CHARLES CORNAY

Office: 337-234-4481 Direct: 337-572-0234 ccornay@stirlingprop.com

REGIONAL DISTRIBUTION CENTER

939 W. Pont Des Mouton, Lafayette, LA 70507

SUMMARY

SITE PLAN

CLOSE UI

AERIAL

PHOTOS

PHOTO

DEMOGRAPHICS

PROPERTY OVERVIEW

This class A distribution warehouse is in Northpark Industrial Park, Lafayette, LA. It is located at the crossroads of I-10 and I-49 providing access to the Gulf South and to the North on the I-49 corridor to Shreveport. The building has an abundant 22,000 square feet of office space and 126,000 square feet sprinklered distribution space. The clear height in the warehouse is 28'. There are 20 dock doors with electric load levelers. We can also expand the warehouse approximately 90,000 square feet of additional space.

PROPERTY S	SPECIFICATIONS
Existing Building	± 148,035 SF
Expansion Area	± 90,000 SF
Office Area	\pm 22,000 SF office (on 2 floors with elevator)
Land	15.572 Acres
Year Built	2002 (Original) & 2015 (Expansion)
Roof	2017 (Original) & 2015 (Expansion)
Clear Height	±28
Sprinklers ESFR in office and warehouse	
Dock Doors	20 dock doors electric dock levelers (6 docks are enclosed)
Ramp	One (1) drive in ramp
Column Spacing	40x40
Land for Future Development	8.062 acres
Cimatized Warehouse	± 5,300 SF climate controlled area within warehouse
Office Elevator	One (1) elevator in the office area
Car Parking	± 84 car parking spaces
Trailer Parking	± 38 trailer parking spaces
Secure Gating Area	Fenced yard with electric gate
Lights	LED lighting in parking areas
Zoning	IL (Industrial Light Zoning)
Electrical Service	3 Phase electrical





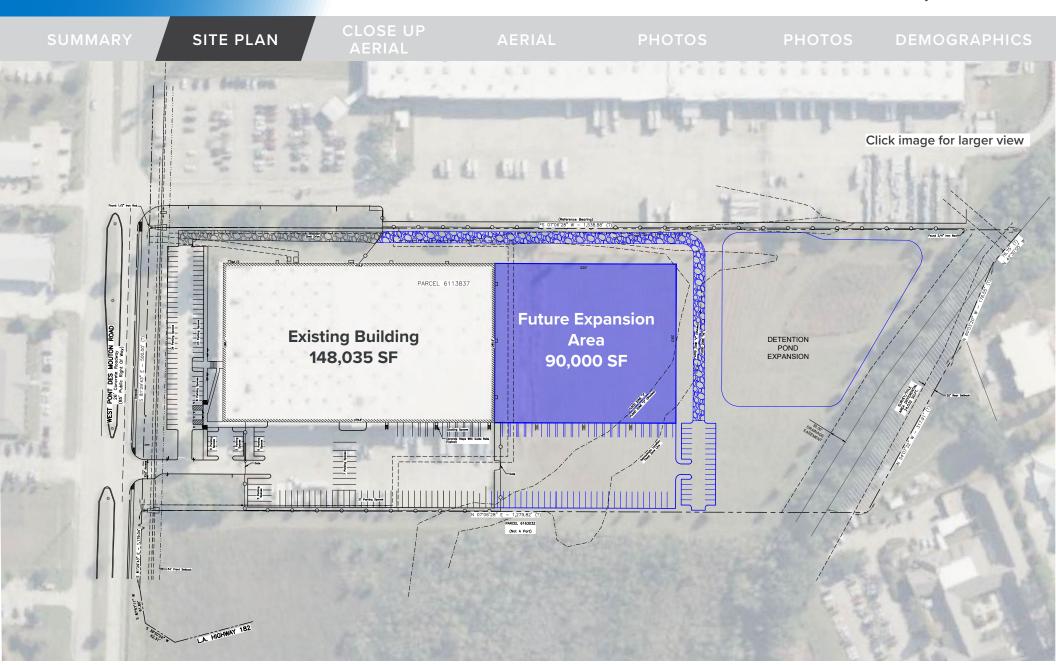


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CLOSE UP AERIAL HALLIBURTON ENERGY W.Pont Des Mouton Rd W Pont Des Mou CINTAS UNIFORM SERVICES HOME FURNITURE COMPANY DISTRIBUTION BLUE BELL **CREAMERIES** FLIGHTSAFETY INTERNATIONAL WESCO DISTRIBUTION LaserLn GLOBAL DATA SYSTEMS, INC. MANAGED SERVICE PROVIDER Woodrich Ln **AMCOL** HEALTH & BEAUTY SOLUTIONS



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AERIAL Halliburton **Energy Services** Engineering Oil Center Vermilion Behavioral Health Systems Flight Safety Blue Bell Ice Home Furniture Distribution Fluid Controls 939 W. PONT DES Global Data MOUNTON ROAD Systems The Wetlands Golf Course Schilling Alcohol Crescent Crown Beverage Distributing



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PHOTOS















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AERIAL	PHOTOS	PHOTOS	DEMOGRAPHICS	Ţ
DEMOGRAPHIC MAP	182	Leonville		\
5	(170)	i Radius (347)	(740)	

2024 DEMOGRAPHICS

_	3 MILE	5 MILE	10 MILE	
POPULATION	34,925	96,954	225,131	

_	3 MILE	5 MILE	10 MILE
AVG. HH INCOME	\$63,907	\$69,156	\$94,204

	3 MILE	5 MILE	10 MILE
HOUSEHOLDS	14,180	40,708	94,706

