

Distribution Center Refrigerated

1016 SW Evangeline Thruway, Lafayette, LA

FOR LEASE

OVERVIEW

PICTURES 1

PICTURES 2

DEMOGRAPHICS

AERIAL

SITE PLAN



Office Building

Building Size

Total SF: +/- 175,237

- +/- 168,813 SF
"Class C" Distribution Warehouse
- +/- 4,624 SF
Detached Brick Office Building
- +/- 1,800 SF
"Class S" Repair Shop Building

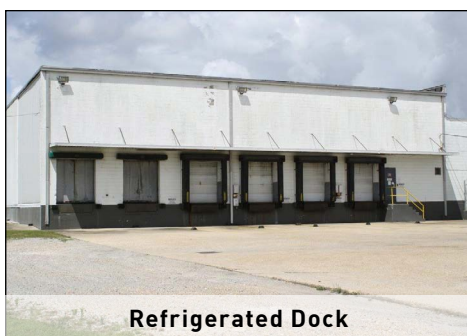
Property Size

+/- 12.26 Acres

Description

This property has great visibility with 620' frontage on Highway 90 within the city limits of Lafayette, LA. The site is 3.5 miles from I-10, 1.5 miles from Lafayette Regional Airport and has a rail line behind the facility; however, there is no spur.

The facility consists of an office area, a break room, a freezer area that can be set to 30 degrees below zero, a cooler area that can maintain sub-zero temperatures, warehouse storage areas, a repair shop, a vault, metal canopies, concrete surfaced parking/drives, asphalt surfaced parking area, chain-link perimeter fence, wood security fence, exterior lights, signage, 38 loading docks with eave heights ranging between +/- 25' to +/- 32' and more.



Refrigerated Dock



Main Loading Dock



Parking Lot and Repair Shop



Charles Cornay

direct: 337-572-0234 / office: 337-234-4481 / ccornay@stirlingprop.com

www.StirlingProperties.com



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Office Building Hallway



Conference Room



Office



Employee Break-room



Vault



Upstairs Warehouse Office



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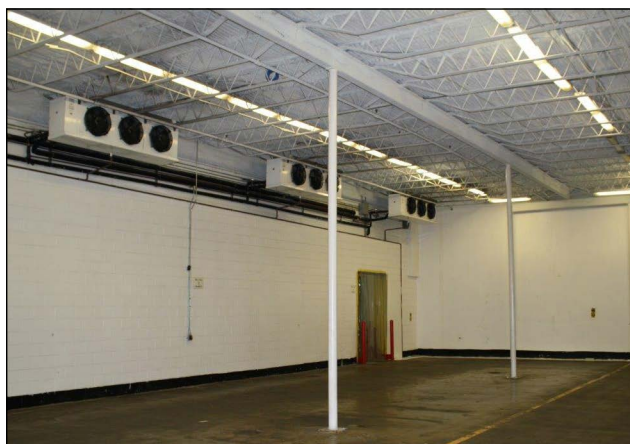
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Main Loading Dock Interior



