



LAFAYETTE FLEX WITH BRIDGE CRANES, EXCESS LAND & I-10 ACCESS

205-207 MARCON DR, 103-105 ANNONCE ST LAFAYETTE, LA 70518



OFFERED: FOR SALE & LEASE

SALE PRICE: \$1,865,500 LEASE RATE: \$14,000/MO (NNN)
± 19,655 SF BLDG | ± 1.7 ACRE LOT

- Multiple bridge cranes with 18'-20' eave heights
- Excess land and yard area supporting outdoor storage or operations
- All climate-controlled improvements with built-out office space
- Near-immediate access to LA-182, minutes from I-10

CONTACT:

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800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. 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. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now for sale and lease, 205-207 Marcon Dr and 103-105 Annonce St in Lafayette, LA is a multi-parcel industrial flex property comprised of three parcels within an established industrial area.
- The property contains ±19,655 SF of industrial flex space situated on a ±1.7-acre lot, featuring a strong ratio of office to warehouse space. Improvements include all climate-controlled space, multiple bridge cranes, 18'-20' eave heights, and a well-built office component suitable for owner-users or tenants requiring both administrative and industrial functionality.
- The site offers seconds-away access to LA-182 and is located minutes from LA-723 and I-10, providing efficient regional connectivity for industrial operations.
- Overall, this offering presents a flexible industrial opportunity with crane capability, yard space, and immediate interstate access, suitable for a range of industrial flex users.
- NNN Lease type.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	205-207 Marcon Dr, 103-105 Annonce St
City, State, Zip	Lafayette, LA 70518
County	Lafayette
Market	Lafayette MSA
Cross-Streets	Marcon Dr / Annonce St
Township	14
Range	9
Section	4
Side Of The Street	South
Road Type	Gravel
Nearest Highway	I-10
Nearest Airport	Lafayette Regional Airport (LFT)

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Property Name	Lafayette Flex with Bridge Cranes, Excess Land & I-10 Access
Zoning	N/A (Outside city limits)
Lot Size	±1.7 Acres
Building Size	±19,655 SF
Number Of Buildings	3
APN #	6137285, 6101024, 6146803
Lot Frontage	±396 ft
Lot Depth	±398 ft
Corner Property	Yes

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EXTERIOR PHOTOS



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INTERIOR PHOTOS - FRONT OFFICE



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INTERIOR PHOTOS - WAREHOUSE 1



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INTERIOR PHOTOS - WAREHOUSE 2 & 3



