



1062 Aillet Rd

Broussard, Louisiana 70518

Property Highlights

- ±50,500 SF of office/warehouse space available
- Site consist of 4 buildings, A-D (see building summaries on following pages)
- Property sits on a ±7.74 acre lot
- Yard is stabilized and fenced in with keypad electric gate
- Features on site bunkers

Lease Rate

\$7.00 SF/yr (NNN)



For more information

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CALL OR EMAIL FOR MORE INFORMATION

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Building A



Building A Highlights

- ±23,500 total SF
- 6,877 SF office, 14,623 SF warehouse, 2,000 SF canopy
- 1-10 ton bridge crane and 23' eave height
- Building was built in 2008, renovated in 2015, and includes 12 offices, 1 conference room, 1 break room, 1 copy room, 1 set of W&M restrooms, and 1 single restroom
- 3 phase 440 volts and has partial backup generator
- 4 overhead doors
- Also includes 1 closed loop wash bay and a cinder block test bay

Building B



Building B Highlights

- ±16,000 total SF
- 181 SF office, 2,250 canopy, 13,569 SF warehouse of which 3,375 SF is climate controlled
- Building was built in 2009, renovated in 2015, includes 3 offices and 2 single restrooms, and is insulated
- 7 overhead doors
- Has 14' and 11' eave heights
- 3 phase 440 volts
- Closed loop wash bay system

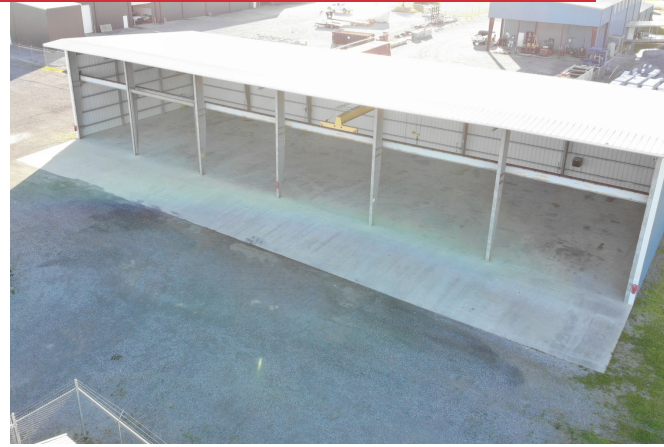
Building C



Building C Highlights

- ±3,500 total SF
- 320 SF office, 3,180 SF warehouse
- Building was built in 2009, renovated in 2015, and includes 1 office and 1 single restroom
- 3 overhead doors
- 3 phase 440 volt
- 1-2 ton bridge crane
- 19' eave heights

Building D



Building D Highlights

- ±7,500 total SF of canopy
- Building was built in 2015 and has eave heights of 22' and 25'
- 3 phase 440 volt
- 1-10 ton bridge crane

Additional Photos



Location Maps

