INDUSTRIAL FACILITY FOR SALE OR LEASE

403 W ADMIRAL DOYLE DRIVE | NEW IBERIA, LA 70560



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403 W Admiral Dovle Dr. New Iberia, LA 70560





OFFERING SUMMARY

Sale Price:	\$2,695,000
Lease Rate:	\$3.50 SF/yr (NNN)
Building Size:	±69,315 SF
Office SF:	±5,287 SF
Warehouse SF:	±64,026 SF
Lot Size:	±3.8 Acres
Loading Dock(s):	1
Grade Level Door(s):	8
Zoning:	C4

PROPERTY OVERVIEW

This industrial property spans approximately ±69,315 total square feet, of which ±5,287 square feet is office space and ±64,026 square feet is warehouse space. The office area includes a waiting/reception area, thirteen offices, a break room, a conference room, a vault, four restrooms, and ample storage. The main warehouse area has four grade level doors, one dock door, mezzanine storage space, three large overhead fans, drainage, and a paint booth. Column spacing ranges from 19'4" to 49'5" and clear heights range from 14'7" to 22'. The facility is equipped with 120/208v, 480v, 3-phase power. ±3,445 square feet of the total warehouse square footage is located in a separate building off to the side of the main building. This building has four grade level doors and would serve as an excellent maintenance shop. There is also a ±1,000 square foot canopy structure in the rear of the property. There are fifty-three regular parking stalls and fifteen trailer stalls. The property is partially fenced and has several access points on three sides.

CONTACT

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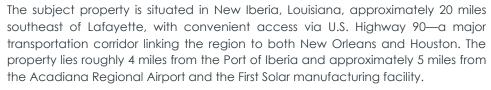
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First Solar is currently constructing a 2.1 million-square-foot plant dedicated to the production of large-scale solar panels. This \$2+ billion investment is expected to generate approximately 700 new jobs in the region. Concurrently, the Port of Iberia is undergoing a significant dredging project to deepen its canal, thereby enabling access for larger vessels and enhancing the Port's commercial capacity.

These developments collectively signal a promising economic outlook for New Iberia and its surrounding areas.



- Former Coca-Cola Bottling Facility Available For Sale & Lease
- Excellent Warehousing and Distribution
- Newly Renovated (Building Plans Available Upon Request)
- Conveniently Located Facility with Multiple Access Points
- One Loading Dock & Eight Grade Level Doors of Varying Sizes
- Facility Equipped with 120/208v, 480v, & 3 Phase Power
- Site is Partially Fenced and Secured

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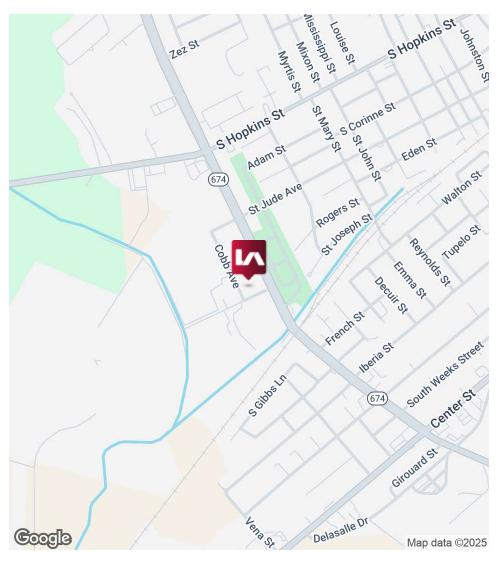
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