



1471 Old Spanish Trail

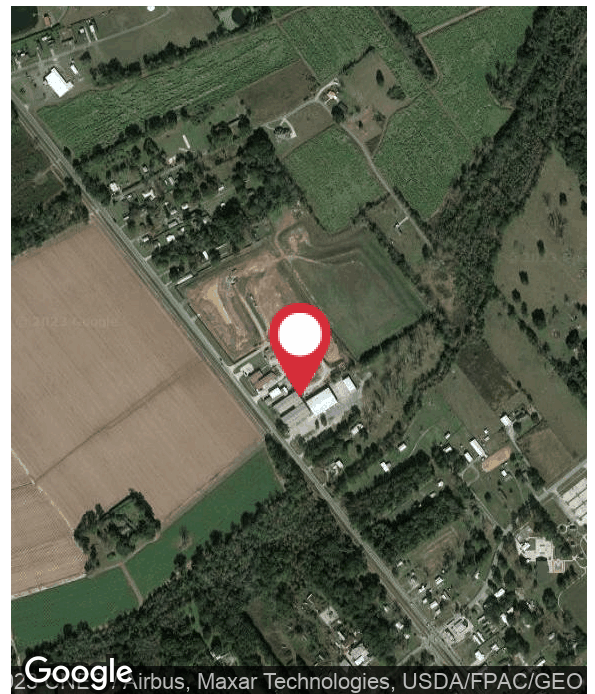
Broussard, Louisiana 70518

Property Highlights

- First Class Industrial Facility
- Manufacturing Warehouses
- Two-story office
- Excellent Location and Visibility
- Large warehouse space with High eaves
- Room for Expansion

Sale Price

\$2,700,000



For more information

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CALL OR EMAIL FOR MORE INFORMATION

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2000 Kaliste Saloom Rd, Ste 101
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May 11, 2023