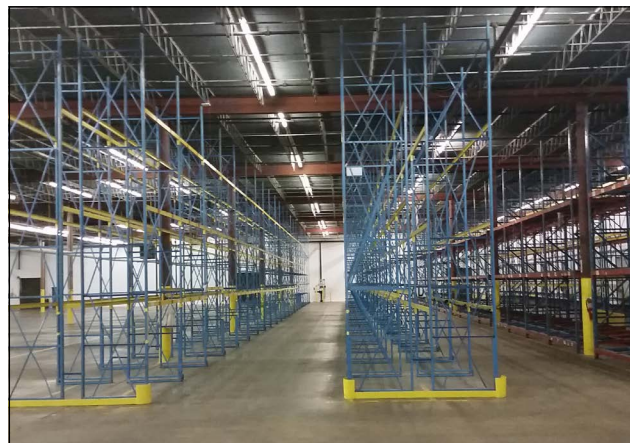
Freezer Area



Freezer Area



Cooler Space



Distribution Warehouse



Distribution Warehouse



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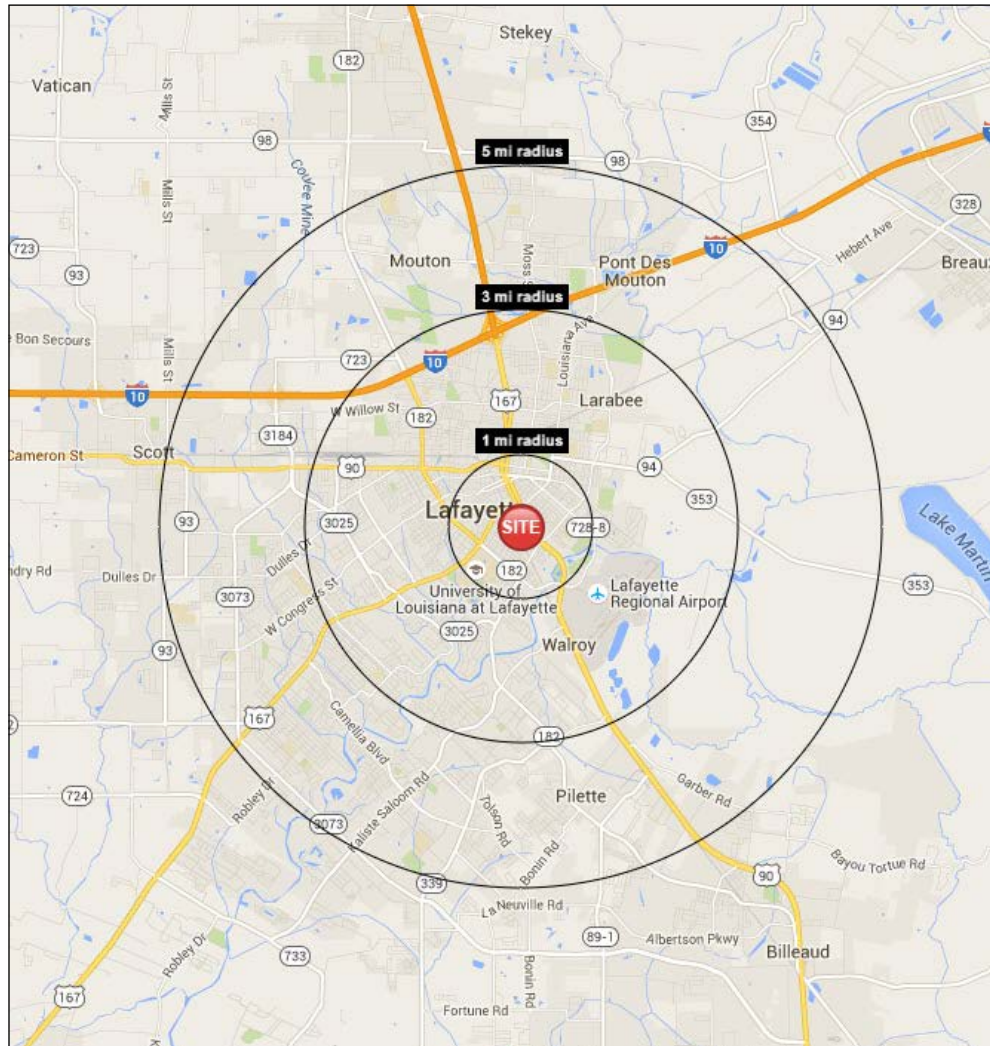
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2015 Demographics

	1 mile	3 mile	5 mile
Est. Population	12,520	60,280	122,622
Est. Households	4,792	24,993	52,558
Proj. 5-Yr. Growth	1.3%	1.4%	1.4%
Avg. HH Income	\$44,267	\$53,976	\$63,513



