

SUMMARY

SITE PLAN

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PHOTOS

PHOTOS

DEMOGRAPHICS

## PROPERTY OVERVIEW

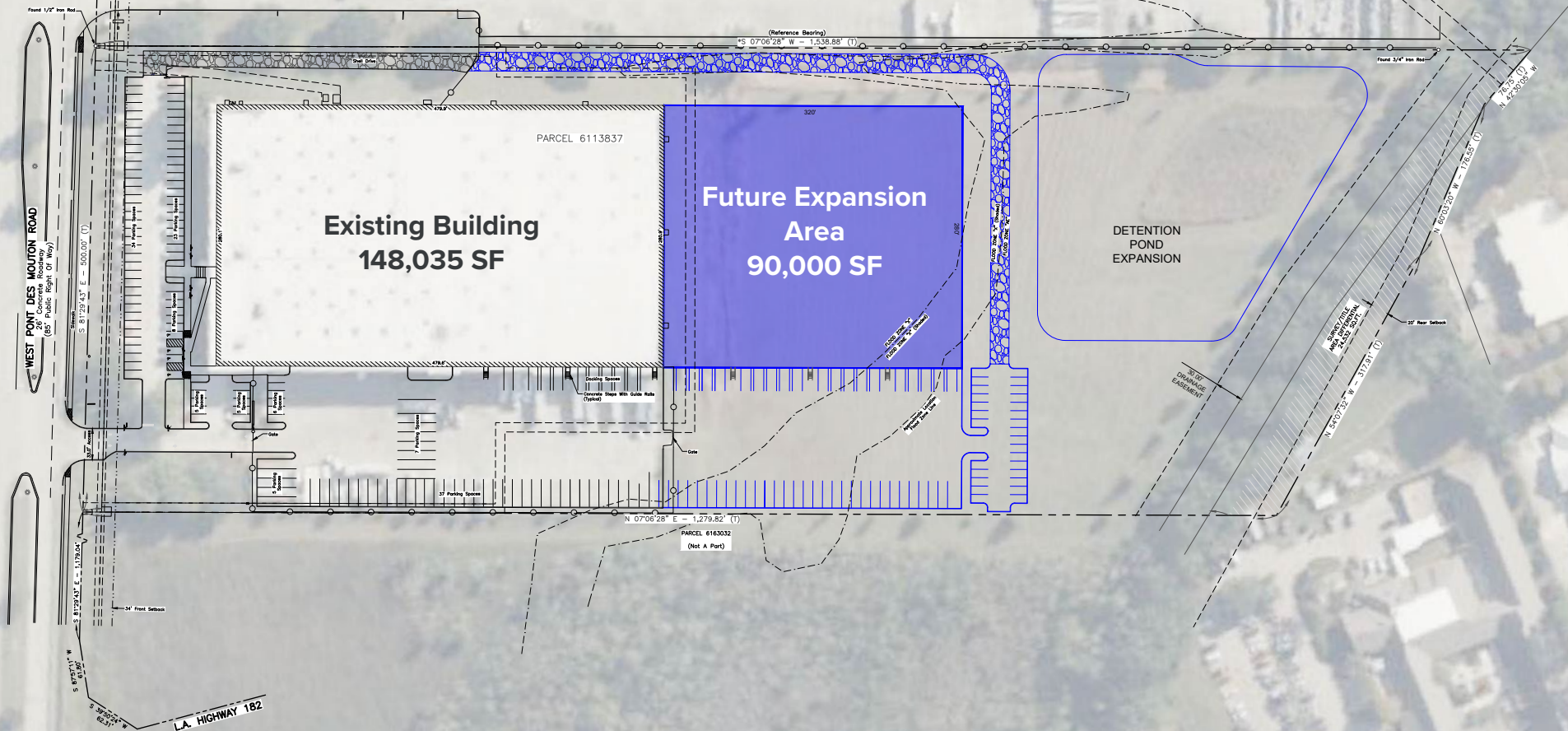
This class A distribution warehouse is in Northpark Industrial Park, Lafayette, LA. It is located at the crossroads of I-10 and I-49 providing access to the Gulf South and to the North on the I-49 corridor to Shreveport. The building has an abundant 22,000 square feet of office space and 126,000 square 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 SPECIFICATIONS

