



122 Row 3

Lafayette, Louisiana 70508

Property Highlights

- Industrial Flex Space in Canebrake
- Industrial Heavy Zoning
- Efficient Office-Warehouse Layout
- Fully Fenced, Secure Property
- Well Located to Pinhook and Hwy 90
- Buildings in Excellent Condition

Sale Price

\$465,000



For more information

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For Sale

Industrial Property

10,127 SF | \$465,000



SALE PRICE: \$465,000

LOT SIZE: 0.52 Acres

BUILDING SIZE: 10,127 SF

OFFICE: 2,600 SF

WAREHOUSE: 7,527 SF

GRADE LEVEL
DOORS: 3

CEILING HEIGHT: 16.0 FT

ZONING: IH - Industrial Heavy

MARKET: Lafayette

Property Overview

For Sale in Canebrake Industrial Park is 10,100+ square feet of office/warehouse flex space. Zoning is IH (Industrial Heavy) which will accommodate a variety of uses. The building contains +/- 2,600 square feet of finished office/storage space and 7,500+ square feet of warehouse space split into 2 separate buildings. These could be used together or leased to separate tenants. One warehouse space is fully insulated and has 2-14 foot overhead doors, 14 foot eaves with 16 foot peaks and measures out at over 2,400 square feet. The back warehouse was built in 2010 and has similar eave heights, 1-16 foot overhead door and measures out at almost 5,100 square feet and is also fully insulated. The back warehouse faces the road and the overhead door is situated that you could back up to it from the street. The entire building was re-skinned in 2010 and is in excellent condition. The property is secured with an exterior fence and rolling gate to the warehouse portion.

Location Overview

The subject is located in Canbrake Industrial Park off of Pinhook Rd in the stretch between Verot School Rd and Southpark. The site is less than 1 mile to Highway 90 as the crow flies. Canebrake is a great industrial park with roughly 61 other buildings and +/- 450,000 sqft of industrial flex space. Given its location this park gives easy access to Broussard and Hwy 90, New Iberia, the Lafayette Airport, and I-10.

Additional Photos



Additional Photos



For Sale

Industrial Property

Aerial View



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