



±173,437 SF INDUSTRIAL WAREHOUSE WITH ±12.26-ACRE LAYDOWN YARD

1016 SW EVANGELINE THRWY LAFAYETTE, LA 70501



OFFERED: FOR SALE AND LEASE

SALE PRICE: \$6,000,000 LEASE RATE: \$5/SF/YR

AVAILABLE SPACE: ±4,624-173,437 SF | TOTAL: ±173,473 SF

- Large-scale dock-high distribution space
- Laydown yard providing extensive outdoor storage and staging area
- Close proximity to I-10 with frontage on Evangeline Thwy
- Zoned IL (Industrial Light) for distribution and warehouse operations

CONTACT:

ALEX RUCH MARK JOHNS
225.485.0238 501.513.7394

800.895.9329 | <https://elifinrealty.com> | March 2026

640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now for sale and lease, 1016 SW Evangeline Thwy is a ±173,437 SF distribution and warehouse facility positioned on a ±12-acre lot offering a large-scale dock-high distribution space, and an expansive laydown yard. Leftmost space was formerly a cold storage facility.
- Zoned IL (Industrial Light), the property is well-suited for distribution and warehousing operations requiring substantial indoor and outdoor space.
- Located on Evangeline Thwy with close proximity to I-10, the site provides efficient access to regional transportation corridors, supporting logistics and distribution activity throughout the area.
- The property operates under a ground lease, and any sale would include leasehold improvements only.
- Lease rate is \$72,265.42/mo, NNN lease type.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	1016 SW Evangeline Thrw
City, State, Zip	Lafayette, LA 70501
County	Lafayette Parish
Market	LA - Lafayette MSA
Cross-Streets	SW Evangeline Thwy / Taft St
Township	9S
Range	4E
Section	67
Side Of The Street	Southwest
Road Type	Paved
Nearest Highway	US Hwy-90 / I-10
Nearest Airport	Lafayette Regional Airport (LFT)

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse / Distribution
Zoning	IL - Industrial Light
Lot Size	±12.26 Acres
APN #	6024514
Lot Frontage	±620 ft
Lot Depth	±701.1 ft

BUILDING INFORMATION

Building Size	±173,437 SF
Tenancy	Multiple
Parking Type	Surface
Free Standing	Yes

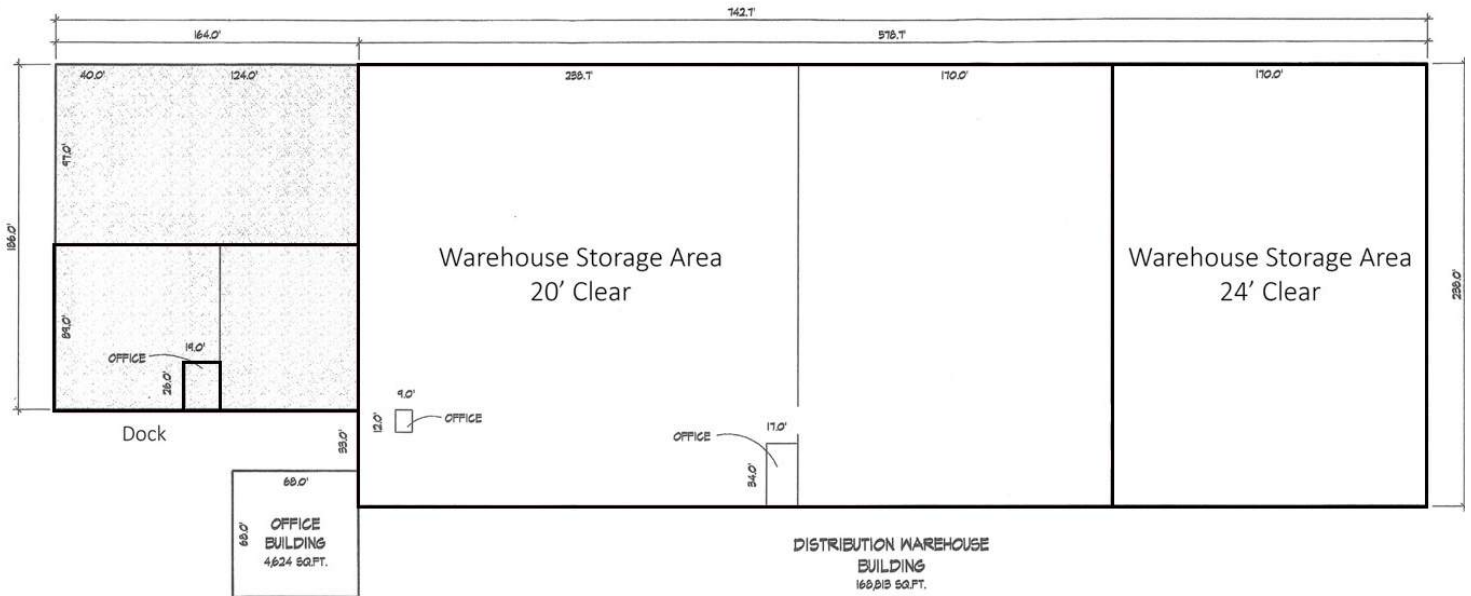
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FLOOR PLAN

