

**INDUSTRIAL PROPERTY FOR SALE**

**±65,000 SF Industrial Facility**

1471 Old Spanish Trail, Broussard, LA 70518

Presented By:

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## PROPERTY OVERVIEW

First class industrial facility for sale in Broussard, Louisiana. The subject property is a well-maintained ±65,000 square foot office / warehouse complex with modern finishes on just over 12 acres. ±6,200 square feet of the total improvements are set up as office space, with the remaining square footage being warehouse and/or storage. The warehouses are fully insulated with central air and heat and will come with an assortment of bridge cranes and jib cranes. Eave heights range from 13 feet to 25 feet. The yard is both concrete and stabilized limestone and sits high and dry. The entire facility has keycard access for secure operation as well as surveillance cameras throughout.

## OFFERING SUMMARY

Sale Price:	\$2,700,000
Lot Size:	±12.24 Acres
Total Improvements:	±65,000 SF

## PROPERTY HIGHLIGHTS

- ±65,000 SF First Class Industrial Facility
- Total Site is ±12.24 Acres
- Multiple Buildings Onsite
- Several Overhead and Grade Level Doors
- Jib and Bridge Cranes (12)
- Excellent Location and Visibility

## LOCATION OVERVIEW

The subject property is located in Broussard, Louisiana along Highway 182 -- a secondary industrial corridor to Highway 90. Running north and south, and connecting Broussard to New Iberia, Highway 182 is home to several large industrial users.

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### ONSITE IMPROVEMENTS

#### BUILDING 1

- 8,035 SF Warehouse
- Three Overhead / Grade Level Doors (1 Drive-Thru)
- 13' Eave Height
- One 2-Ton Bridge Crane / One 5-Ton Bridge Crane
- 3 Phase Power / 220 Volt
- Built in 1983

#### BUILDING 2

- 15,838 SF Office / Warehouse
- Two Overhead / Grade Level Doors (1 Drive-Thru)
- 25' Eave Height
- Two 1-Ton Jib Cranes / 2 5-Ton Bridge Cranes
- Three "Big Ass" Fans
- 3 Phase Power / 220 Volt
- Built in 2003

#### BUILDING 3

- 15,521 SF Warehouse
- One Overhead / Grade Level Door & One 17' Speed Door
- 24' Eave Height
- Two "Big Ass" Fans
- 3 Phase Power / 480 Volt
- Built in 2003

