

Premium Industrial Facility off Hwy 90 East in Broussard

3721 Hwy 90 E, Broussard, LA 70518

Property Information

Caden Leblanc
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Lease Rate	\$20,000/mo (NNN)
Building SF	±24,004 SF
Lot Size	±3 Acres

- **Now for lease**, 3721 Highway 90 East in Broussard offers ±24,004 SF of high-quality industrial space positioned directly on Highway 90, one of South Louisiana’s most active and visible industrial corridors.
- The property features a 24' eave height, multiple overhead doors, and a functional 20% office build-out including private offices, conference room, and restrooms. Sitting on approximately three acres, the site includes a large fenced and stabilized yard ideal for equipment storage or laydown.
- With immediate access to Highway 90, I-49, and Lafayette Regional Airport, the location provides superior logistical connectivity to the Lafayette, New Iberia, and Houma markets. Surrounded by national and regional operators such as Halliburton, Weatherford, SiSC, Home Depot, and Walmart, this facility offers prime visibility and credibility for any industrial user seeking presence in the heart of Acadiana’s industrial hub.
- The property will be available for lease on **March 1st, 2026** at \$20,000 per month NNN, with flexible lease terms and immediate occupancy.



Property Information

LOCATION INFORMATION

Street Address	3721 Hwy 90 E, Broussard, LA 70518
County	Lafayette Parish
Market	Lafayette MSA
Side of Street	Northeast
Nearest Highway	US Hwy-90 E
Nearest Airport	Lafayette Regional Airport (LFT)

PROPERTY INFORMATION

Property Type	Industrial
Section/Township/Range	SEC 57 T10S R5E
APN #	6169001
Daily Traffic Count	±44,977
Parking Type	Surface
Building SF	±24,004 SF
Lot Size	±3.0 AC

Exterior Photos

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Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Exterior Photos



3721 Hwy 90 E, Broussard, LA 70518

Interior Photos



Interior Photos



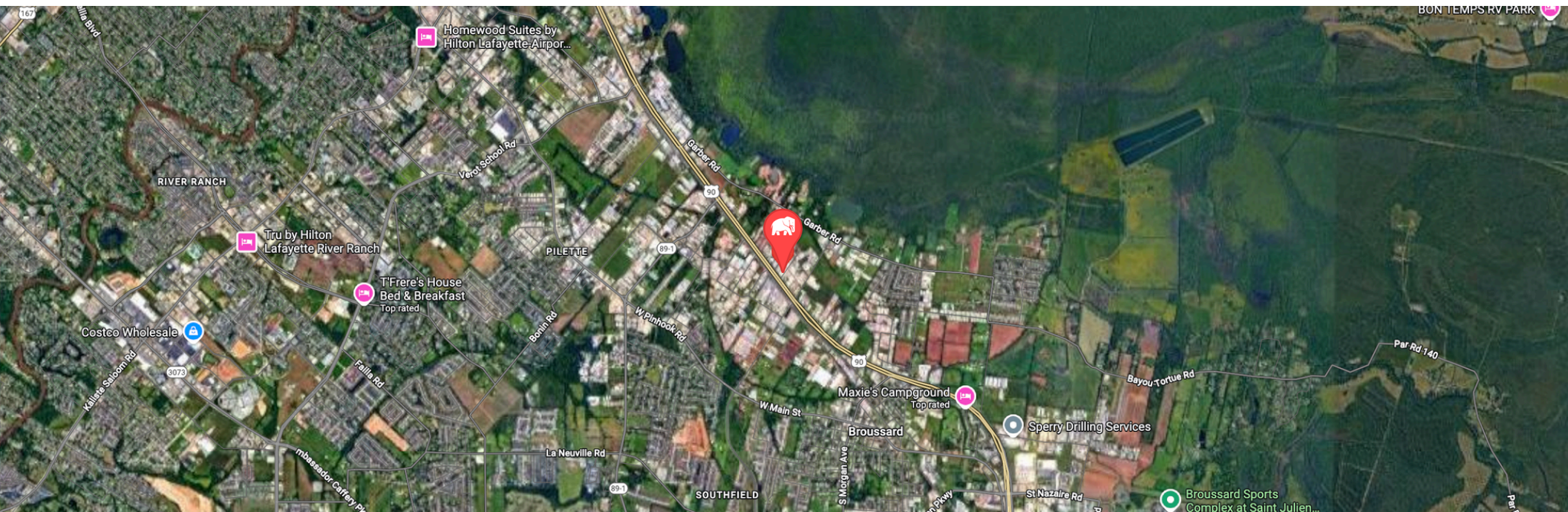
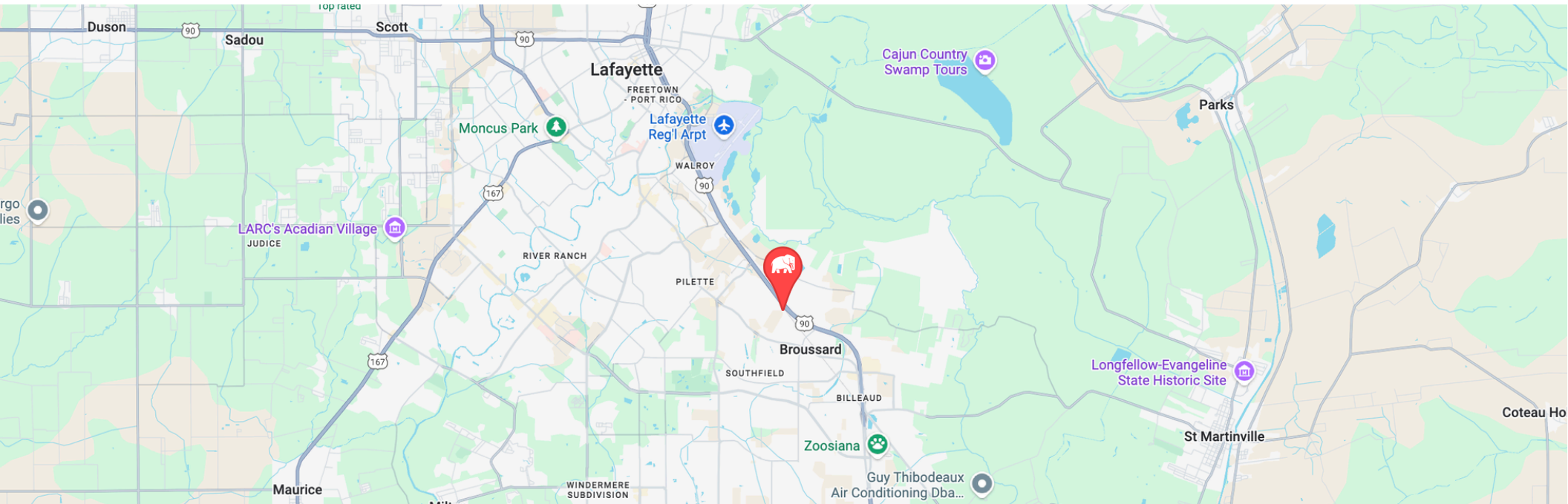
Interior Photos







