

# SLEMCO Corporate Headquarters

## 3420 NE Evangeline Thwy, Carencro, LA 70520

Listing ID: 30495127  
Status: Active  
Property Type: Industrial For Sale  
Industrial Type: Light Industrial  
Size: 70,119 SF  
Sale Price: \$4,750,000  
Unit Price: \$67.74 PSF  
Sale Terms: Cash to Seller  
Office SF: 39,910 SF



### Overview/Comments

Rare opportunity along the busy I-49 corridor, this first-class campus would be a one of a kind headquarters situated on 42.82 acres. The facility is comprised of 6 buildings constructed from 1973 to 2009, all of which have been immaculately maintained and upgraded. Among the prominent components of this valuable property are the main office building of 31,115 sqft, a main warehouse of 18,510 sqft, and a separate mechanic shop with office of 10,340 sqft. The site includes 42.82 acres, with the main site consisting of 16 acres of land that is completely fenced and stabilized. Other valuable features of the property include a 500 kWt generator and two (2) 5,000 gallon fuel tanks. Parking is also available for 225 cars. Overall, this is a first-class facility with easy access to both I-49 and I-10. Daily, over 50,000 vehicles travel in front of the campus. Asking price is below two recent appraisals.

### General Information

Tax ID/APN:	6163089	Building/Unit Size (RSF):	70,119 SF
Industrial Type:	Light Industrial, Other	Sale Terms:	Cash to Seller
Property Use Type:	Vacant/Owner-User		

### Area & Location

Area Description: I-49 North to Gloria Switch exit. Right on Gloria Switch then North on service road. Property will be on the right.

### Building Related

Total Number of Buildings:	6	Passenger Elevators:	0
Office Space SF:	39,910 SF	Freight Elevators:	0
Parking Type:	Surface	Heat Type:	Electricity
Parking Description:	Asphalt, Concrete	Heat Source:	Central
Total Parking Spaces:	225	Air Conditioning:	Engineered System

### Land Related

Zoning Description:	Commercial	Sewer Type:	Municipal
Water Service:	Municipal	Legal Description:	Lot 6 & 7 sec 102 T8S R4E

### Location

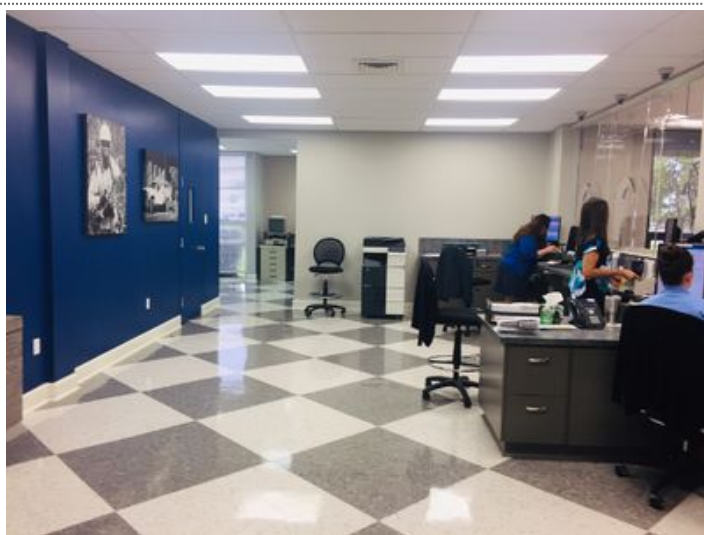
Address:	3420 NE Evangeline Thwy, Carencro, LA 70520	MSA:	Lafayette
County:	Lafayette	Submarket:	D



## Property Images



IMG\_5300



IMG\_5280



IMG\_5279

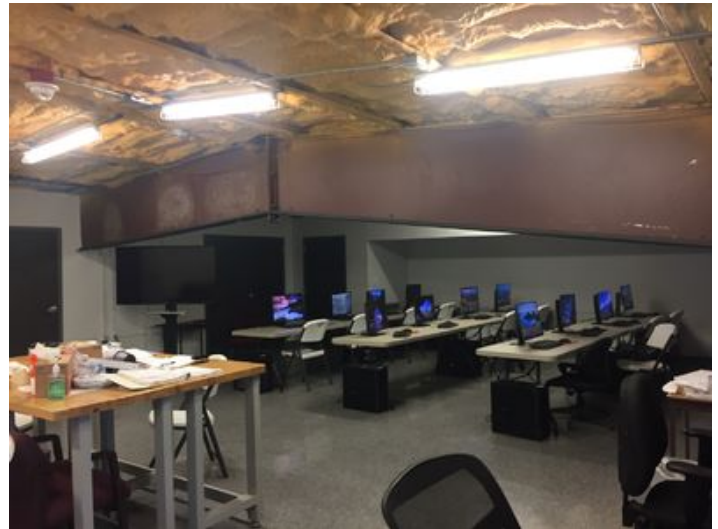


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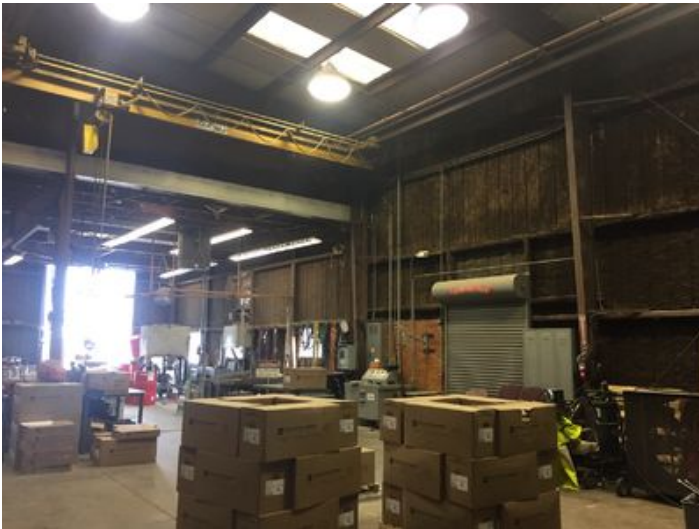


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DJI\_0203



DJI\_0201



DJI\_0205



DJI\_0202



DJI\_0206





DJI\_0208



DJI\_0213



DJI\_0210



IMG\_5297



DJI\_0211

## Property Contacts

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