

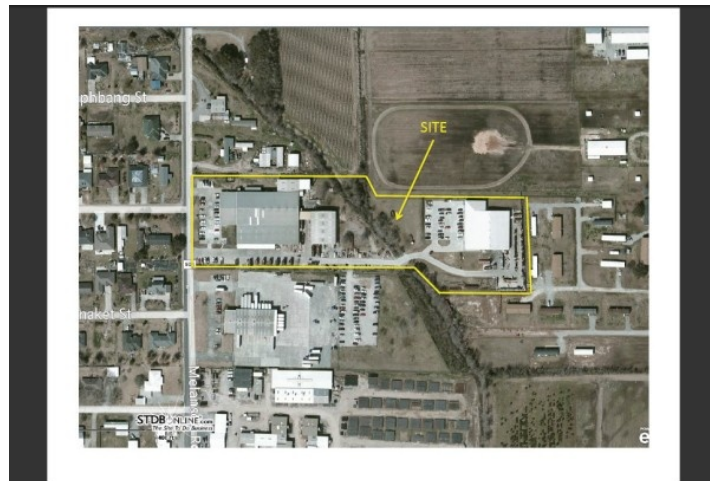
# 3711 Melancon Rd

## 3711 Melancon Rd, Broussard, LA 70518

Listing ID: 28435801  
Status: Active  
Property Type: Industrial For Sale  
Industrial Type: Industrial-Business Park, Mixed Use  
Size: 66,000 SF  
Sale Price: \$3,600,000  
Unit Price: \$54.55 PSF  
Sale Terms: Cash to Seller, Other  
Office SF: 11,000 SF

### Overview/Comments

66,000 SF industrial facility sitting on 7 acres and made up of 3 different buildings. Building 1 consists of 34,900 SF; 5,900 SF of office with 29 offices and 29,000 SF of warehouse which is all climate controlled. Building 2 consists of 8,000 SF of warehouse. Building 3 consists of 11,900 SF; 5,100 SF of office with 25 offices and 6,000 SF of warehouse, the entire building is climate controlled.



### More Information Online

<http://www.lacdb.com/listing/28435801>

### QR Code

Scan this image with your mobile device:



### General Information

Industrial Type:	Industrial-Business Park, Mixed Use, Light Industrial, Warehouse/Distribution, Other	Building/Unit Size (RSF):	66,000 SF
Property Use Type:	Vacant/Owner-User	Sale Terms:	Cash to Seller, Other

### Area & Location

Market Type:	Medium	Road Type:	Paved
Property Located Between:	Lafayette and New Iberia	Highway Access:	Hwy 90
Side of Street:	East	Airports:	LFT

Area Description Heading south on HWY 90, exit on HWY 88, exit, right, head down 1/4 mile to Melancon Rd. Take a right, building is one mile up the road on your right hand side.

### Building Related

Total Number of Buildings:	3	Property Condition:	Good
Number of Stories:	1	Roof Type:	Flat
Office Space SF:	11,000 SF		