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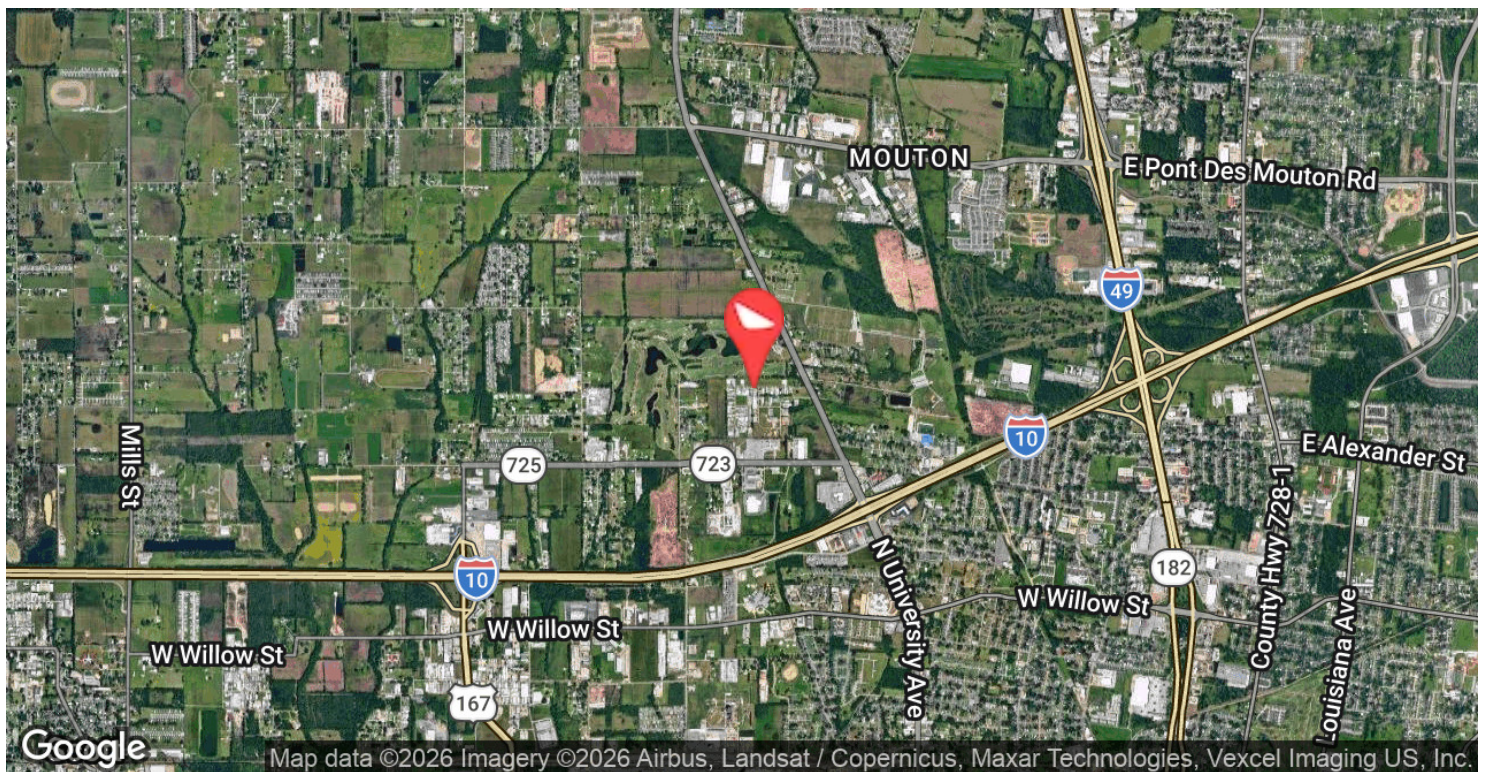
