INDUSTRIAL FOR SALE

SEAFOOD PROCESSING PLANT & ICE PLANT

605 Wilfred Landry Street, Delcambre, LA 70528

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

5555 Hilton Avenue, Suite 330 | Baton Rouge, LA 70808 | 225.427.9200 | lee-associates.com/batonrouge

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OFFERING SUMMARY

Sale Price:	$2,900,000
Total Improvements:	±20,135 SF
Lot Size:	±13.25 Acres
Price / SF:	$144.03
Market:	Lafayette MSA
Dock High Doors:	3
Grade Level Doors:	1
Water Frontage:	±700'

PROPERTY OVERVIEW

Seafood processing plant located at the Port of Delcambre on the Delcambre Canal in Vermillion Parish. The subject property consists of 5 buildings totaling approximately 20,135 SF located on 8 lots totaling 13.25 acres. The primary warehouse is approximately 12,000 SF, features three docks and one grade level door. With approximately 720' of bulkhead along the Delcambre Canal and a 420' pier/boat dock, the subject property offers unique value for seafood harvesting fleets. On the southern end of the property is a 300-ton ice plant. As the only ice plant in the immediate area, this feature creates a unique value to the subject property.

PROPERTY HIGHLIGHTS

- ±13.25 Acres Located on the Delcambre Canal
- 700' of Bulkhead/Water Frontage & a 400' Dock
- 300 Ton Ice Plant
- 5 Total Buildings Totaling ±20,135 SF
- Main Building is 12,000 SF with 3 Dock-high Doors

CONTACT

Evan Scroggs, SIOR, CCIM
escroggs@lee-associates.com
D 225.427.9240

Clinton Shepard, SIOR, CCIM
cshepard@lee-associates.com
D 337.279.0371

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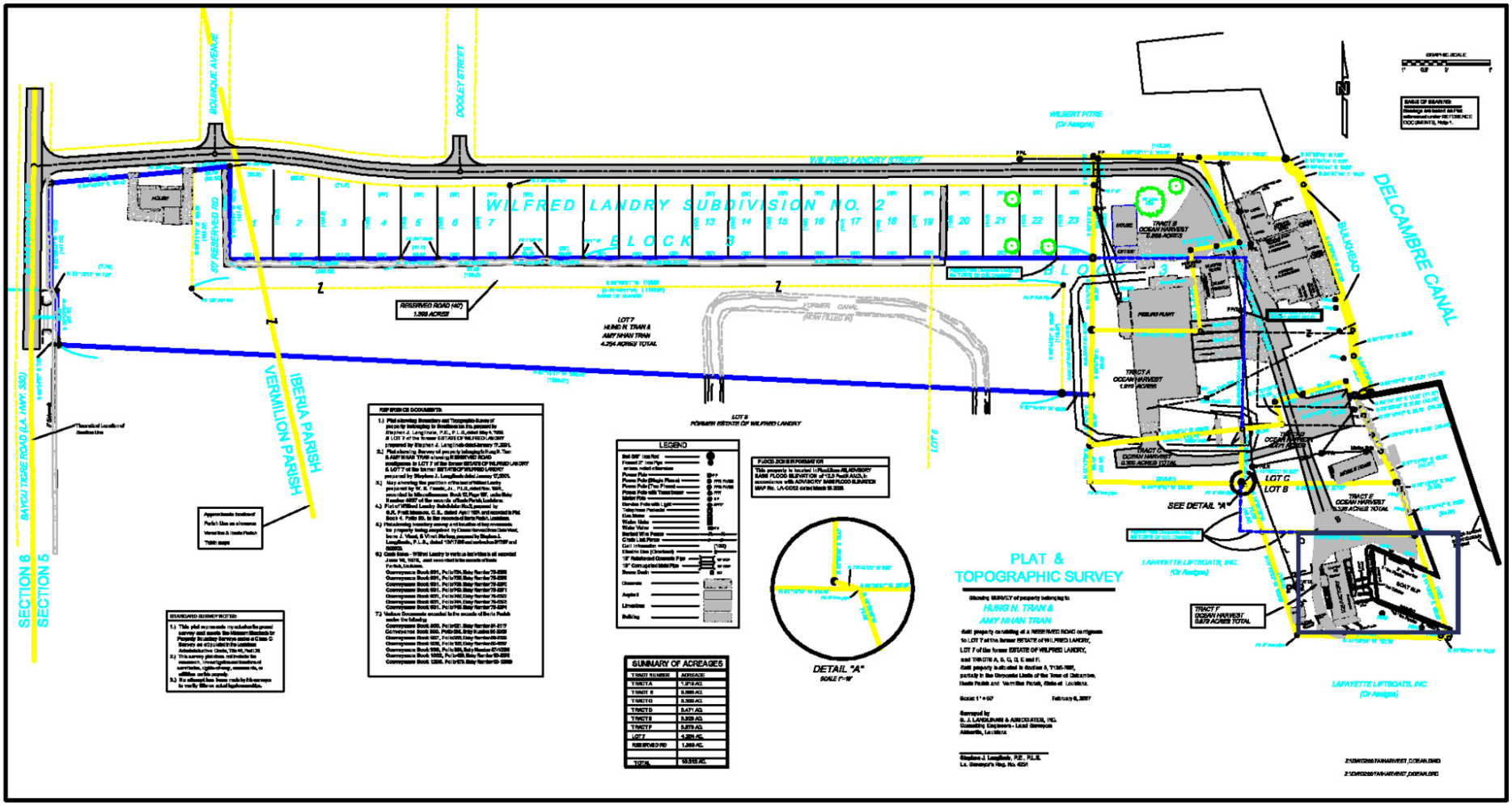