Location Maps



3721 Hwy 90 E, Broussard, LA 70518

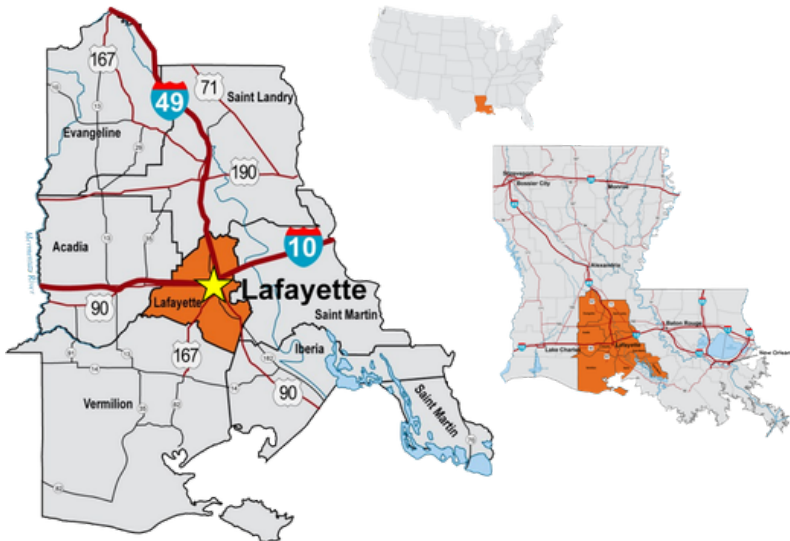
Happiest city in America



Lafayette is at the heart of Louisiana's Cajun & Creole Country, an area known as the Happiest City in America. Their history dates back to the 18th century, when Canada's Acadians were expelled and settled in Louisiana. More than two centuries later tourists visit for a rare taste of the genuine Acadian experience.

Lafayette has a distinct culinary identity as the epicenter of Cajun cuisine that's earned them the title Best Food City in the USA. Lafayette's culinary scene is steeped in tradition and continues to evolve with a new generation of chefs making it an incredible place to eat.

Whether your passion is for their rich cultural history, the bustling culinary scene or distinctive blend of Cajun and Zydeco music, you can be sure you will leave with a smile on your face.



