

**Port of Iberia**  
1110 Unifab Road  
New Iberia, LA 70560



Presented by:

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**NALatter & Blum**

## Port of Iberia Office & Warehouse

**The Offering** – NAI/Latter & Blum, as exclusive Broker to the Owner, is pleased to present the opportunity to acquire a 100 percent fee simple interest in the Property: 73,998 square-foot under roof between the Office building and Warehouse building.

**Great Location** – At the growing Port of Iberia, and within 3 miles of First Solar's planned \$1.1B manufacturing facility. Less than a mile from Highway 90 which will become future corridor of I-49.

**Opportunity** – This one-of-a-kind Office/Warehouse building combination in the heart of Port of Iberia. The district provides multimodal transportation via: railway (L&D Railway), air (Acadiana regional airport), roadway (Hwy 90), and waterway. In 2022 the Port started channel deepening to 16'.



### Offering Summary

Property Location:	1110 Unifab Road New Iberia, Louisiana
Total SF:	±73,998
Available Land Size:	± 6.29 Acres
Zoning:	Industrial
Office:	±48,663 SF
Shop/Warehouse:	±25,315 SF
Covered Parking:	±4,729 SF
Parking Improvements:	±75,000 SF
Limestone Stabilized Yard:	±74,500 SF
<b>Asking Price:</b>	<b>\$2,750,000</b>
<b>Lease Rate:</b>	<b>\$5.50 PSF NNN</b>

# Office Building Summary



## Office Building

Total SF: ±48,683 SF

## Attributes

- First Floor Reception/ Lobby
- ±140 Offices amongst two floors
- 2 Conference Rooms
- 2 Kitchens
- Gym with locker rooms
- Several Storage Rooms



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# Warehouse Building Summary

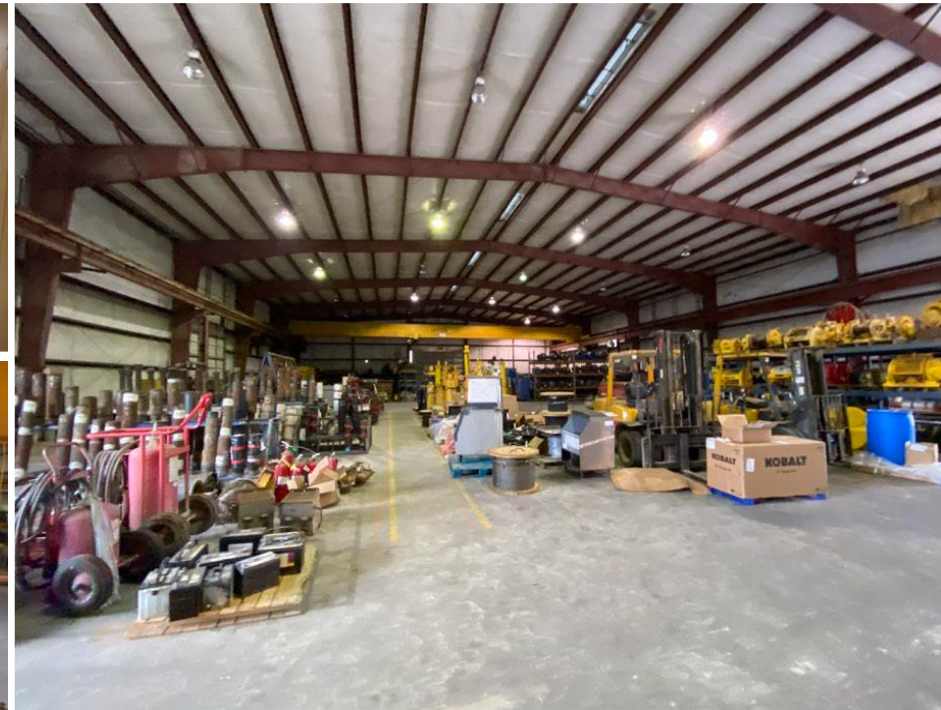
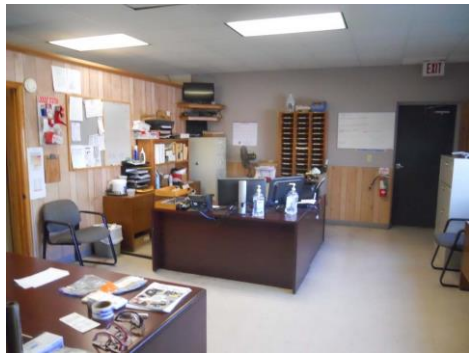