"CONCO FOOD DISTRIBUTORS, INC."

1016 SOUTHWEST EVANGELINE THRUWAY
LAFAYETTE, LOUISIANA



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EXTERIOR PHOTOS

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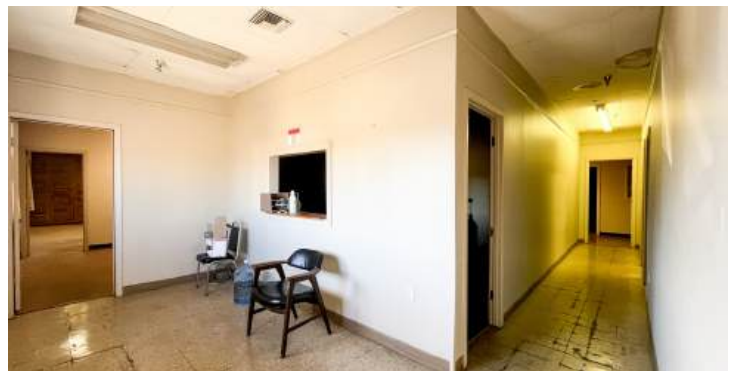
EXTERIOR PHOTOS, CONTINUED



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INTERIOR PHOTOS



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INTERIOR PHOTOS, CONTINUED



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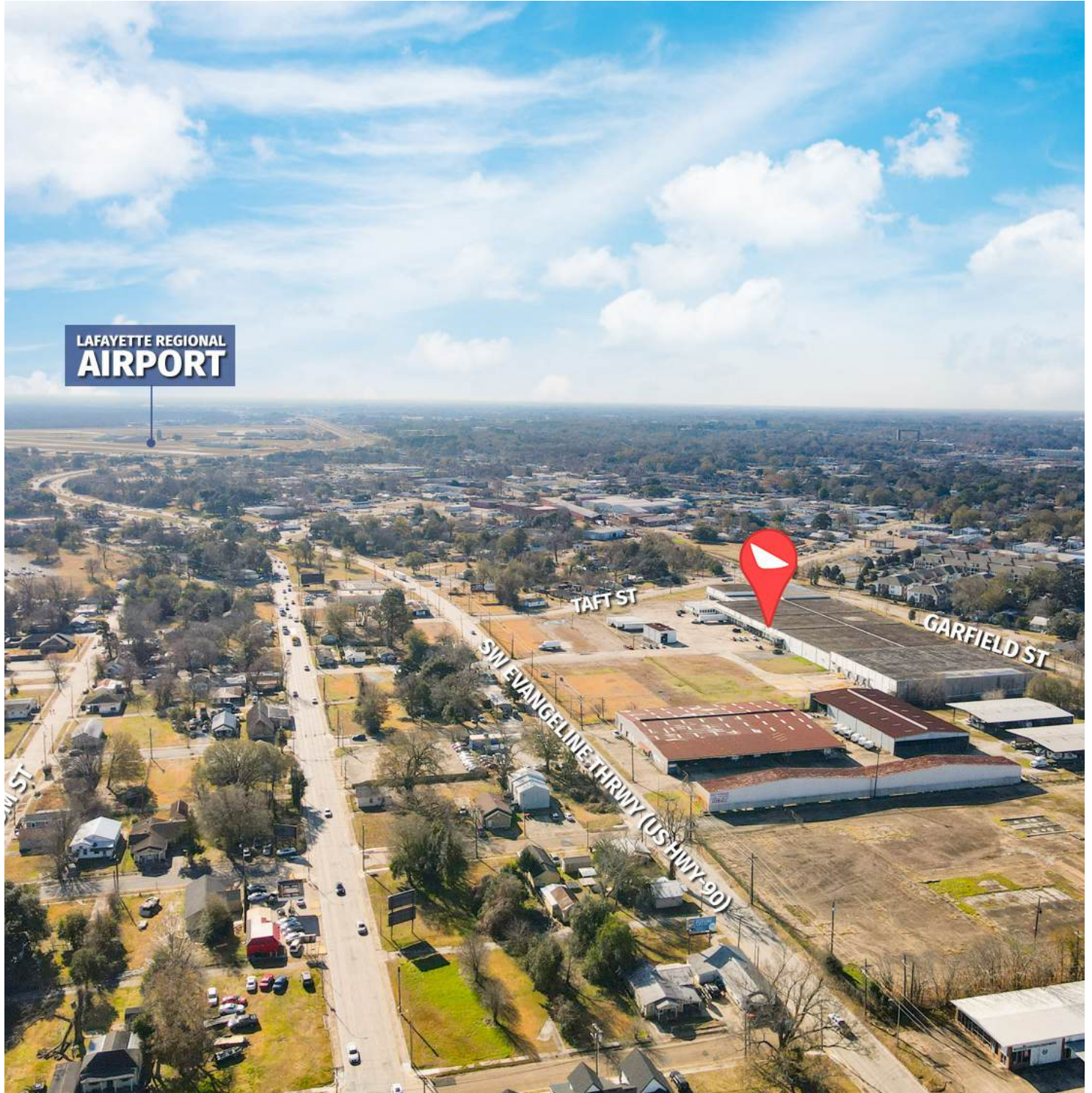
INTERIOR PHOTOS, CONTINUED