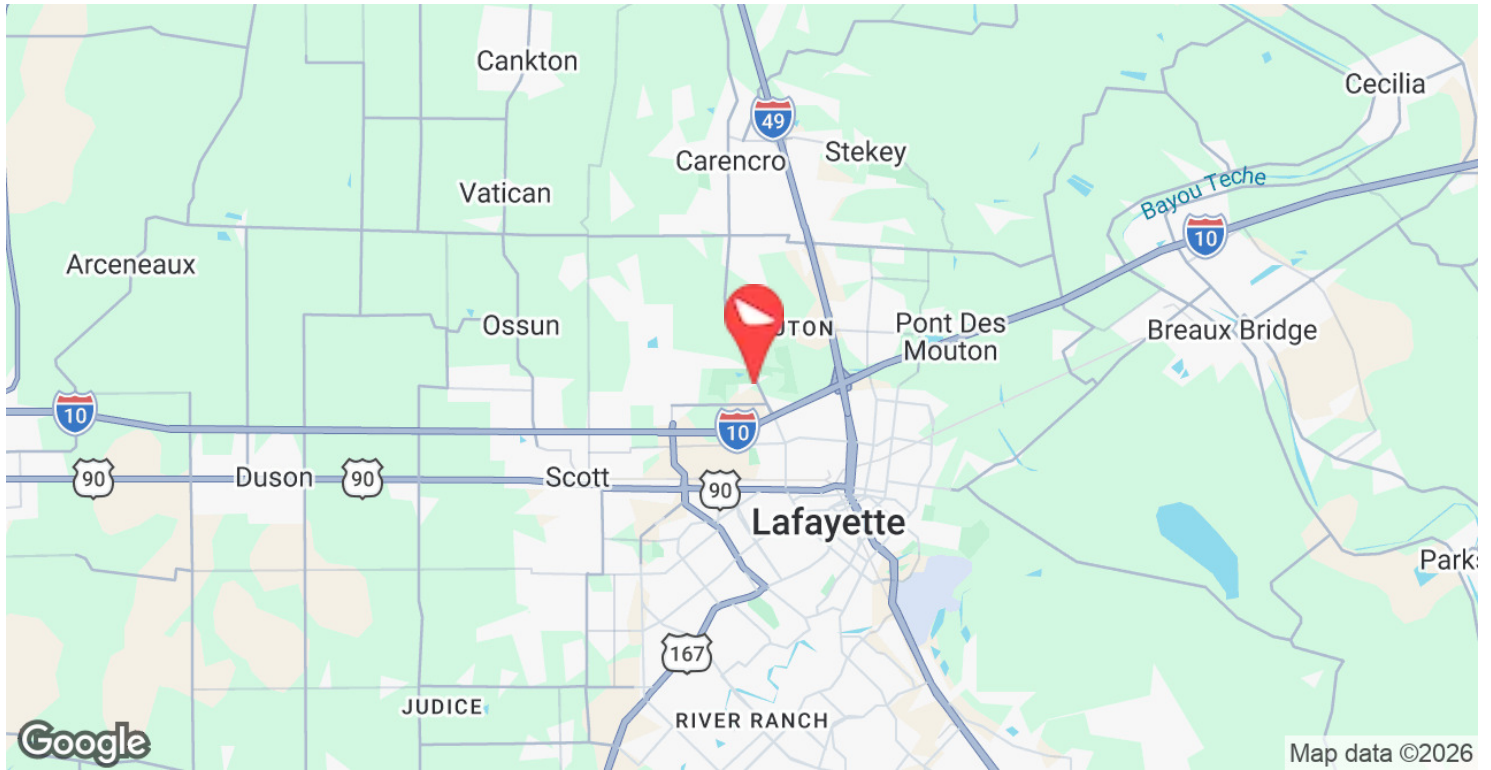
AERIAL PHOTO