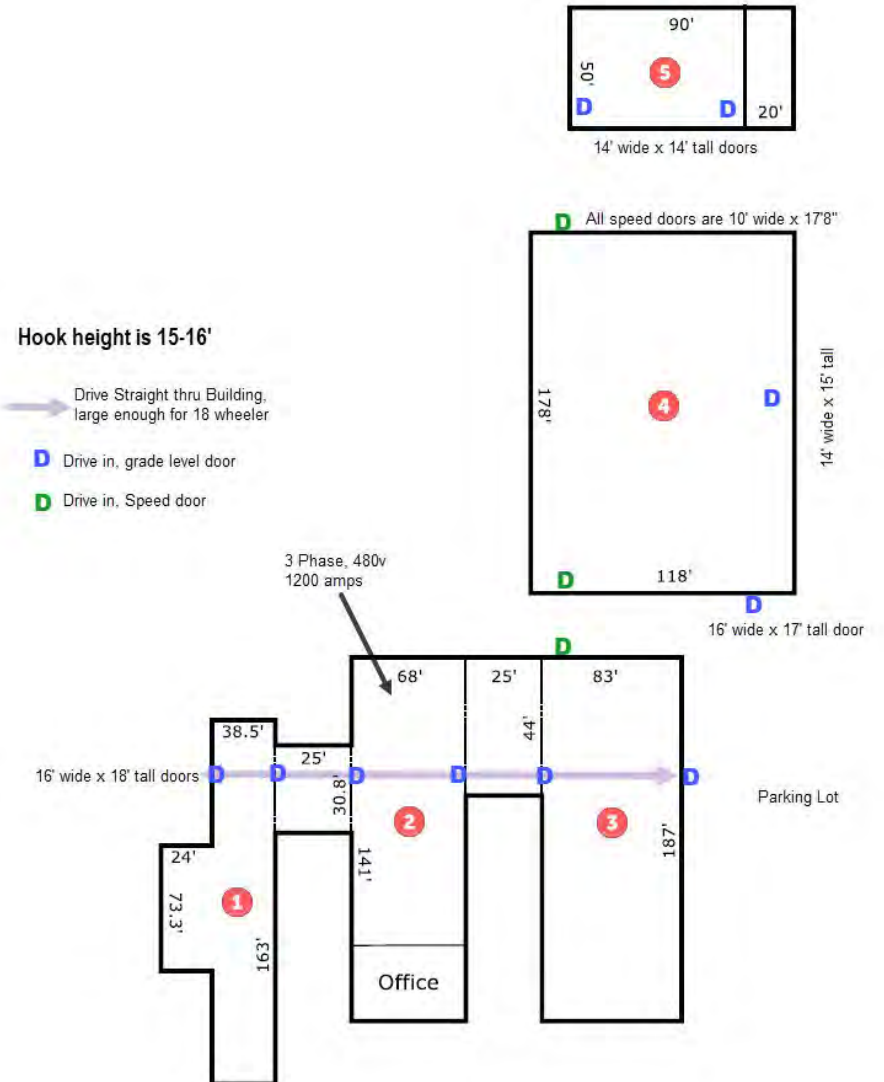
#### BUILDING 4

- 21,004 SF Climate Controlled Warehouse
- Two Overhead / Grade Level Doors (1 Drive-Thru) & Two Speed Doors to Building 3
- 24' Eave Height
- Two 5-ton Bridge Cranes
- Three "Big Ass" Fans
- Paint Booth and Restrooms
- 3 Phase Power / 440 Volt
- Built in 2013

#### BUILDING 5

- 5,500 SF (2,700 SF Warehouse / 2,800 SF Covered Area)
- Two Overhead / Grade Level Doors
- Phosphate Tank (equipment not remaining)
- Water Filtration System w/ Drainage off Property (equipment not remaining)
- One 1-Ton Jib Crane / One 2-Ton Jib Crane
- 3 Phase Power / 220 Volt
- Built in 2007