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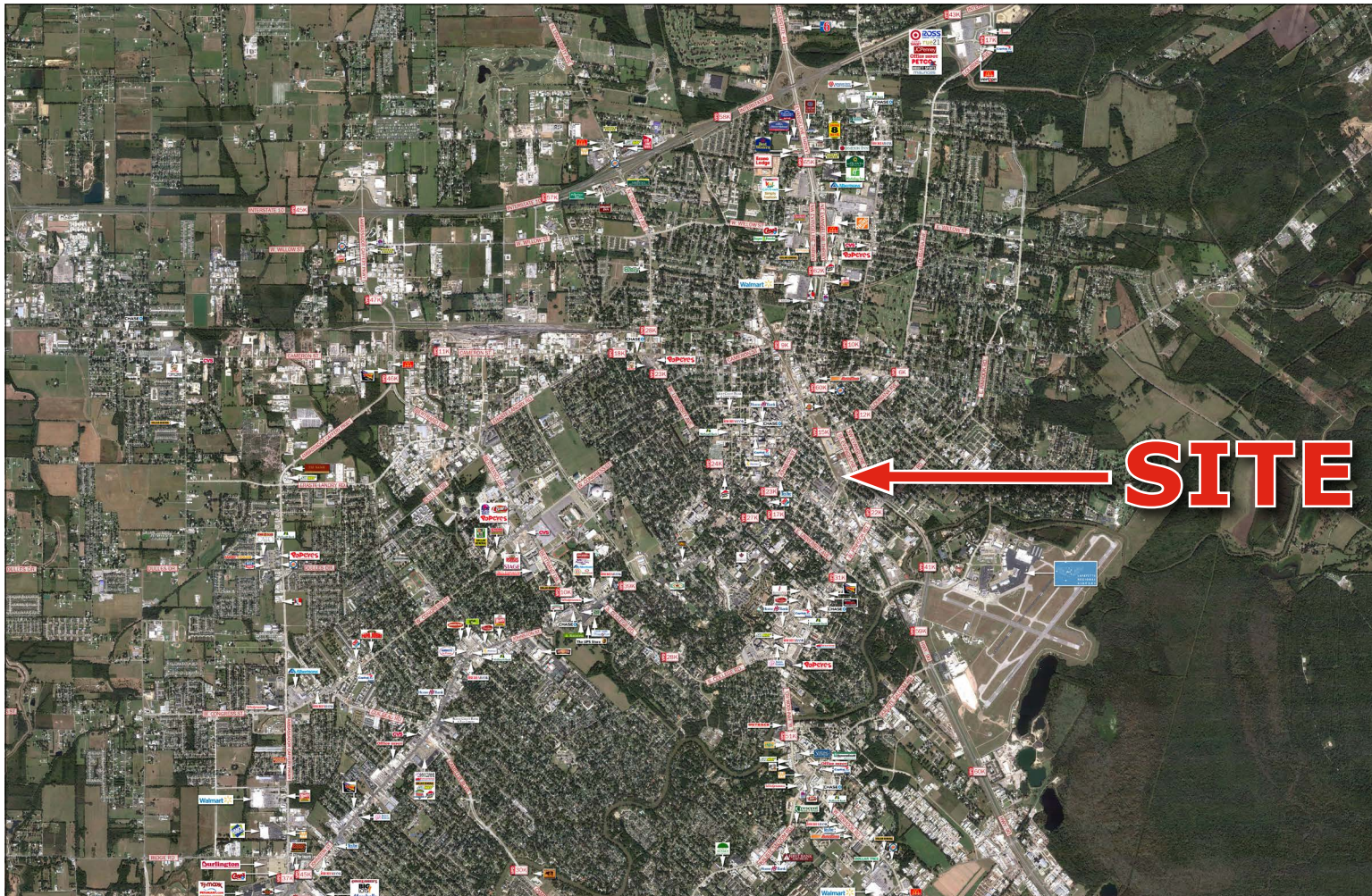