249,000+
Population
(Lafayette MSA)



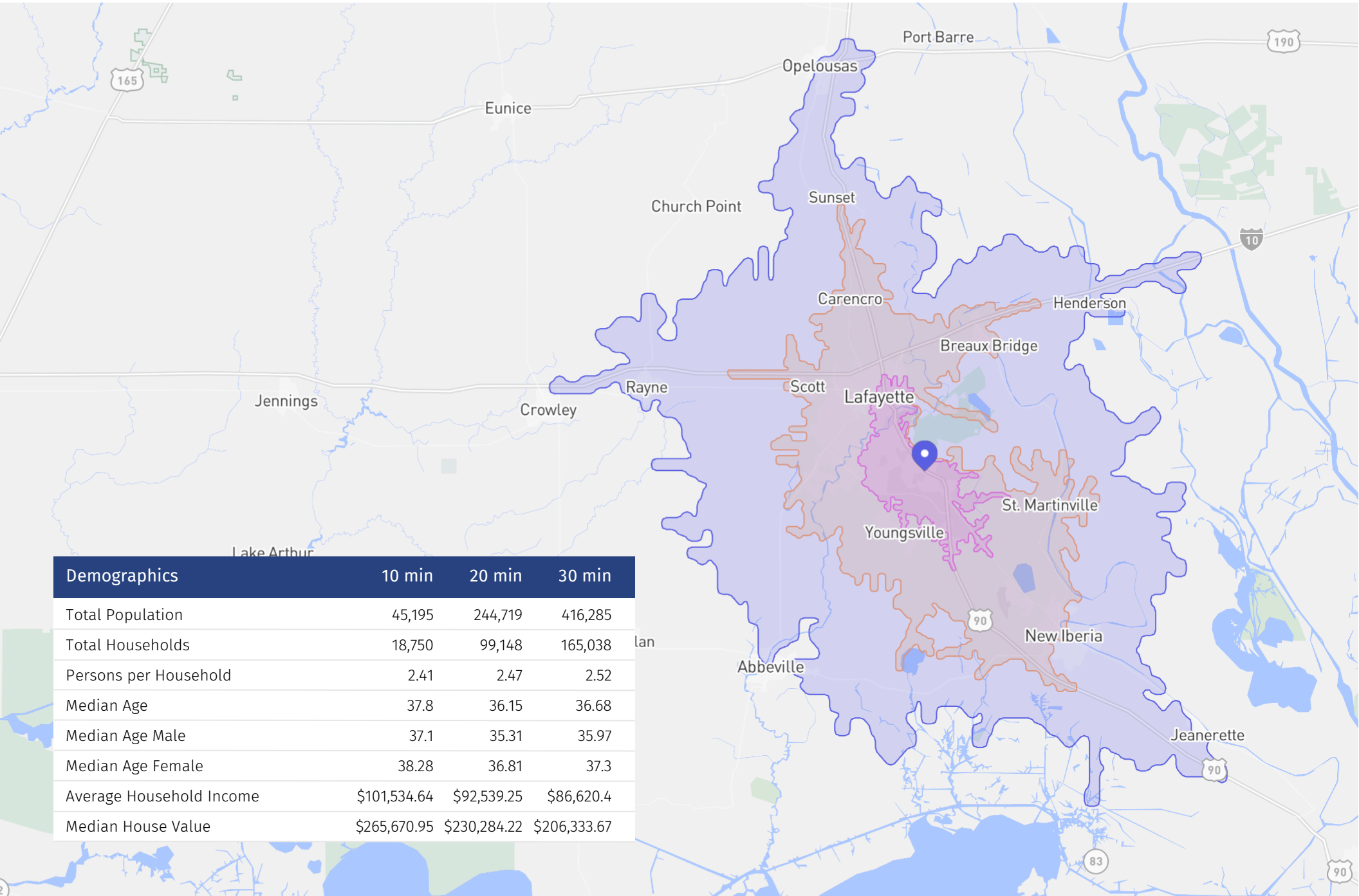
\$660,000,000+
Retail Sales
(2020)



1,000,000+
Visitors / Year

Drive Time Demographics

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Demographics	10 min	20 min	30 min
Total Population	45,195	244,719	416,285
Total Households	18,750	99,148	165,038
Persons per Household	2.41	2.47	2.52
Median Age	37.8	36.15	36.68
Median Age Male	37.1	35.31	35.97
Median Age Female	38.28	36.81	37.3
Average Household Income	\$101,534.64	\$92,539.25	\$86,620.4
Median House Value	\$265,670.95	\$230,284.22	\$206,333.67

Broker Contact

Caden Leblanc
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Caden Leblanc

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Caden LeBlanc is an Industrial Property Specialist at ELIFIN®, focused on serving clients in Terrebonne Parish. A Lafayette native, Caden's deep roots in the region and his family's background of owning industrial companies like ESP Valve in Gonzales, LA, enrich his understanding and expertise in the industrial sector.

Caden has been a fierce competitor since childhood and, before college, played soccer at the highest levels in the country. He is committed to being a valuable resource for industrial owners and tenants, leveraging this competitive spirit and extreme commitment to guide and assist them effectively.

His passion for the industry is matched by his enthusiasm for the LSU Tigers and his love for the outdoors, where he enjoys hunting and offshore fishing across locales from Louisiana to South America.

ELIFIN® Commercial Real Estate

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Metairie, LA 70002

Greater Baton Rouge, LA

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