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



Click image for larger view



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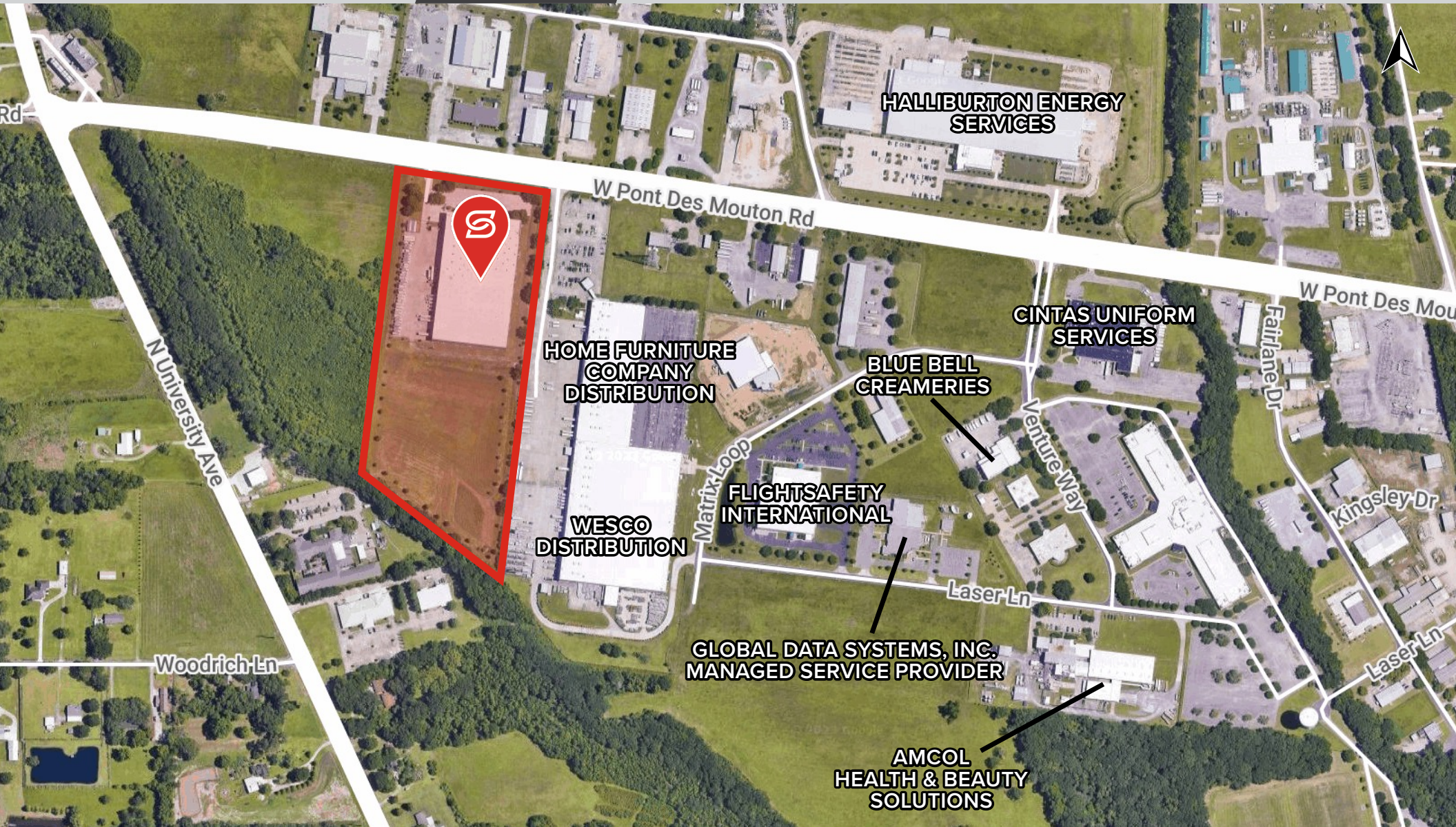
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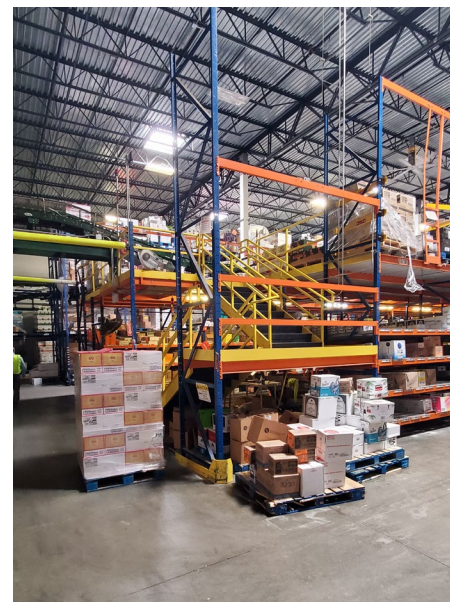
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## 2024 DEMOGRAPHICS

	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

