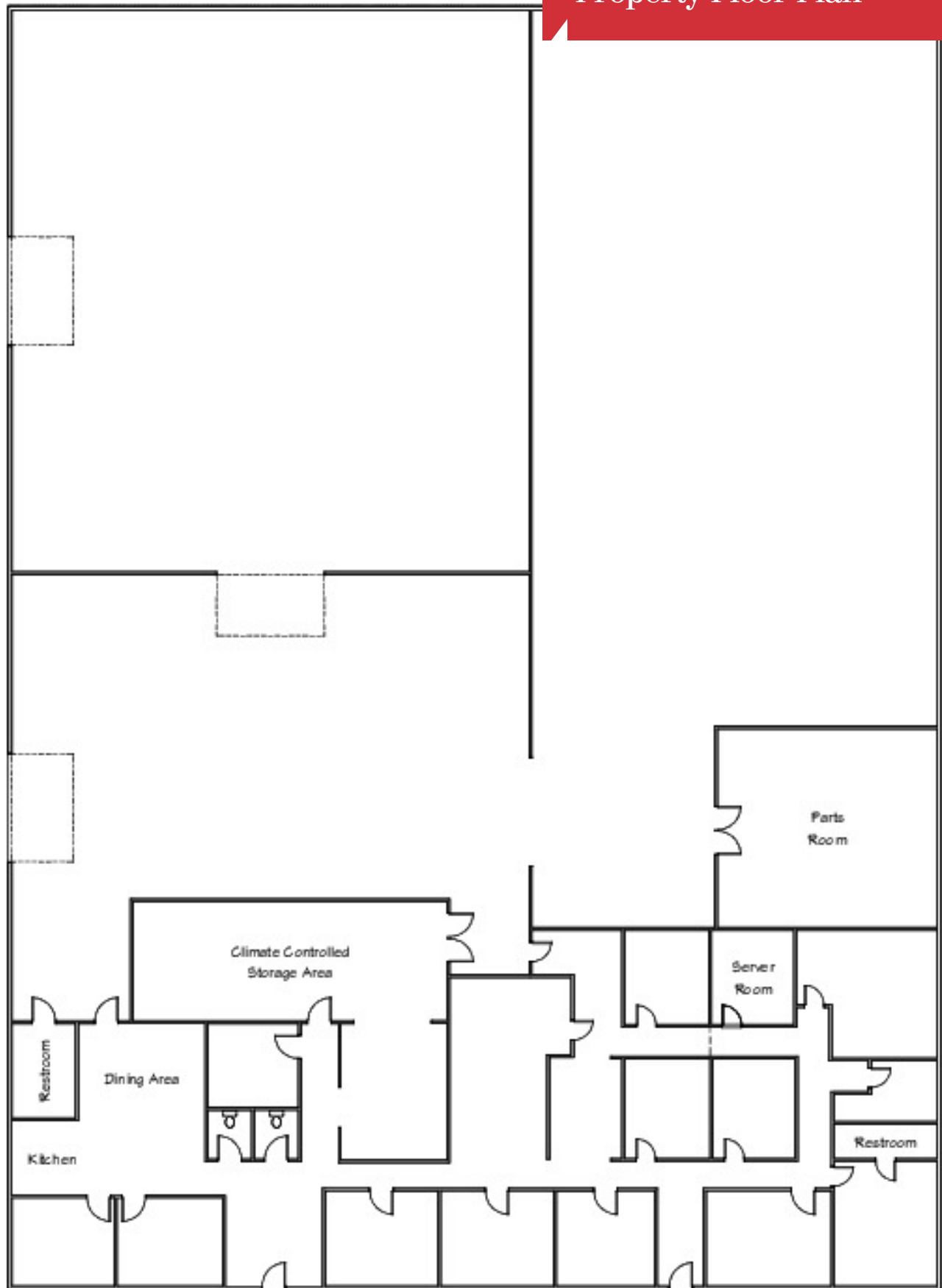
The subject property is located next to Acadiana regional airport and has easy access to Highway 90. Subject property is also only 8 miles away from the Port of Iberia.



Additional Photos



Property Floor Plan



Location Maps

