

INDUSTRIAL FOR SALE WAREHOUSE NEAR ACADIANA REGIONAL AIRPORT

718 Hangar Dr, New Iberia, LA 70560

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL FOR SALE | PROPERTY OVERVIEW

WAREHOUSE NEAR ACADIANA REGIONAL AIRPORT

718 Hangar Dr, New Iberia, LA 70560



OFFERING SUMMARY

Sale Price:	\$864,000
Building Size:	19,200 SF
Lot Size:	2.75 Acres
Price / SF:	\$45.00
Year Built:	1985
Zoning:	I-1
Market:	Lafayette MSA
Submarket:	New Iberia

PROPERTY OVERVIEW

Lee & Associates is pleased to present the property at 718 Hangar Drive in New Iberia, Louisiana. Situated on ± 2.75 acres and improved with $\pm 19,200$ square feet, the property is designed to support a wide range of industrial, manufacturing, chemical, distribution, research, or specialty operations. The property includes two industrial buildings with a functional mix of office, conference, warehouse, and laboratory space, plus fenced yard area and covered exterior process/storage area. Utility service includes electric, natural gas, water, and sewer, with approximately 50 parking spaces and dual access points from Hangar Drive.

PROPERTY HIGHLIGHTS

- $\pm 19,200$ SF Industrial Flex Space
- 7 Grade Level Doors ((2) 16'x14' / (5) 12'x14')
- 3 Phase Power (120V/240v)
- 16' Eave Height
- Parking for ± 50

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INDUSTRIAL FOR SALE | AERIAL VIEW WAREHOUSE NEAR ACADIANA REGIONAL AIRPORT

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INDUSTRIAL FOR SALE | EXTERIOR PHOTOS WAREHOUSE NEAR ACADIANA REGIONAL AIRPORT

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INDUSTRIAL FOR SALE | INTERIOR PHOTOS WAREHOUSE NEAR ACADIANA REGIONAL AIRPORT

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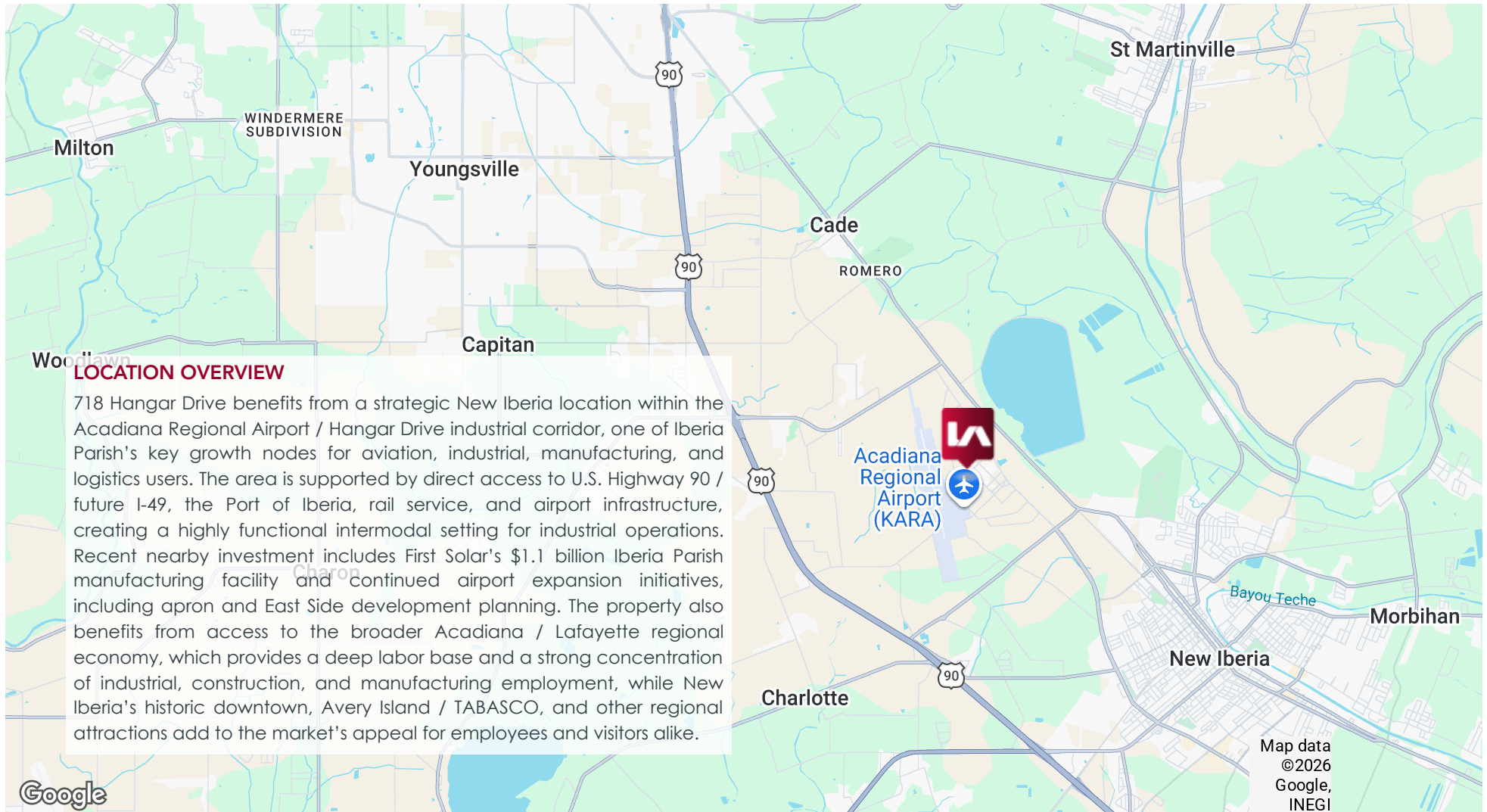
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INDUSTRIAL FOR SALE | LOCATION WAREHOUSE NEAR ACADIANA REGIONAL AIRPORT

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