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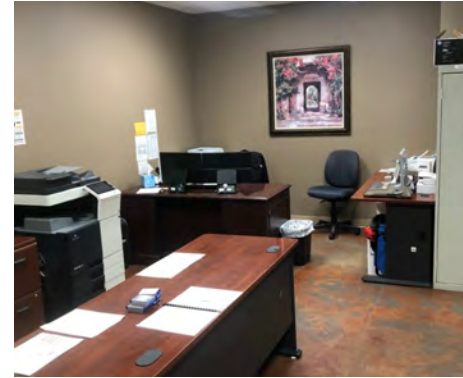
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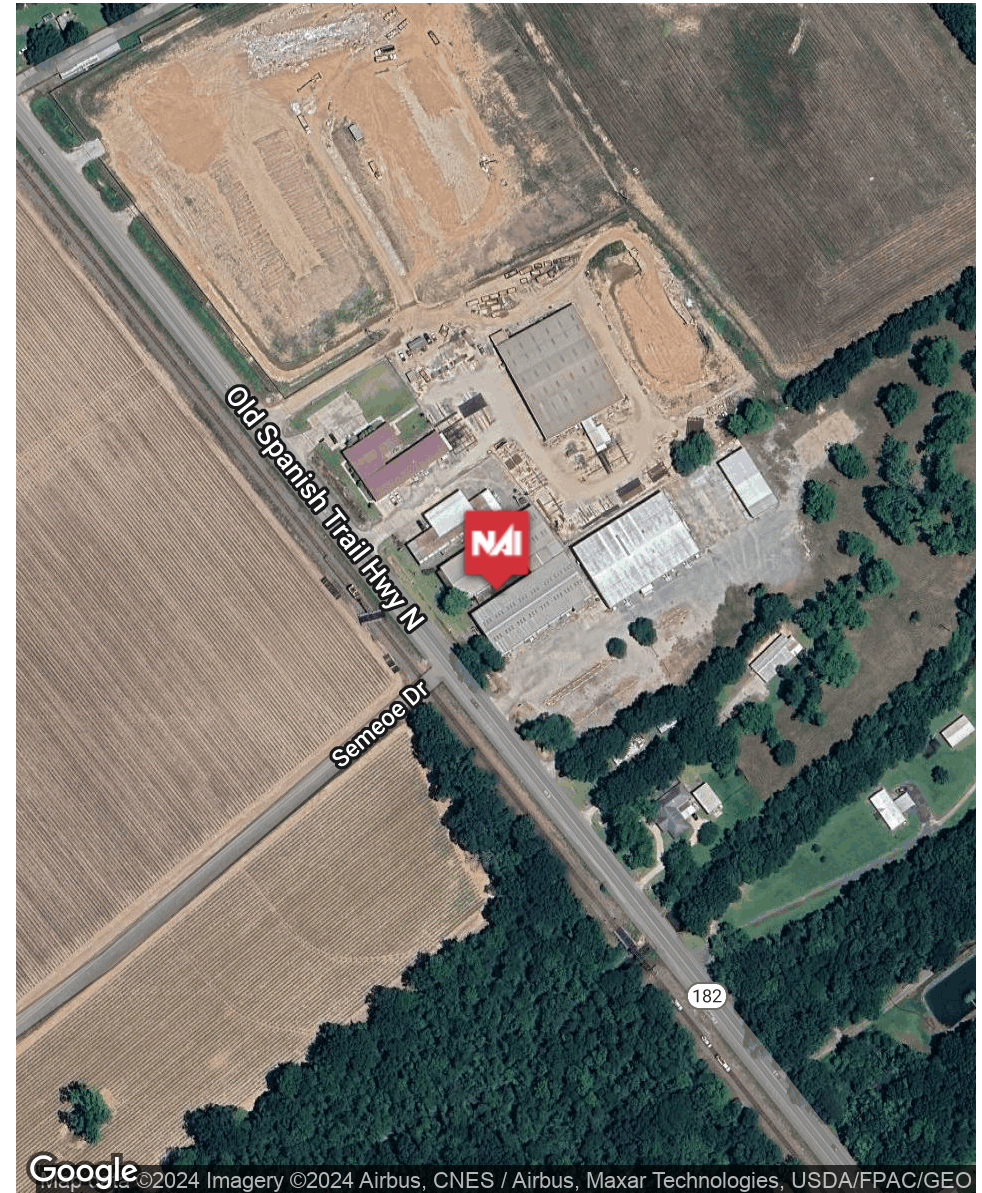
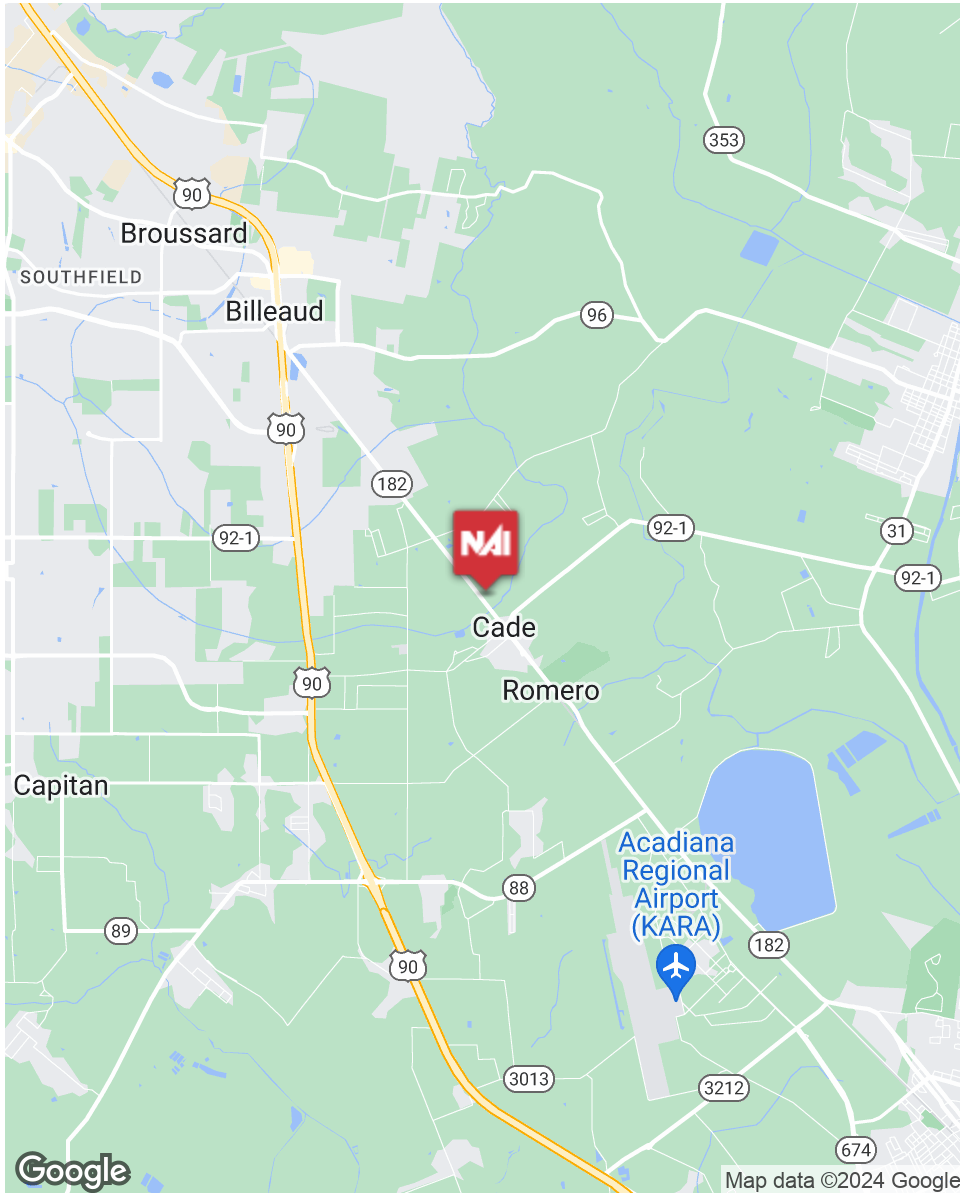
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