### Location

Address:	3711 Melancon Rd, Broussard, LA 70518
County:	Lafayette
MSA:	Lafayette



Property Images



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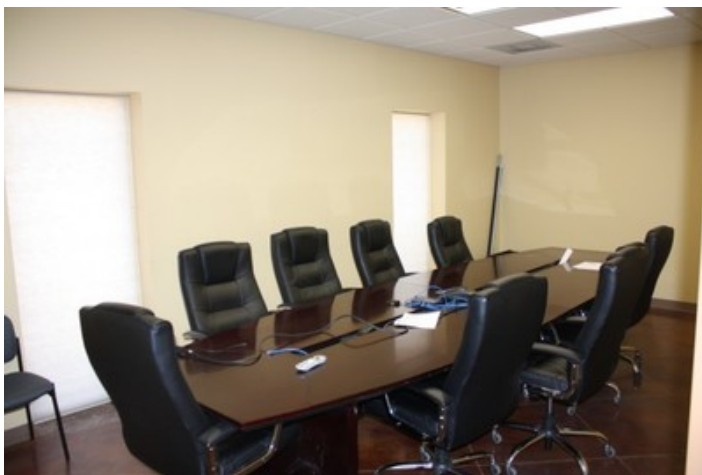
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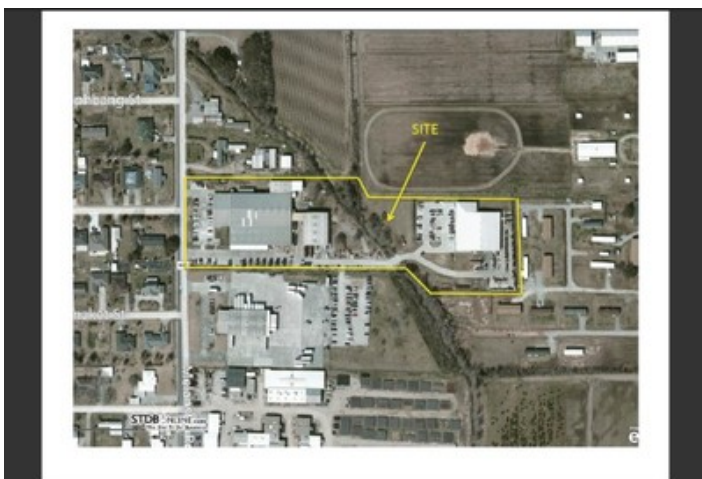
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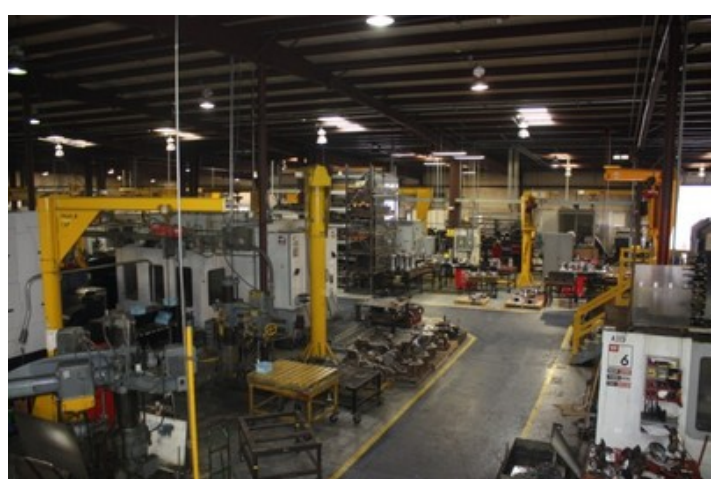
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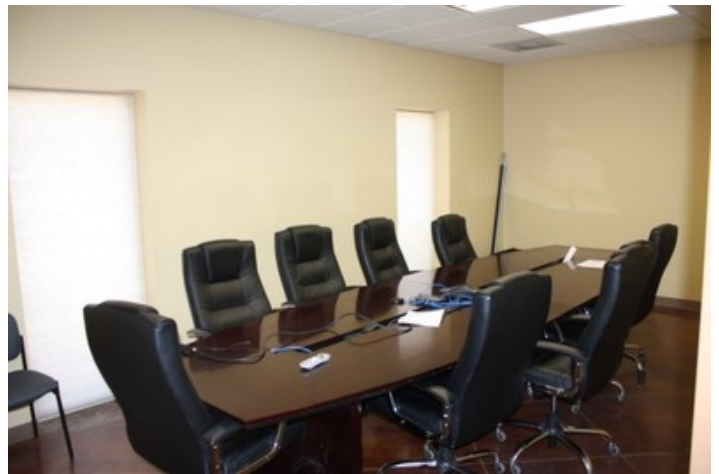
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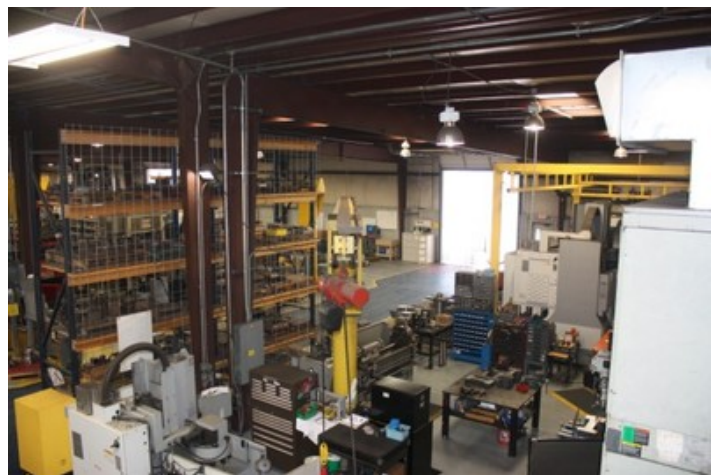
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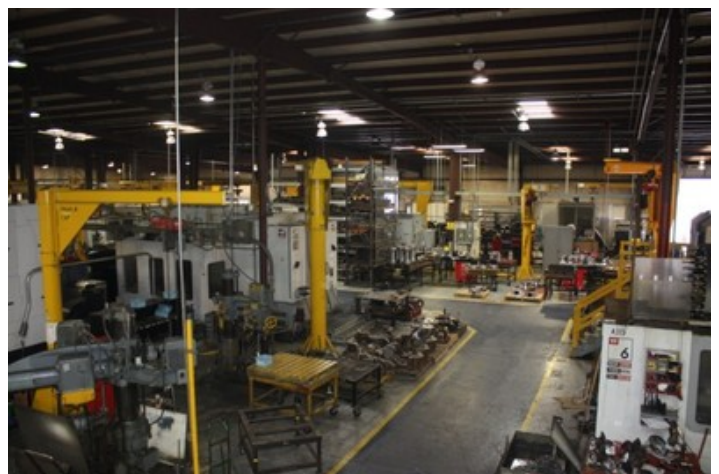
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## Property Contacts



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