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AERIAL PHOTO



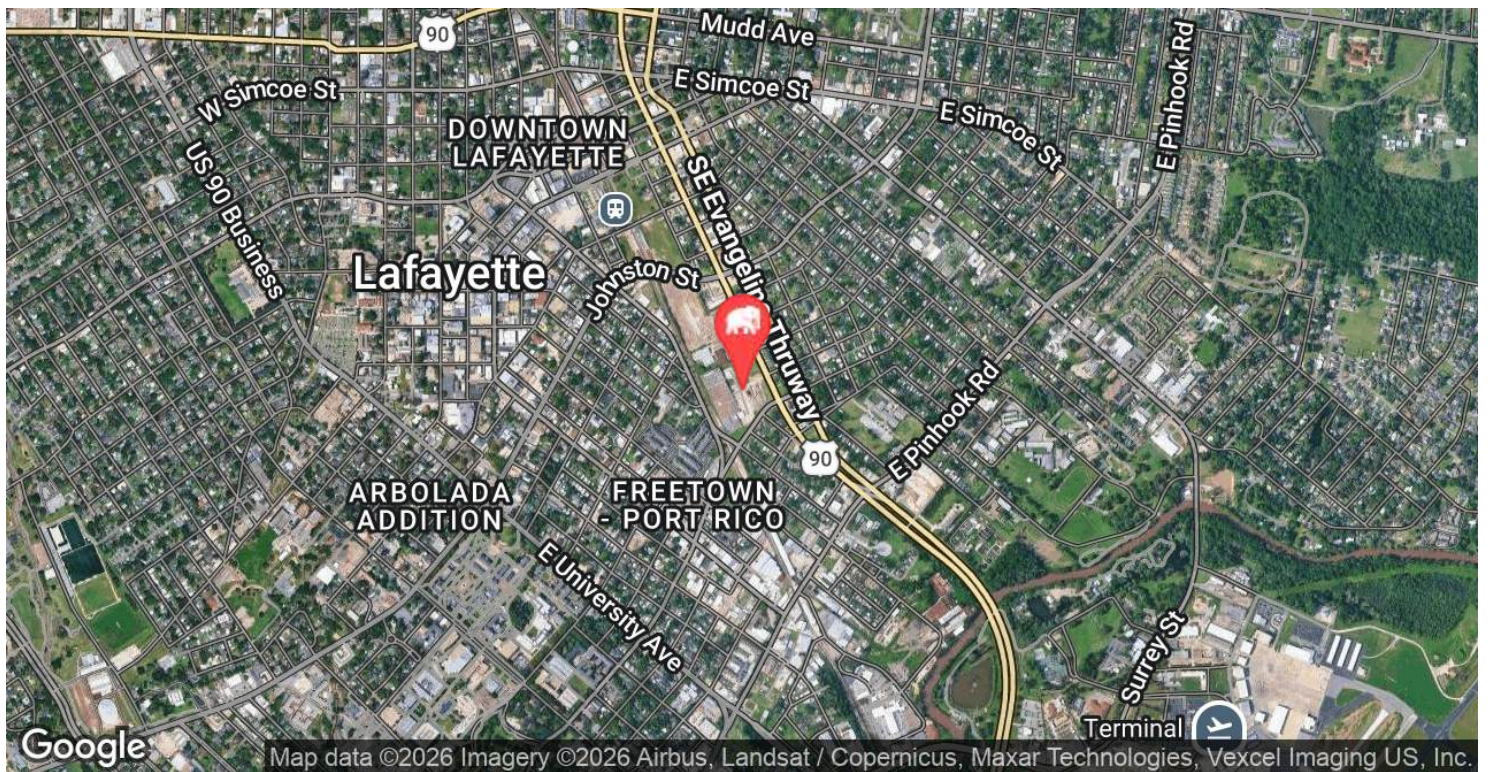
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LOCATION MAP