## Warehouse Building

Total SF:	±25,315 SF
Office:	±1,860 SF
Warehouse:	±18,245 SF
Canopies:	±5,210 SF

## Attributes

- ±25' eave height
- 5 Overhead Doors
- (2) 5-ton bridge cranes



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# Location Map





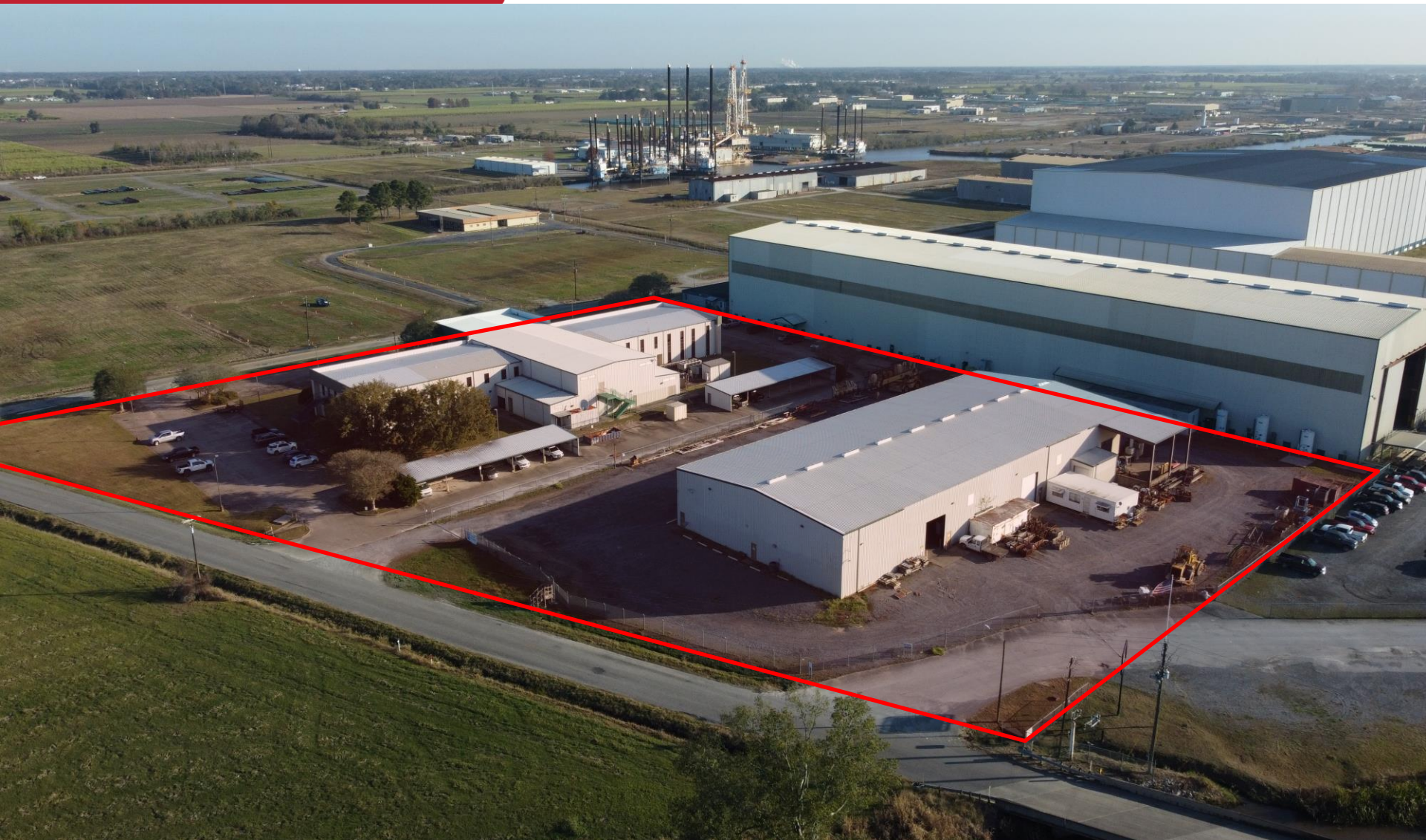
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Property **Aerial**



