



## 2107 Carmel Drive

Lafayette, Louisiana 70501

### Property Highlights

- ±21,545 SF of industrial space
- Renovated in 2015 and sits
- ±9.49 acre lot
- Wash bay area on site
- Ample parking
- Large stabilized yard

### Sale Price

\$1,399,000



For more information

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CALL OR EMAIL FOR MORE INFORMATION

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SALE PRICE:	\$1,399,000
LOT SIZE:	9.498 Acres
BUILDING SIZE:	21,545 SF
OFFICE:	10,657 SF
WAREHOUSE:	10,888 SF
PARKING SPACES:	120
OVERHEAD DOORS:	5
EAVE HEIGHT:	18 FT
STABILIZED YARD:	+/- 7.1 acres
ZONING:	Light Industrial

## Property Overview

For Sale is a great light industrial facility measuring out at over 21,000 square feet. The building was renovated in 2015 and sits on 9.49 acres with over 450 feet of frontage on Carmel making for easy access for large cargo shipments. It has 10,657 square feet of office space situated on two floors in excellent condition, and 10,888 square feet of warehouse including a wash bay area, 18 foot eaves and 5 overhead doors with levelers. The property also contains a large stabilized yard, approximately 7 acres. There is a total of 120 parking spaces, 55 of which are gated and secured. The site is situated in a convenient location with easy access to Hwy 90 and I-10 with multiple travel routes through Lafayette and Breaux Bridge.

## Location Overview

Subject property is located on the North side of the Breaux Bridge Highway, just outside the city limits of Lafayette. The site sits in Lafayette Parish just west of the St. Martin Parish line. The location of this site provides for easy access to US Hwy 90 and I-10 via the Breaux Bridge exit as well as Louisiana Avenue. This makes the site accessible from all four directions.