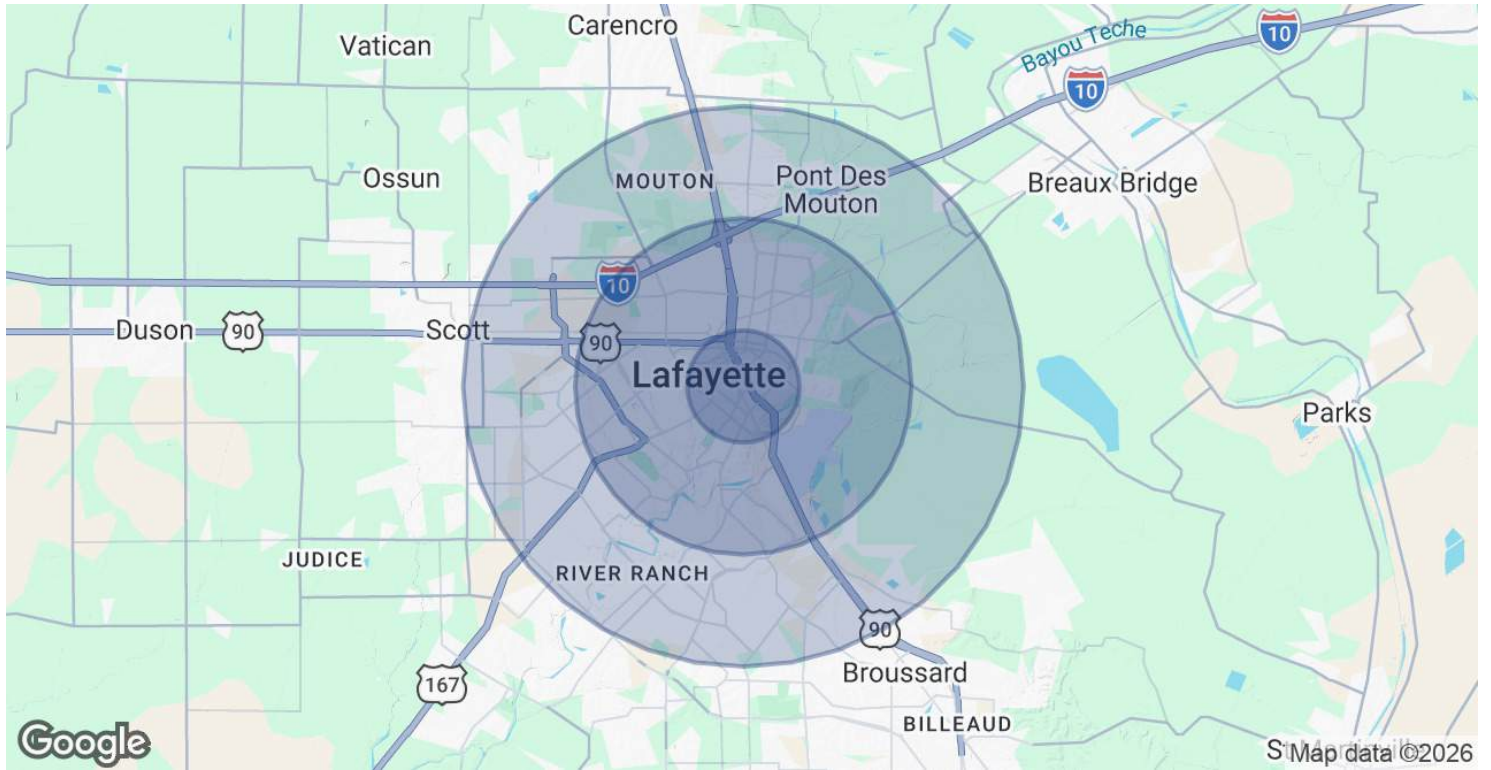
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,138	55,484	114,398
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME

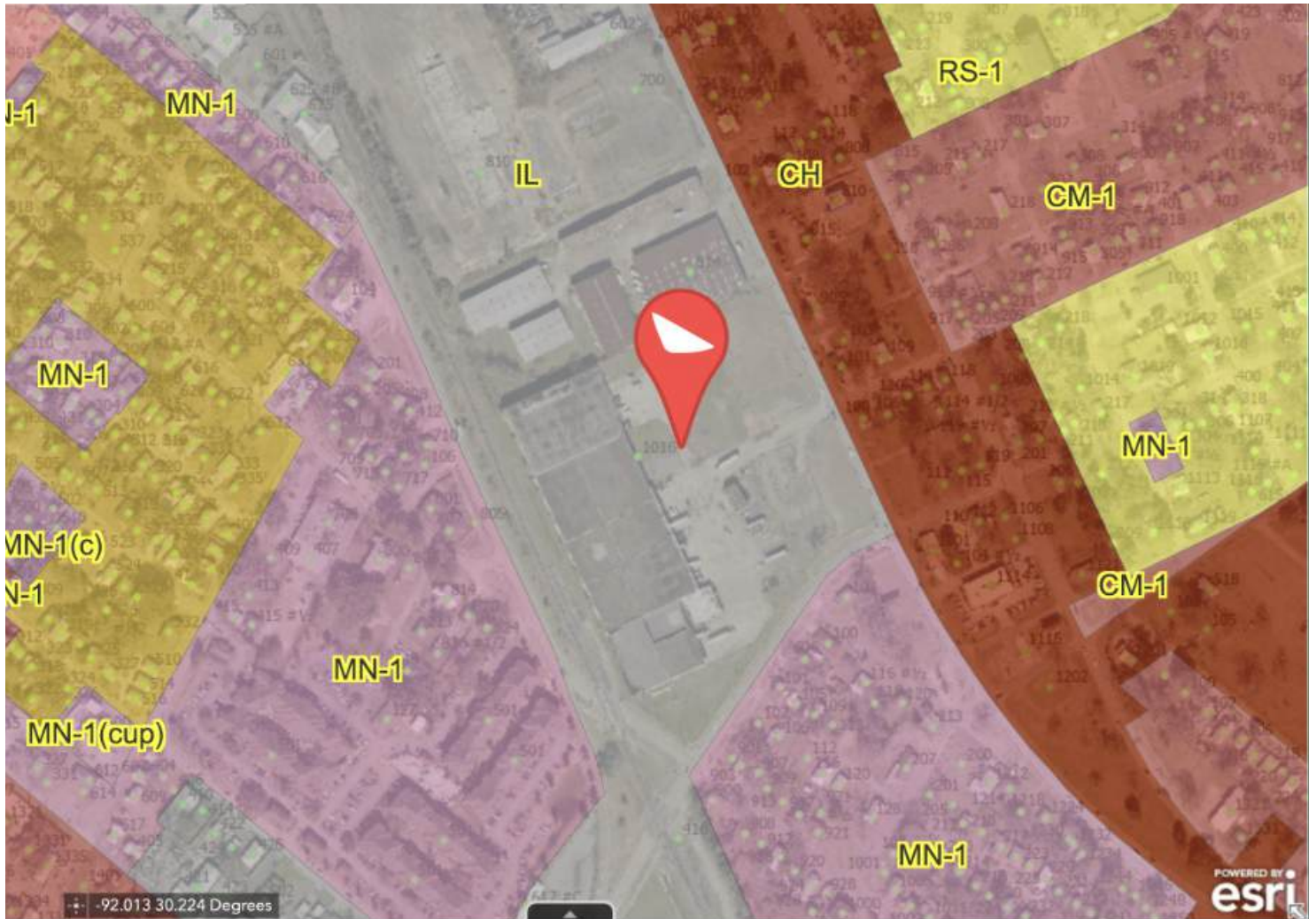
	1 MILE	3 MILES	5 MILES
Total Households	4,189	24,036	49,785
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$49,082	\$66,646	\$80,063
Average House Value	\$239,447	\$247,782	\$261,358