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Property **Aerial**





## ±1,000

Acre Maritime Industrial Park



**Gulf Intracoastal Waterway**

Direct access to inland  
barge highway



**Acadiana Regional Airport**

within 3 mile radius

## 100+ Companies

Home to diverse company mix in the  
industries of Maritime / Industrial /  
Fabrication / Multimodal / Manufacturing



**Gulf of Mexico Access:**

0.53 mile channel to  
open water



**Hwy 90**

within 1 mile  
Future I-49 Corridor

## FTZ

Economic Development  
opportunities resulting from  
foreign trade zone state



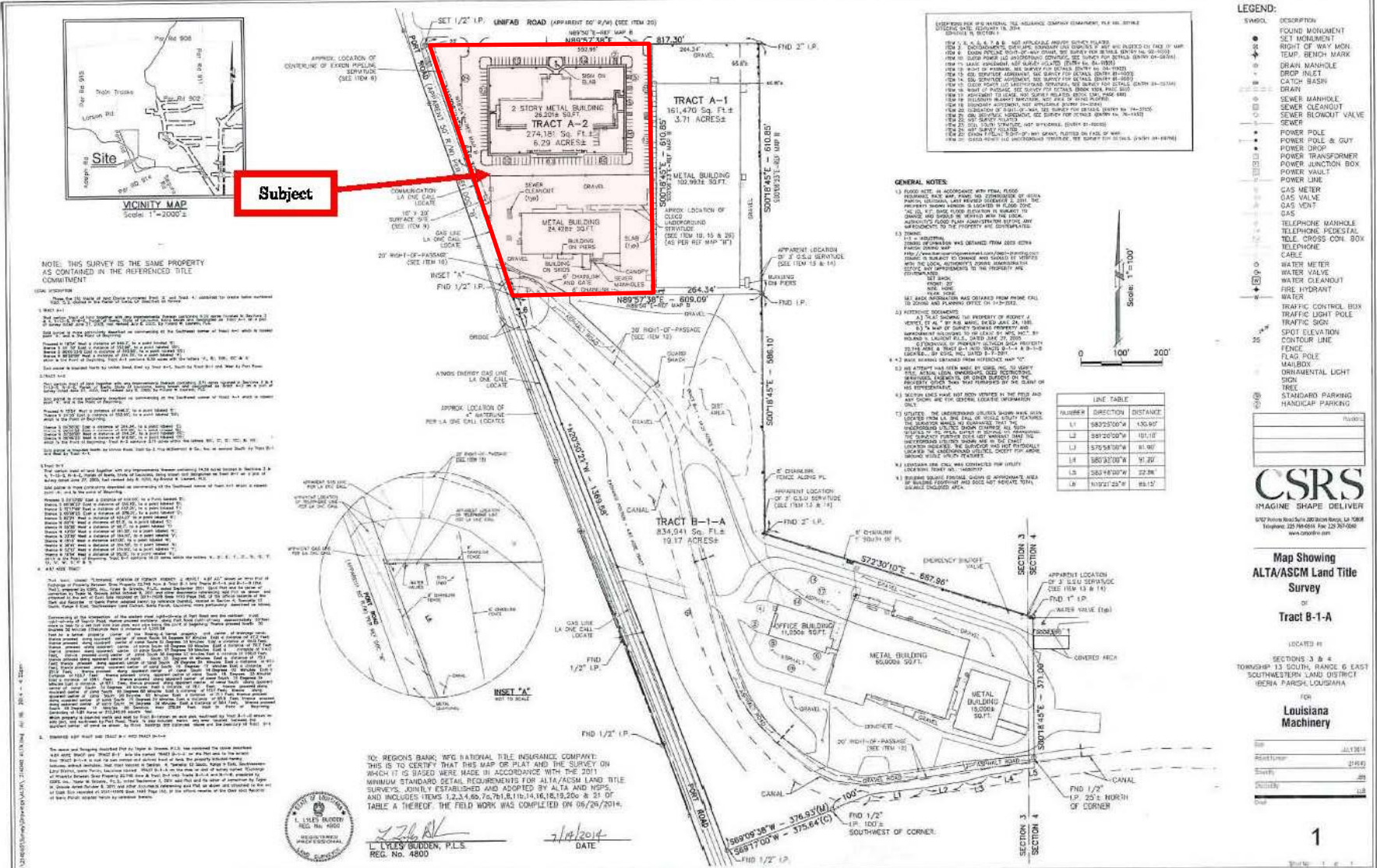
**Channel Deepening:**

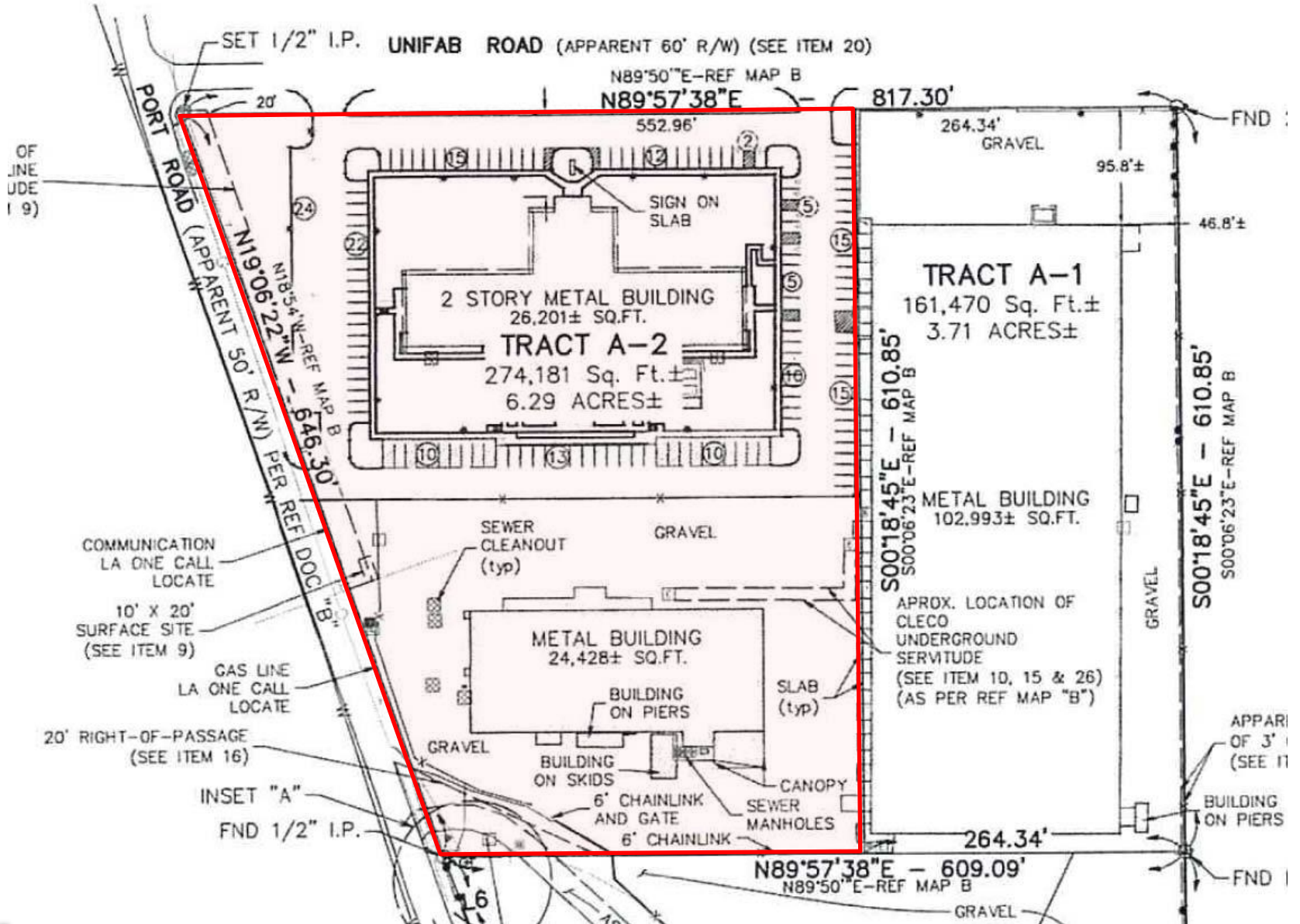
Deepening to 16'  
schedule completion  
Q1 2023