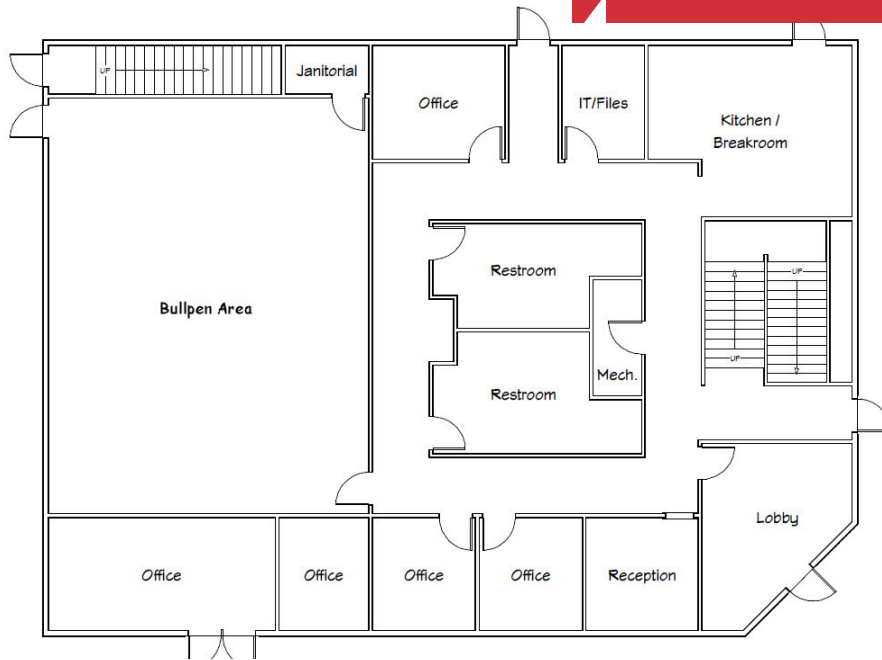
# Aerial View



# Additional Photos



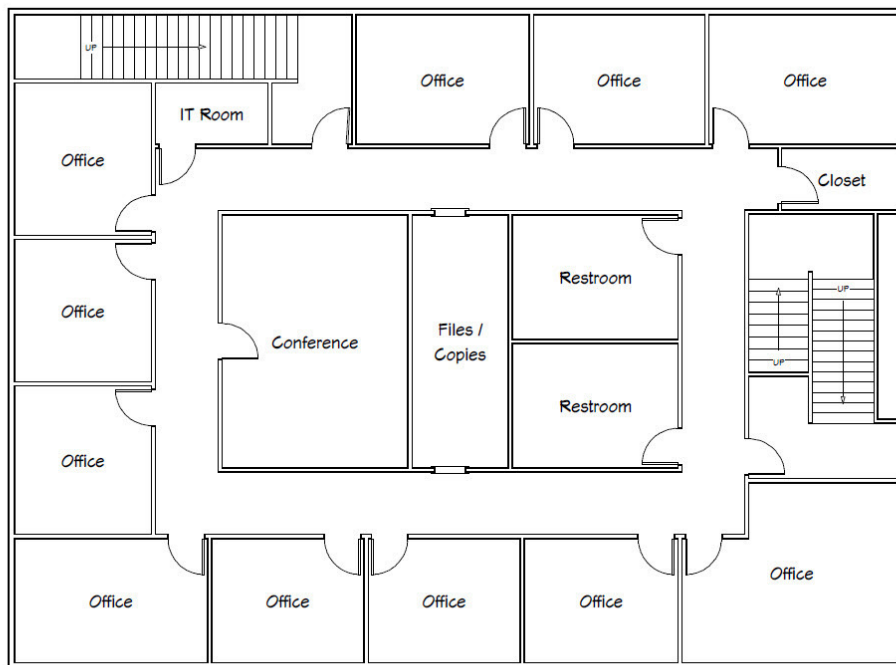
# Floor Plan



1

## 1st Floor

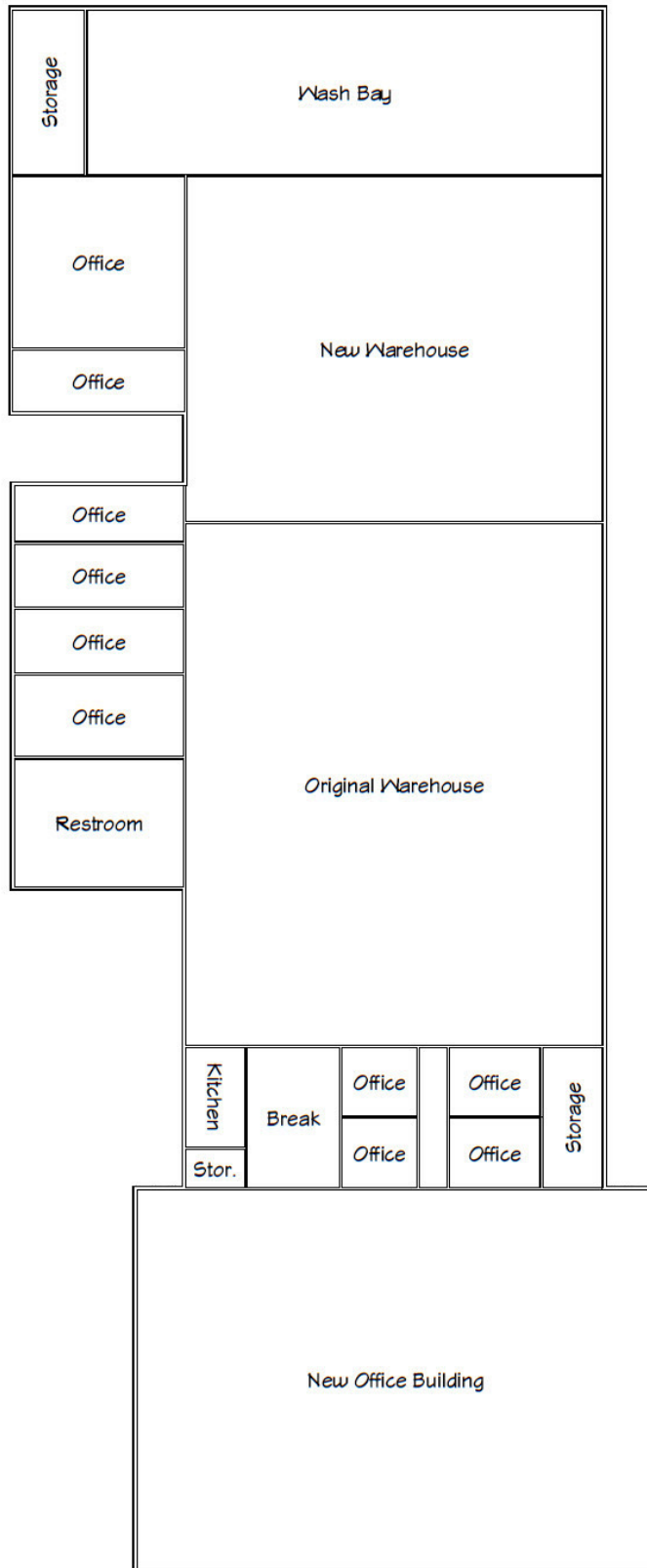
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2

## 2nd Floor

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# Location Maps



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