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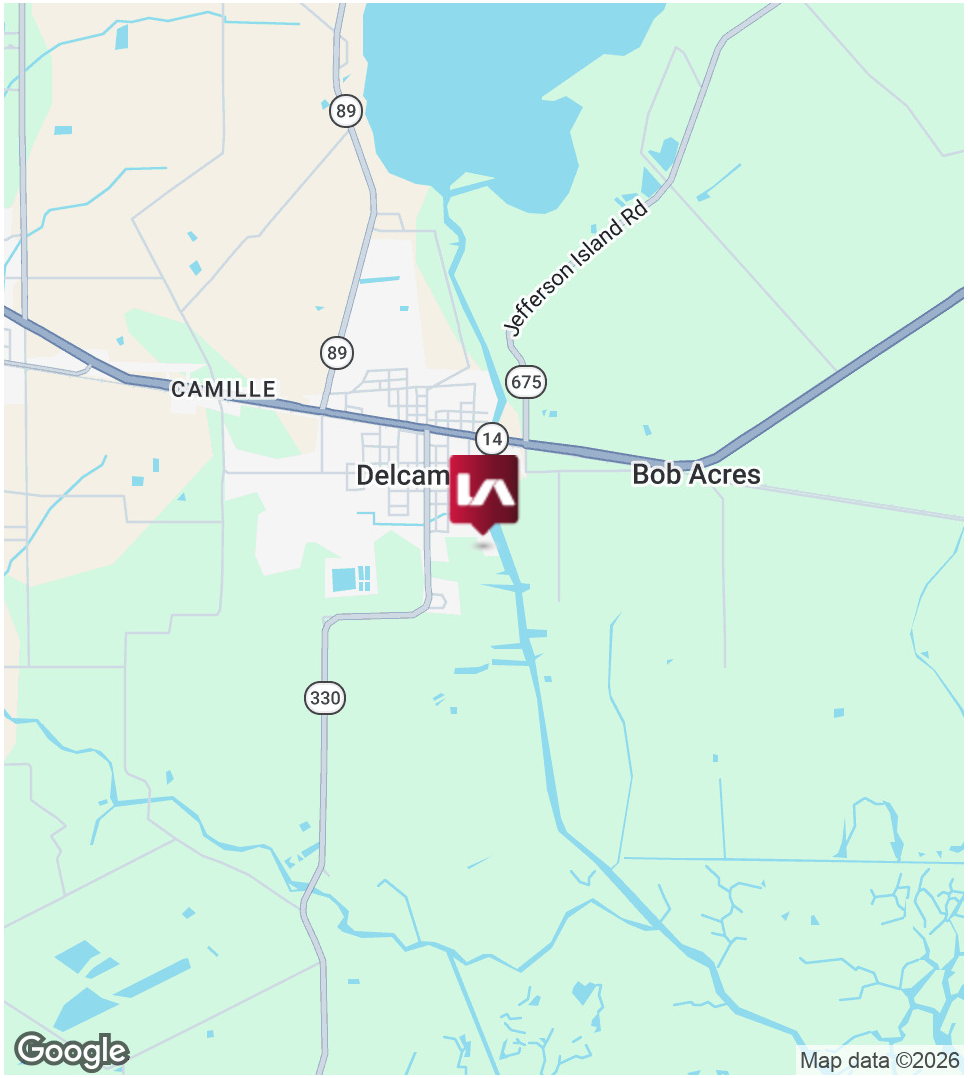