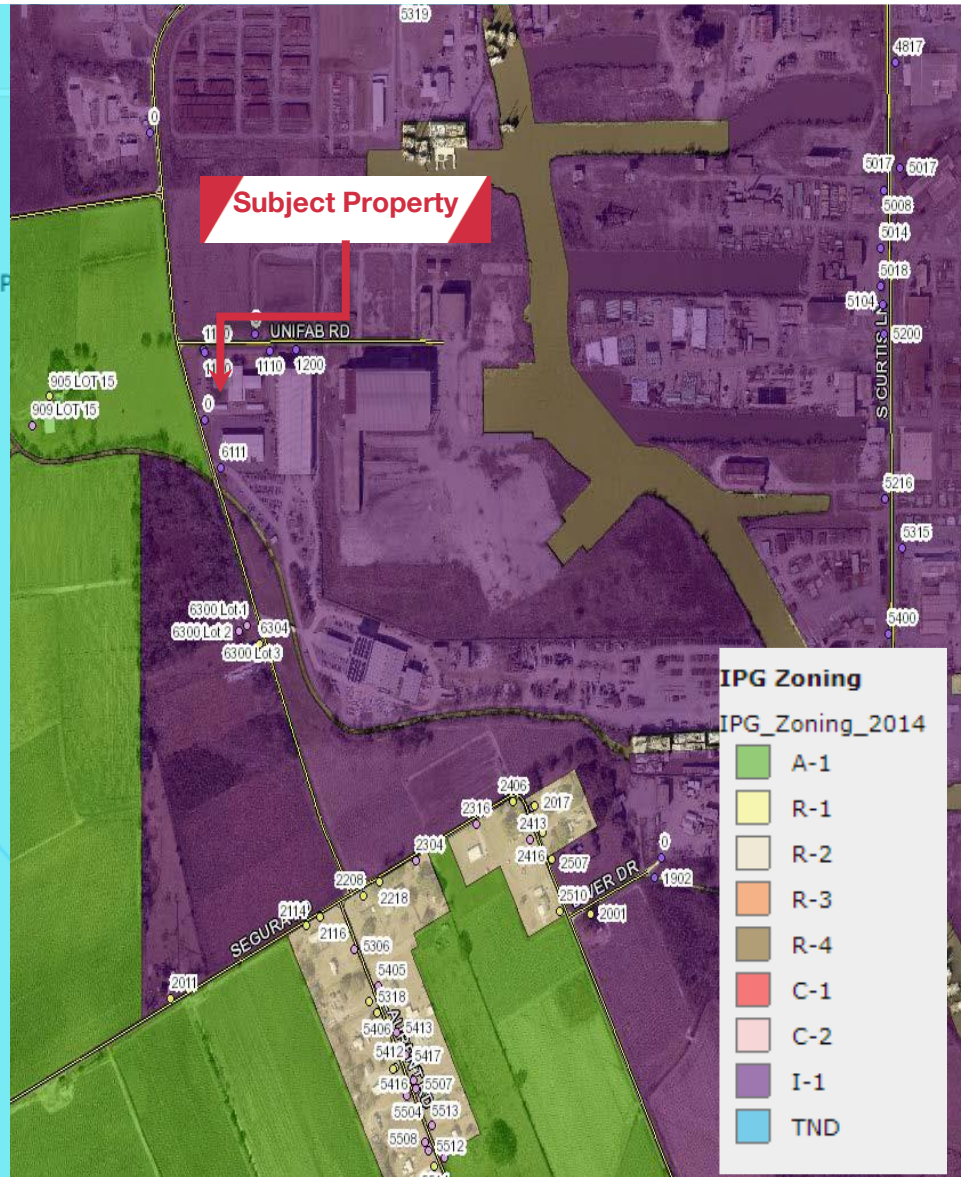
