

Machine Shop Facility off US HWY 90

4440 US HWY 90, Broussard, LA 70518

Listing ID:	29661466
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Industrial-Business Park, Manufacturing
Contiguous Space:	29,912 SF
Total Available:	29,912 SF
Lease Rate:	\$9,000 (Monthly)
Unit Price:	\$3.61 PSF (Annual)
Base Monthly Rent:	\$9,000
Lease Type:	NNN
Loading:	8 Doors
Office SF:	3,500 SF



Property Overview

Great Location! US HWY 90 Ingress and Egress. Also side entrance off Girouard Rd. which connects to US HWY 90. +/- 29,912 SF Warehouse/Office available for lease. The Office is approximately 3,500 SF and includes a very large conference room (that can be partitioned to allow for more offices), full kitchen, 7 offices, a reception area, and sitting/waiting room. Warehouse #1 is approximately 18,129 SF and has 3 offices and 3 bathrooms (one has a changing/locker room). There is also a large metal storage building on site. Warehouse #2 is approximately 8,283 SF and has 7 offices, separate men and woman restrooms, shop restroom, and large upstairs storage area above the office space. Both warehouses are climate controlled. There are 5 (1) ton cranes throughout the facility. Lots of power to the buildings, 220 and 480 Volt, 3 phase. This space would be perfect for a machine shop or any company looking to expand! NNN Lease.

More Information Online

<http://www.lacdb.com/listing/29661466>

QR Code

Scan this image with your mobile device:



General Information

Industrial Type:	Industrial-Business Park, Manufacturing, Light Industrial, Truck Terminal, Warehouse/Distribution
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Available Space

Suite/Unit Number:	4440 US HWY 90	Rent Escalators:	Fixed Lease
Space Available:	29,912 SF	Conference Rooms:	1
Minimum Divisible:	29,912 SF	Offices:	17
Maximum Contiguous:	29,912 SF	Office SF:	3,500 SF
Space Type:	New	Kitchen/Breakroom:	Yes
Date Available:	01/16/2015	Parking Spaces:	50
Lease Rate:	\$9,000 (Monthly)	Loading Doors:	8
Lease Type:	NNN		

Space Description Great Location! US HWY 90 Ingress and Egress. Also side entrance off Girouard Rd. which connects to US HWY 90. +/- 29,912 SF Warehouse/Office available for lease. The Office is approximately 3,500 SF and includes a very large conference room (that can be partitioned to allow for more offices), full kitchen, 7 offices, a reception area, and sitting/waiting room. Warehouse #1 is approximately 18,129 SF and has 3 offices and 3 bathrooms (one has a changing/locker room). There is also a large metal storage building on site. Warehouse #2 is approximately 8,283 SF and has 7 offices, separate men and woman restrooms, shop restroom, and large upstairs storage area above the office space. Both warehouses are climate controlled. There are 5 (1) ton cranes throughout the facility. Lots of power to the buildings, 220 and 480 Volt, 3 phase. This space would be perfect for a machine shop or any company looking to expand! NNN Lease.

Area & Location

Market Type:	Medium	Property Visibility:	Excellent
Road Type:	Paved, Highway	Highway Access:	US HWY 90 Ingress/Egress

Airports: Lafayette Regional Airport
 Area Description: Hwy 90 Visibility in Broussard

Building Related

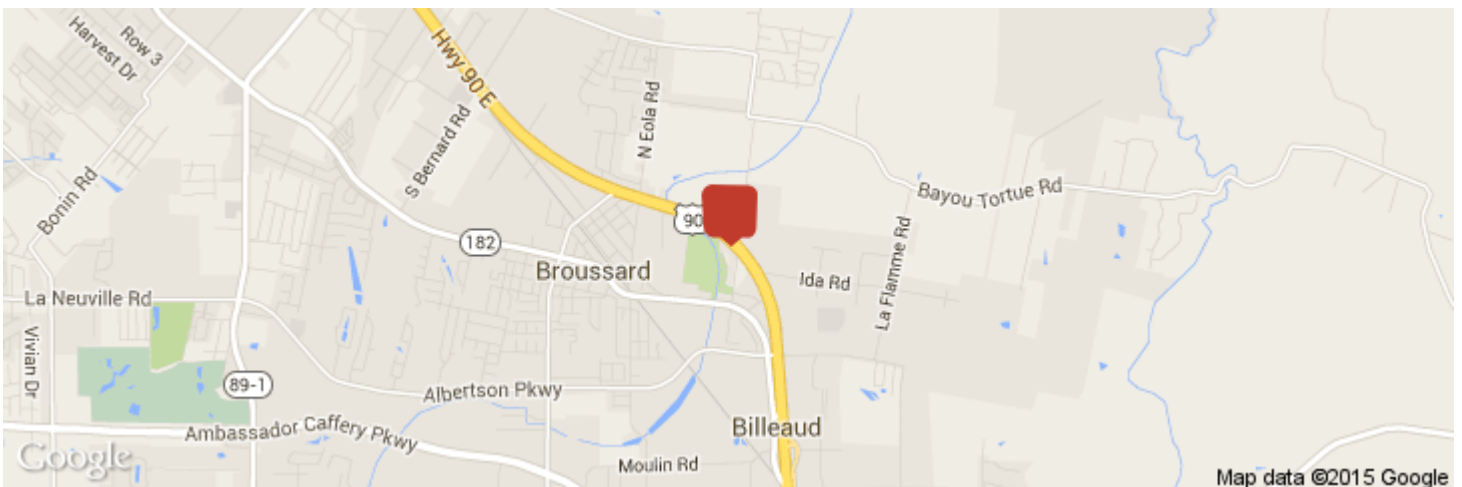
Tenancy:	Single Tenant	Total Parking Spaces:	50
Total Number of Buildings:	4	Parking Description:	Concrete yard and parking
Number of Stories:	1	Overhead Cranes:	4
Property Condition:	Good	Volts:	480
Roof Type:	Gable	X-Phase:	3 phase
Construction/Siding:	Metal Siding	Air Conditioning:	Engineered System, Package Unit
Exterior Description:	Metal building for all shop buildings and brick separate building for office	Lighting:	Metal Halide
Parking Type:	Surface	Internet Access:	Cable, DSL, ISDN, T1/T3
		Interior Description:	Office has been repainted and is sheetrock

Land Related

Land Area:	4.19 Acres	Lot Depth:	See site plan
Lot Frontage (Feet):	See site plan	Topography:	Gently Sloping

Location

Address: 4440 US HWY 90, Broussard, LA 70518
 County: Lafayette
 MSA: Lafayette



Property Images



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Property Contacts



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