

EXTRAORDINARY

40
YEARS

HEAVY INDUSTRIAL/FABRICATION AND OFFICE/WAREHOUSE

FAB SHOP

3508 CURTIS LANE | NEW IBERIA, LA 70560

 TRANSWESTERN®

HEAVY INDUSTRIAL/FABRICATION AND OFFICE WAREHOUSE FAB SHOP

3508 CURTIS LANE | NEW IBERIA, LA 70560



1900 West Loop South
Suite 1300
Houston, TX 77027

T 713.270.7700
F 713.583.9239
transwestern.com



ABOUT THE PROPERTY

SALES PRICE: \$2,750,000

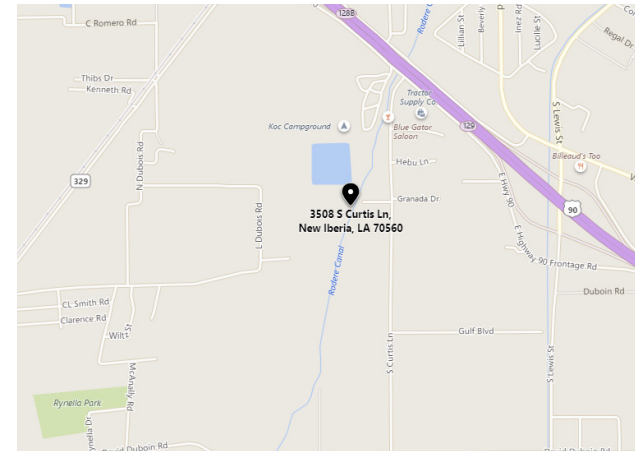
Subject property is a 75,549 +/- SF heavy industrial manufacturing/fabrication and office/warehouse facility contained within six (6) buildings on a 15.025 acres site.

The site is physically divided by the Rodere Canal leaving the usable acreage at 14.265 +/- acres. The overall facility includes 15,049 +/- SF of office space and 60,500 +/- SF enclosed/open-sided warehouse/shop/storage.

Building sizes and descriptions are as follows:

Main office:	5,667 SF	South Shop:	14,220 SF
North Shop No. 1:	29,200 SF	North Shop No. 2:	20,682 SF
Inspection/Shipping/Receiving:	3,980 SF	Mechanic Shop:	1,800 SF

The shop/warehouse buildings are light/heavy industrial steel frame structures with heavy capacity concrete slab foundations. The South Shop features a 22' minimum eave height with bridge crane rail system and two 5-ton overhead cranes with a 16' hook height. There are two 1/2 ton jib cranes and three 20' overhead doors.



CONTACT

BRANON PESNELL

D: 713.231.1587 | C: 225.405.1515
Branon.Pesnell@transwestern.com

LONNA DORMAN

D: 713.231.1617 | C: 281.881.3888
Lonna.Dorman@transwestern.com

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