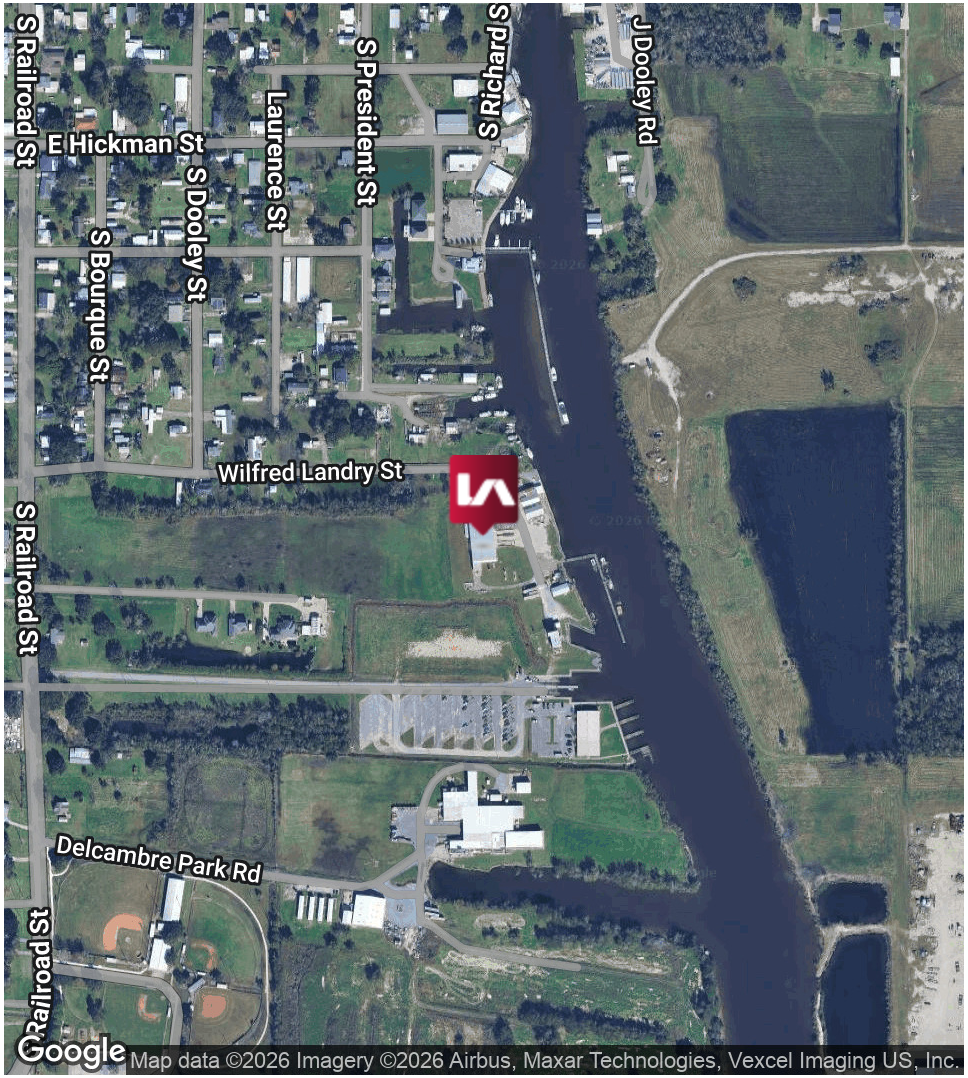

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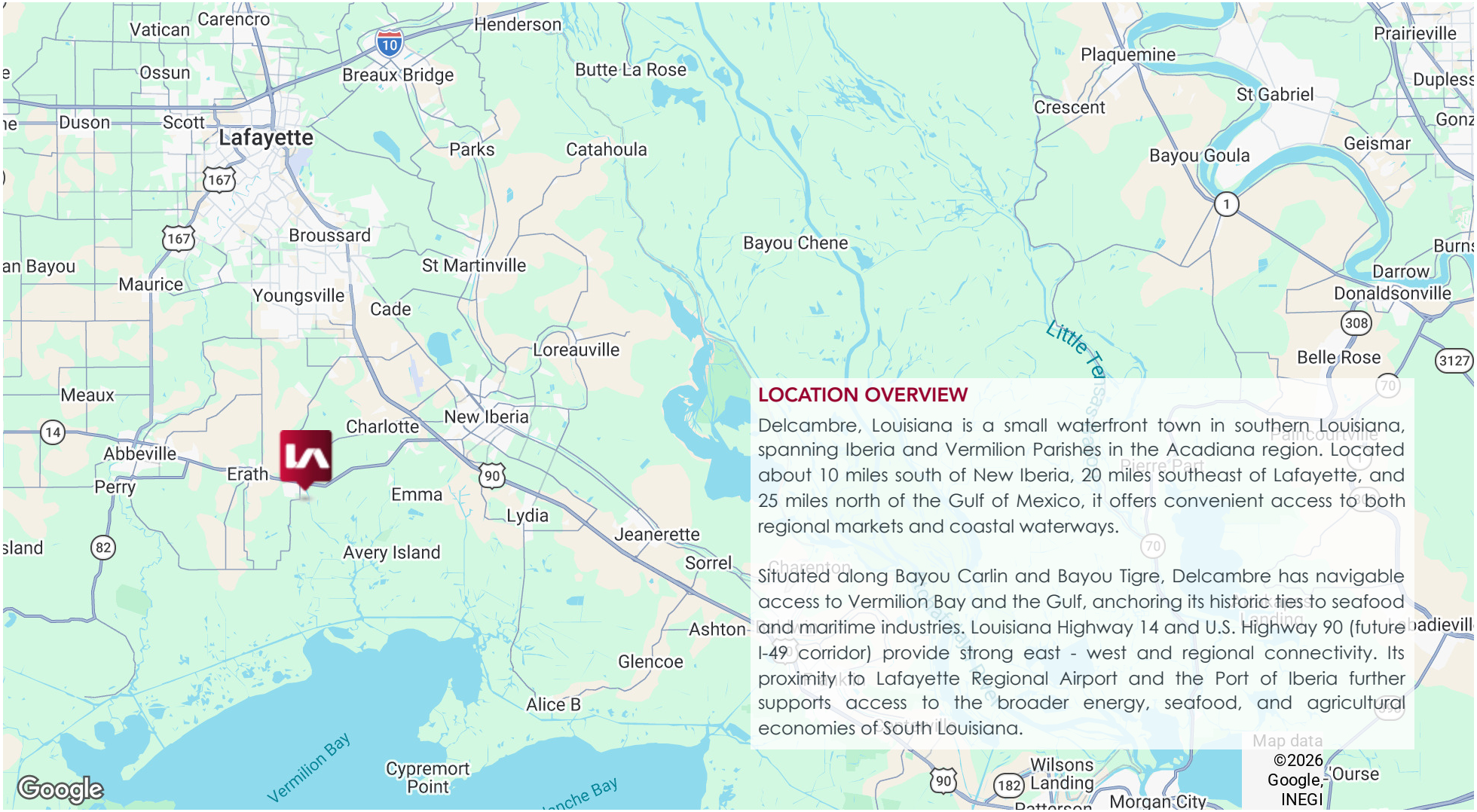

LOCATION OVERVIEW

Delcambre, Louisiana is a small waterfront town in southern Louisiana, spanning Iberia and Vermilion Parishes in the Acadiana region. Located about 10 miles south of New Iberia, 20 miles southeast of Lafayette, and 25 miles north of the Gulf of Mexico, it offers convenient access to both regional markets and coastal waterways.

Situated along Bayou Carlin and Bayou Tigre, Delcambre has navigable access to Vermilion Bay and the Gulf, anchoring its historic ties to seafood and maritime industries. Louisiana Highway 14 and U.S. Highway 90 (future I-49 corridor) provide strong east - west and regional connectivity. Its proximity to Lafayette Regional Airport and the Port of Iberia further supports access to the broader energy, seafood, and agricultural economies of South Louisiana.

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escroggs@lee-associates.com
Cell: 225.241.8616
Office: 225.427.9200

Clinton Shepard, SIOR, CCIM
cshepard@lee-associates.com
Cell: 318.366.6064
Office: 337.279.0370

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