SALE PRICE PER SF: **\$41.54 / SF**

LOT SIZE: **±12.24 Acres**

BUILDING SIZE: **±65,000 SF**

GRADE LEVEL
DOORS: **12**

CEILING HEIGHT: **13' - 25'**

RENOVATED: **2007**

MARKET: **Broussard**

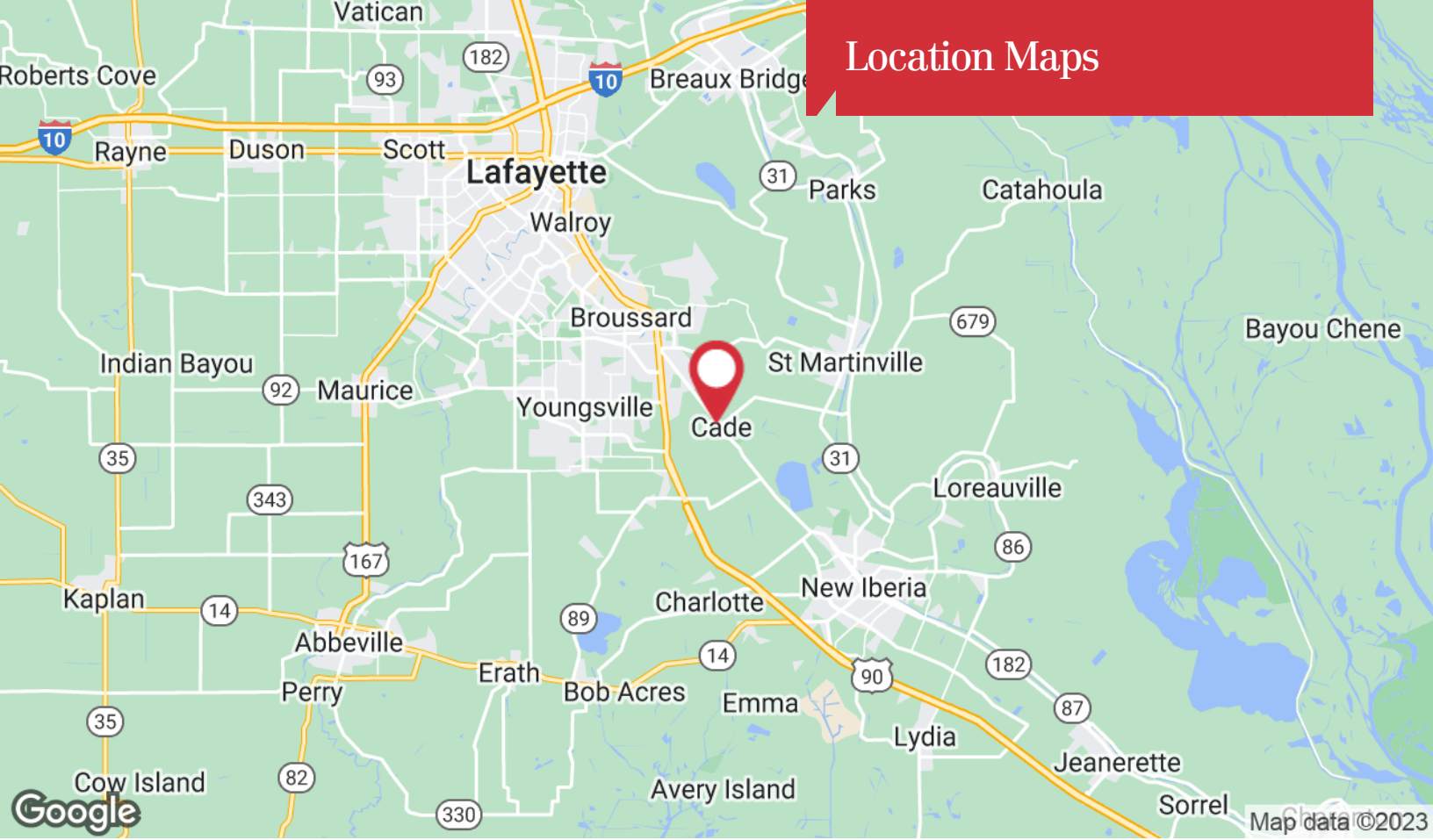
Property Overview

Latter & Blum is proud to bring to market the sale of this First Class Industrial Facility located at 1471 Old Spanish Trail. This property is truly one of a kind boasting 65,000 square feet of office warehouse with modern office finishes and up to 25-foot eaves in the warehouses. The first building was built in 1983 when the company was formed, and the additional buildings were added on as needed. The newer warehouses are large spaces with several drive-in bays with overhead doors and plenty of space for bridge cranes, fixed jib cranes and mobile jibs. One cool feature are the "Speed Doors" connecting buildings 3, 4 and 5. Some of the existing cranes will remain, please refer to building highlights page for more information. This property is being offered for sale due to the previous owners needing a much larger building to occupy.

Location Overview

The subject location is along Highway 182 in Broussard, LA near Cade. Highway 182 is a secondary industrial corridor to Highway 90. Running north and south, connecting Broussard to New Iberia, 182 is home to several large industrial users like Weatherford, Pinnacle, Paramount, Bruce Foods, Aggreko and Halliburton to name a few. This stretch is mostly industrial users of all sizes due to the accessibility.

Location Maps



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Additional Photos



For Sale

Industrial Property

65,000 SF | \$2,700,000

PROPERTY NAME:	M& M International
PROPERTY ADDRESS:	1471 Old Spanish Trail Broussard, LA 70518
PROPERTY TYPE:	Industrial
APN:	Multiple
LOT SIZE:	±12.24 Acres
BUILDING CLASS:	A
ZONING:	I-1 Light Industrial
STABILIZED YARD:	±1.25 acres
PARKING SPACES:	±110
BUILDING FRONTAGE:	520'
CROSS STREETS:	Smede Hwy
YEAR BUILT:	1983, 2003, 2007
CONSTRUCTION TYPE:	Metal
NUMBER OF STORIES:	2
FOUNDATION:	Slab
WALLS:	Metal, Sheetrock
NUMBER OF UNITS:	5
CEILINGS:	Drop, Insulation
POWER:	3-phase, 220v, 440v
ROOF:	Metal
HEATING AND COOLING:	Central HVAC



Property Site Plans



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Building One

- Original Building, 1983
- 8,035 SF Warehouse
- 3-phase, 220 Volt
- Three Overhead, Grade-level doors (1 Drive-Thru)
- 13' eave height
- One 2-ton and one 5-ton Bridge Crane

Building Two

- Built in 2003
- 15,838 SF Office/Warehouse
- 3-phase, 220 Volt
- Two Overhead, Grade-level doors (1 Drive-Thru)
- 25' eave height
- Two 1-ton jib crane, two 5-ton Bridge Cranes and three 18' Big Ass fans