Demographics data derived from AlphaMap

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ZONING MAP



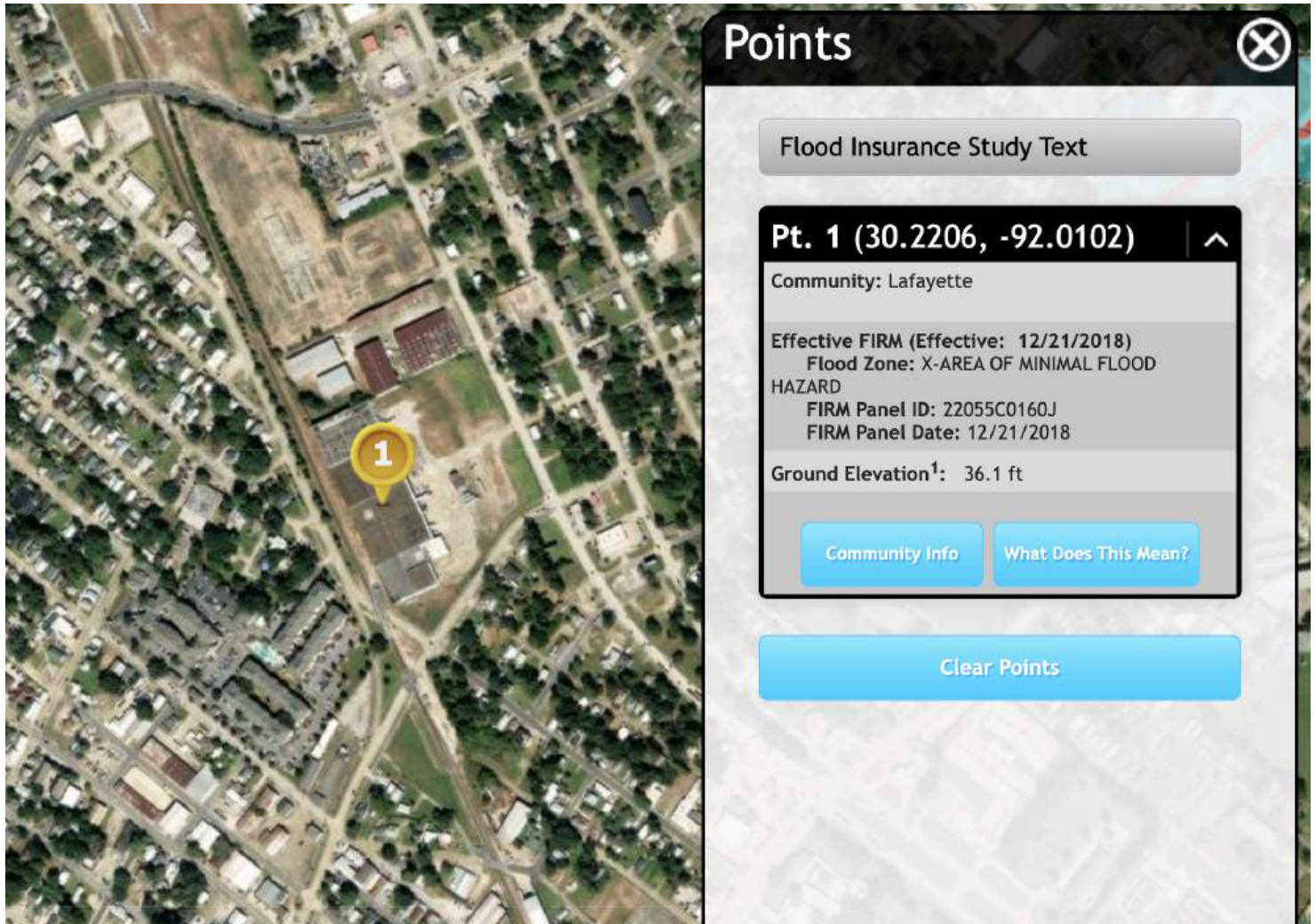
ZONE IL - INDUSTRIAL LIGHT

Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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