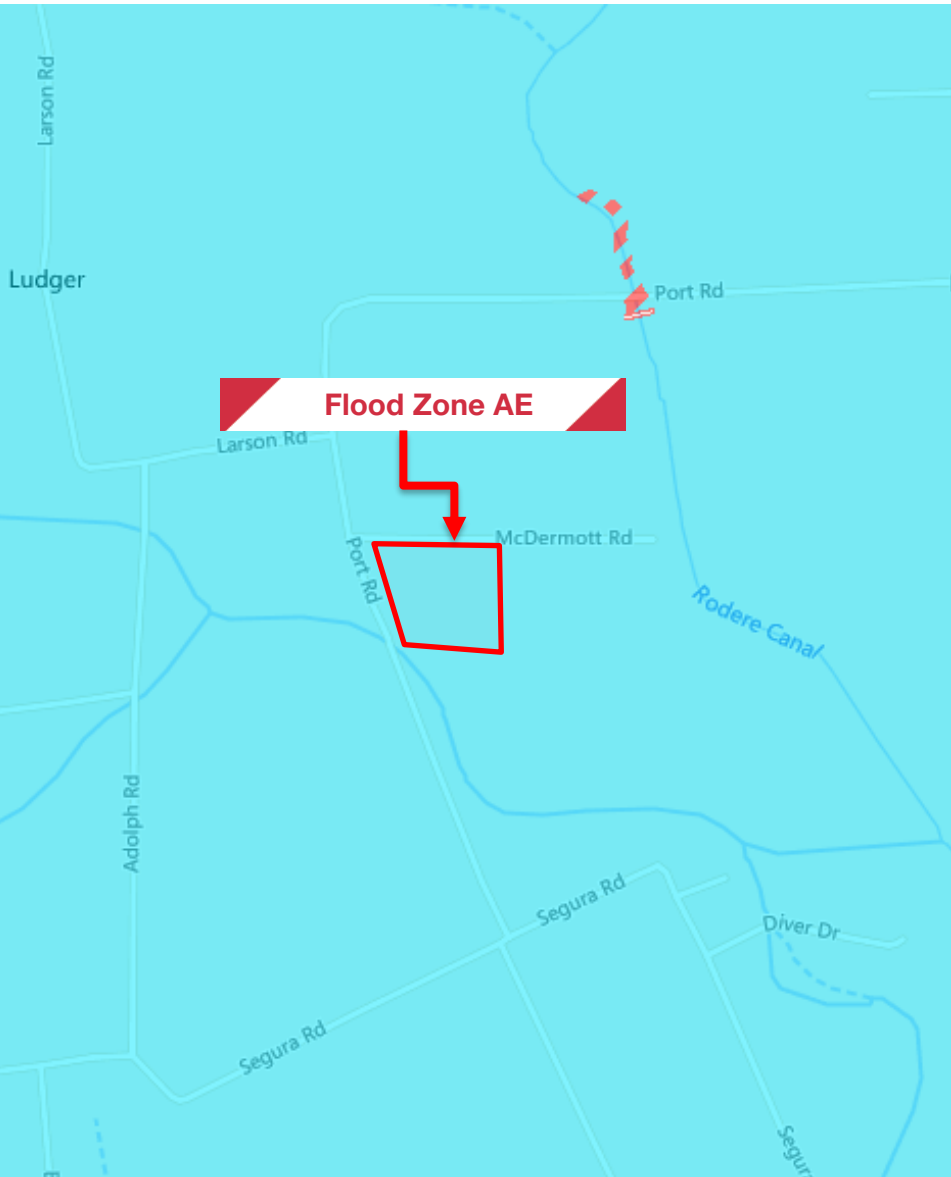