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LOCATION MAP

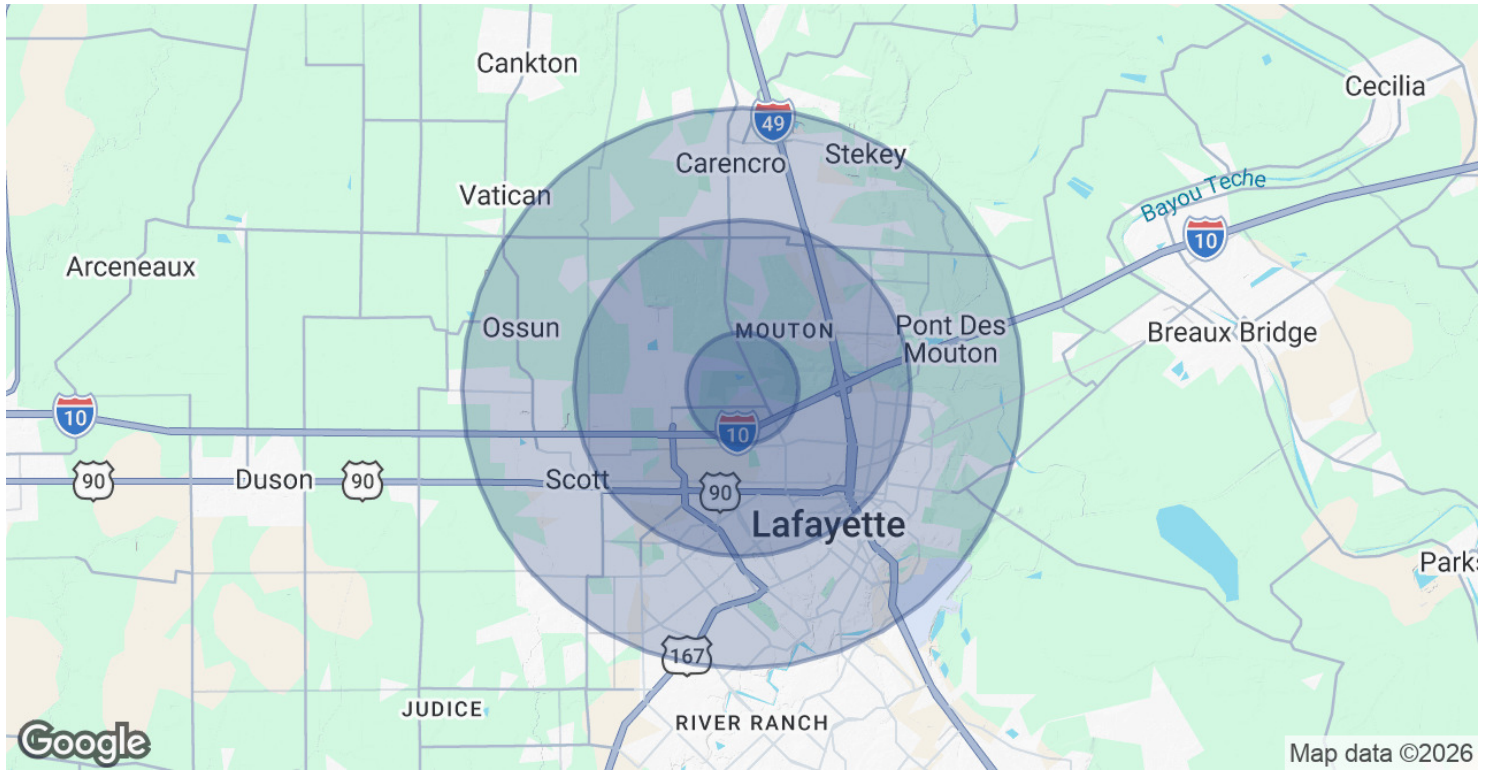


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,585	41,642	107,686
Average Age	38	39	39
Average Age (Male)	37	37	38
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME

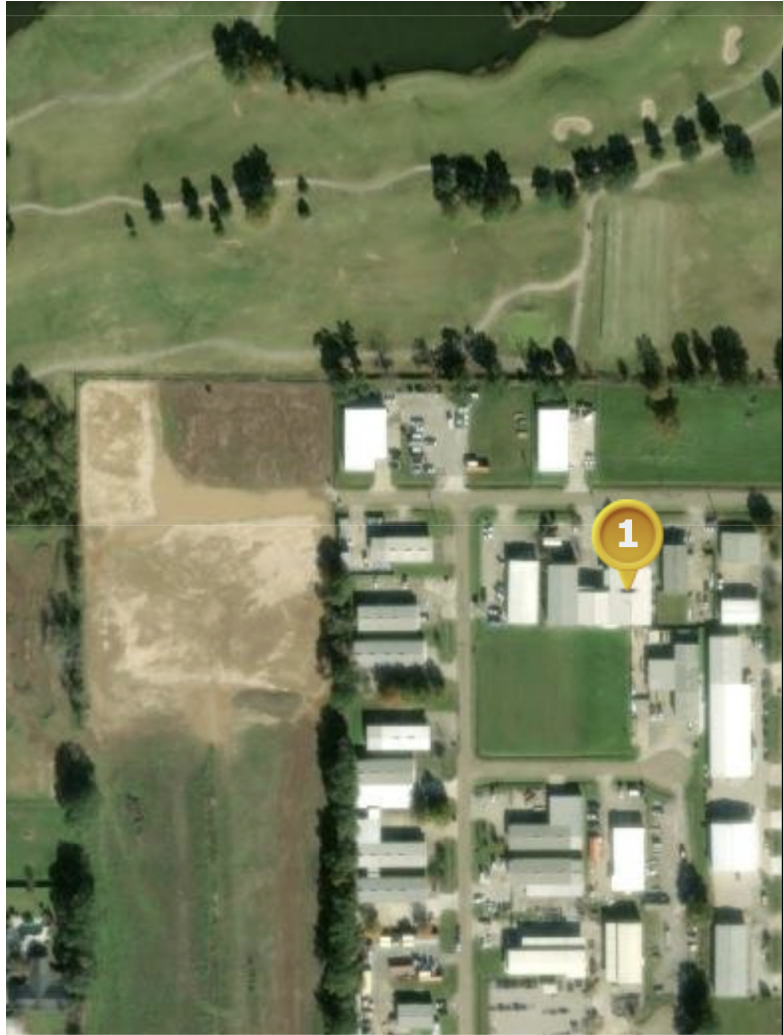
	1 MILE	3 MILES	5 MILES
Total Households	655	16,949	45,076
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$57,444	\$56,573	\$72,439
Average House Value	\$165,982	\$193,577	\$235,924

2020 American Community Survey (ACS)

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FLOOD ZONE MAP



Points

Flood Insurance Study Text

Pt. 1 (30.2588, -92.0451) ^

Community: Lafayette

Effective FIRM (Effective: 12/21/2018)
Flood Zone: X-AREA OF MINIMAL FLOOD
HAZARD
FIRM Panel ID: 22055C0070J
FIRM Panel Date: 12/21/2018

Ground Elevation¹: 43.3 ft

Community Info What Does This Mean?

Clear Points

FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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