Building Three

- Built in 2003
- 15,521 SF Warehouse
- 3-phase, 480 Volt
- One Overhead, Grade-level door and one 17' Speed Doors
- 24' eave height
- Two 18' Big Ass fans



Building Four

- Built in 2013
- 21,004 SF Warehouse
- Climate Controlled
- 3-phase, 440 Volt
- 2 Overhead, Grade-level doors (1 Drive-Thru) and two Speed Doors that flow to Building 3
- Two 5-ton bridge cranes and three 18' Big Ass fans
- 24' eave height
- Paint Booth
- Bathrooms

Building Five

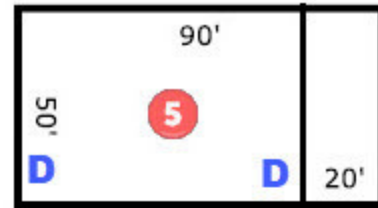
- Built in 2007
- 5,500 SF Structure, 2,700 SF warehouse, 2,800 SF covered
- 3-phase, 220 Volt
- Two Overhead, Grade-level doors
- Phosphate tank, equipment not remaining
- Water filtration system with drainage off property, equipment not remaining
- One 1-ton jib crane and one 2-ton jib crane

Parking Lot - Yard

- Parking lots on both sides of the buildings
- Surface parking, concrete and limestone
- Ample parking both for employees and machinery
- +/- 1.25 acres of stabilized yard, concrete and limestone
- Additional acreage, more yard possible

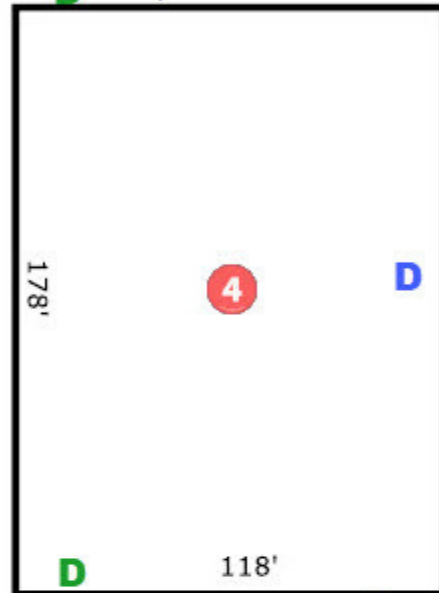


Building Diagram



14' wide x 14' tall doors

D All speed doors are 10' wide x 17'8"



14' wide x 15' tall

D 16' wide x 17' tall door

Hook height is 15-16'

→ Drive Straight thru Building, large enough for 18 wheeler

D Drive in, grade level door

D Drive in, Speed door

3 Phase, 480v
1200 amps



Parking Lot

Additional Photos



KEY FACTS



19,420

Population

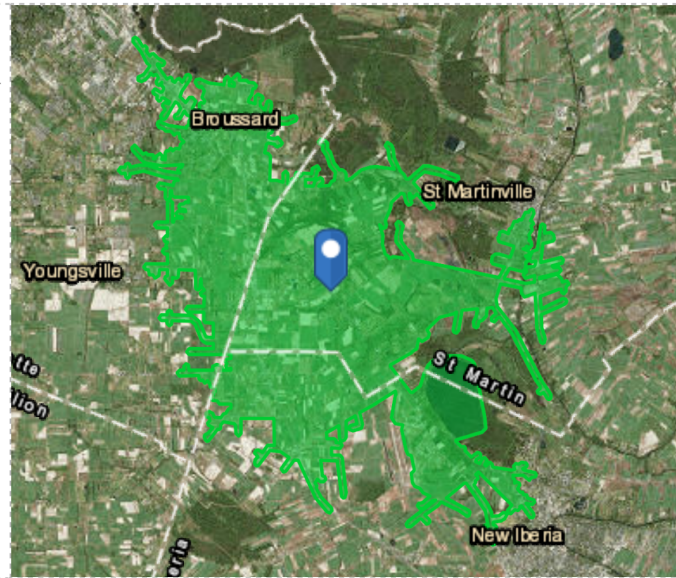
36.0

Median Age



7,134

2018 Total Households



BUSINESS



1,235

Total Businesses



20,083

Total Employees

INCOME



\$116,184

Median Net Worth



84,227

2018 Average Household Income

EDUCATION

15%

No High School Diploma



34%

High School Graduate



26%

Some College



25%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



58%

White Collar



24%

Blue Collar



18%

Services



3.3%

Unemployment Rate

10 min drive time