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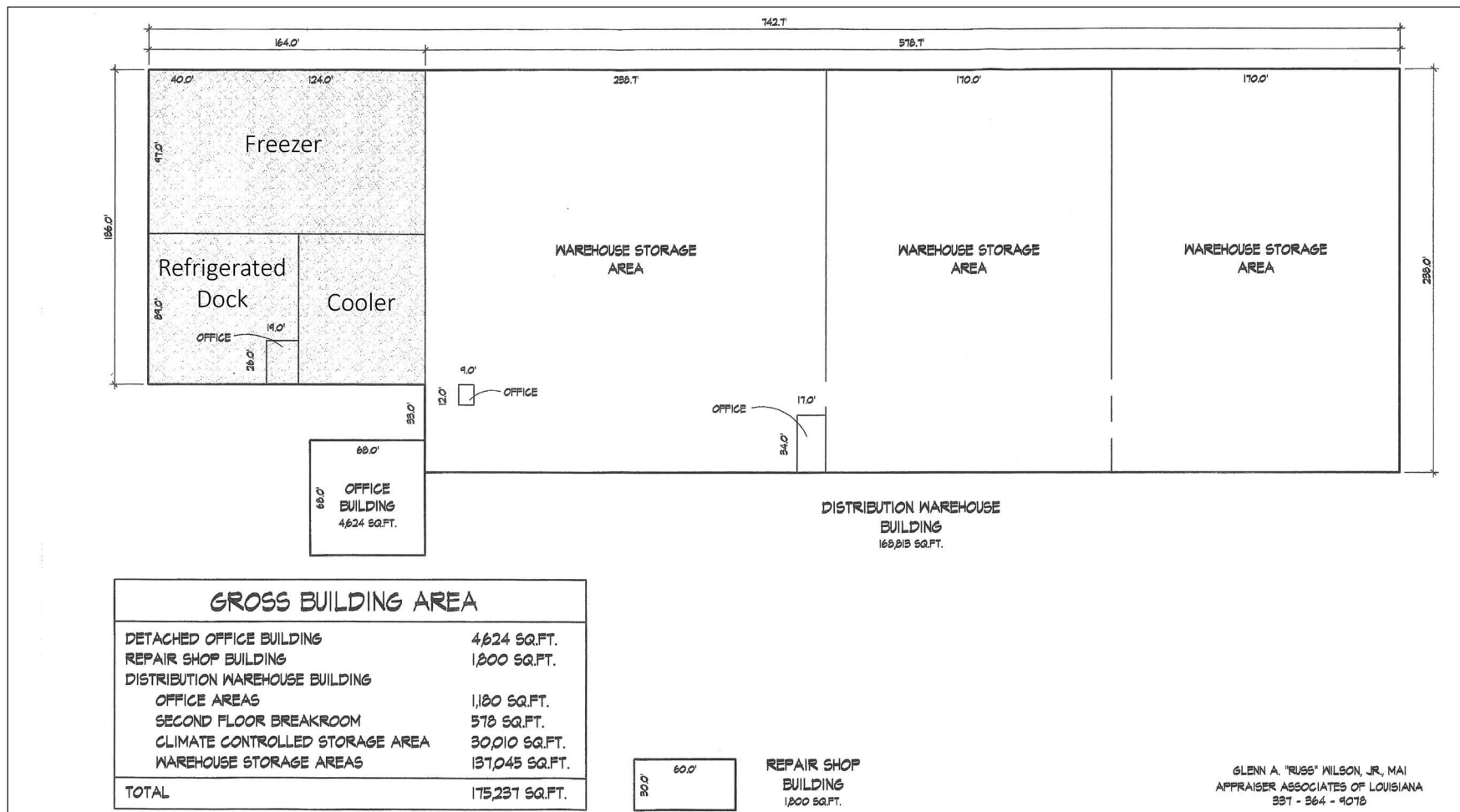
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