**Rail Source**

L&D Rail Road connects to  
Union Pacific

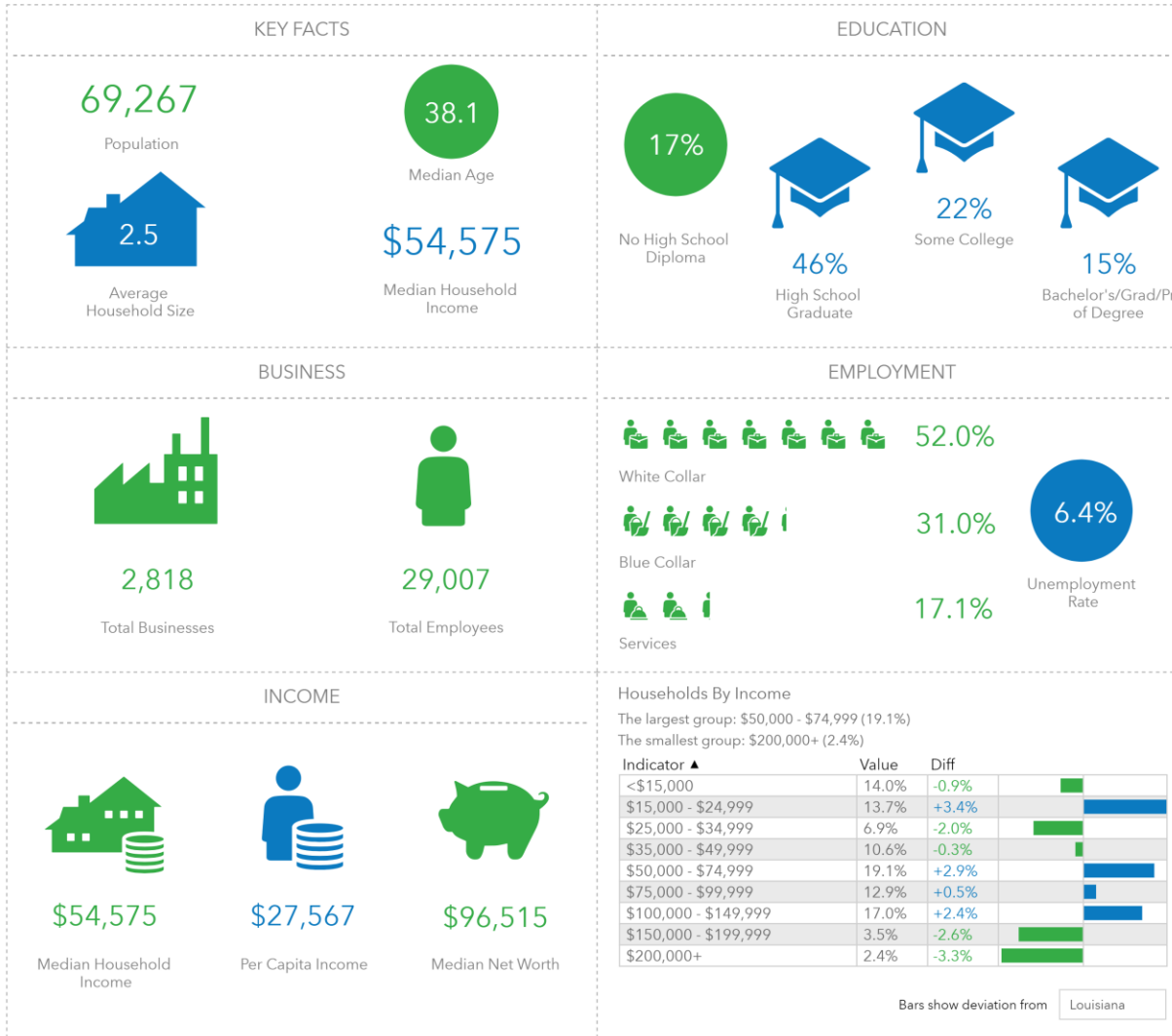






## Key Facts

New Iberia, LA Metropolitan Statistical Area  
 Area: 536.83 square miles



## OVERVIEW

New Iberia is within The Greater Lafayette MSA, located in south-central Louisiana at the midway between Houston and New Orleans; the economic and cultural center of southcentral Louisiana. The city is twenty-one miles from Lafayette, and represents 28,555 of the MSA's total 493,448 population.

Boasting an industry-savvy environment and a highly-skilled workforce anchored by multi-modal connections of interstate, rail, Intracoastal Waterway, and Gulf of Mexico. Exciting announcements, such as First Solar's planned \$1.1B manufacturing facility, pave the way for new market entrants. The strong economic base is founded in industrial and transportation capabilities – with recent state and federal infrastructure investments in the planned Interstate 49 expansion and Gulf of Mexico channel deepening projects – and represents a mix of traditional manufacturing, refining, and industrial operations which are positioned and evolving to serve a wide-range of uses in the modern economy. This complimented and driven by growth at University of Louisiana at Lafayette (ULL) and representation by the Lafayette Economic Development Authority (LEDA).

# Thank You

NAI Latter & Blum would like to thank you for the opportunity to present this asset for your consideration.

For additional information, please contact:

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