

INDUSTRIAL INVESTMENT NET LEASED WAREHOUSE FOR SALE IN NEW IBERIA

403 W Admiral Doyle Dr, New Iberia, LA 70560

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL INVESTMENT NET LEASED WAREHOUSE FOR SALE IN NEW IBERIA

403 W Admiral Doyle Dr, New Iberia, LA 70560



OFFERING SUMMARY

Sale Price:	\$2,850,000
Building Size:	±69,315 SF
Lot Size:	±3.8 Acres
Price / SF:	\$41.12
Zoning:	C4
Office Size:	±5,287 SF
Power:	3 Phase, 120/208V, 480V
Market:	Lafayette MSA
Submarket:	New Iberia

PROPERTY OVERVIEW

403 W Admiral Doyle Drive is a ±69,315 SF office/warehouse facility leased to Omega Protein, Inc., serving as supplemental warehousing for its processing plant in Abbeville, LA. Omega Protein recently executed a new 3-year lease featuring 5.56% annual rent increases during the initial term, along with one 3-year extension option at 3% annual increases.

Located in New Iberia, Louisiana, the property includes approximately ±5,287 SF of office space and ±64,026 SF of warehouse space. The main warehouse is equipped with four grade-level doors, one dock-high door, mezzanine storage, three large overhead fans, drainage, and a paint booth. Column spacing ranges from 19'4" to 49'5", with clear heights from 14'7" to 22'. The facility is powered by 120/208V and 480V, 3-phase electrical service.

An additional ±3,445 SF warehouse structure is located adjacent to the main building and includes four grade-level doors. The property also features a ±1,000 SF rear canopy. Site improvements include 53 standard parking spaces, 15 trailer stalls, partial fencing, and multiple access points on three sides.

CONTACT

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

Ryan Polito, CCIM
rpolito@lee-associates.com
D 337.279.0370

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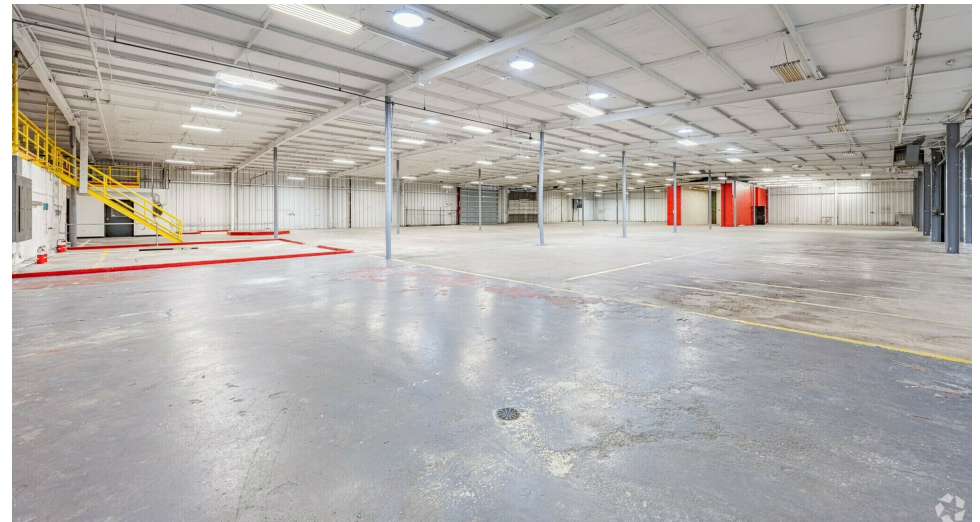
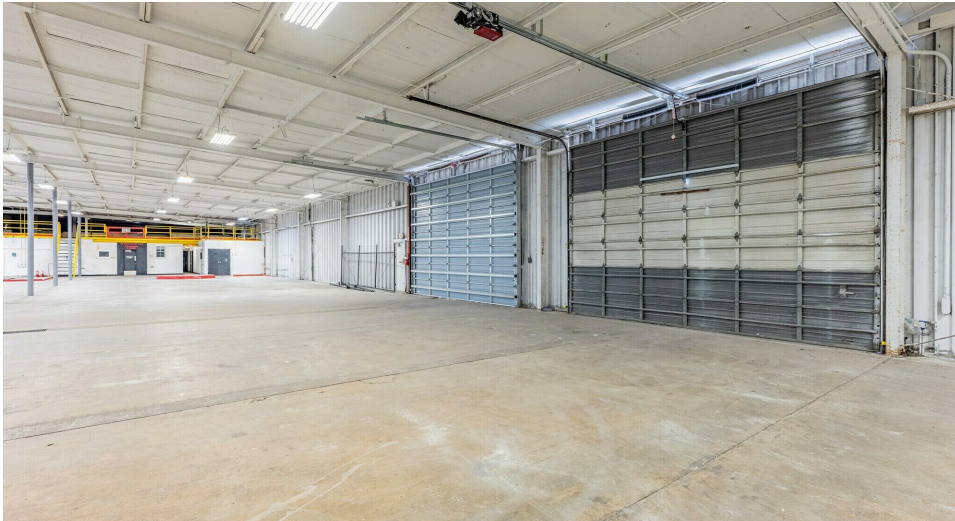
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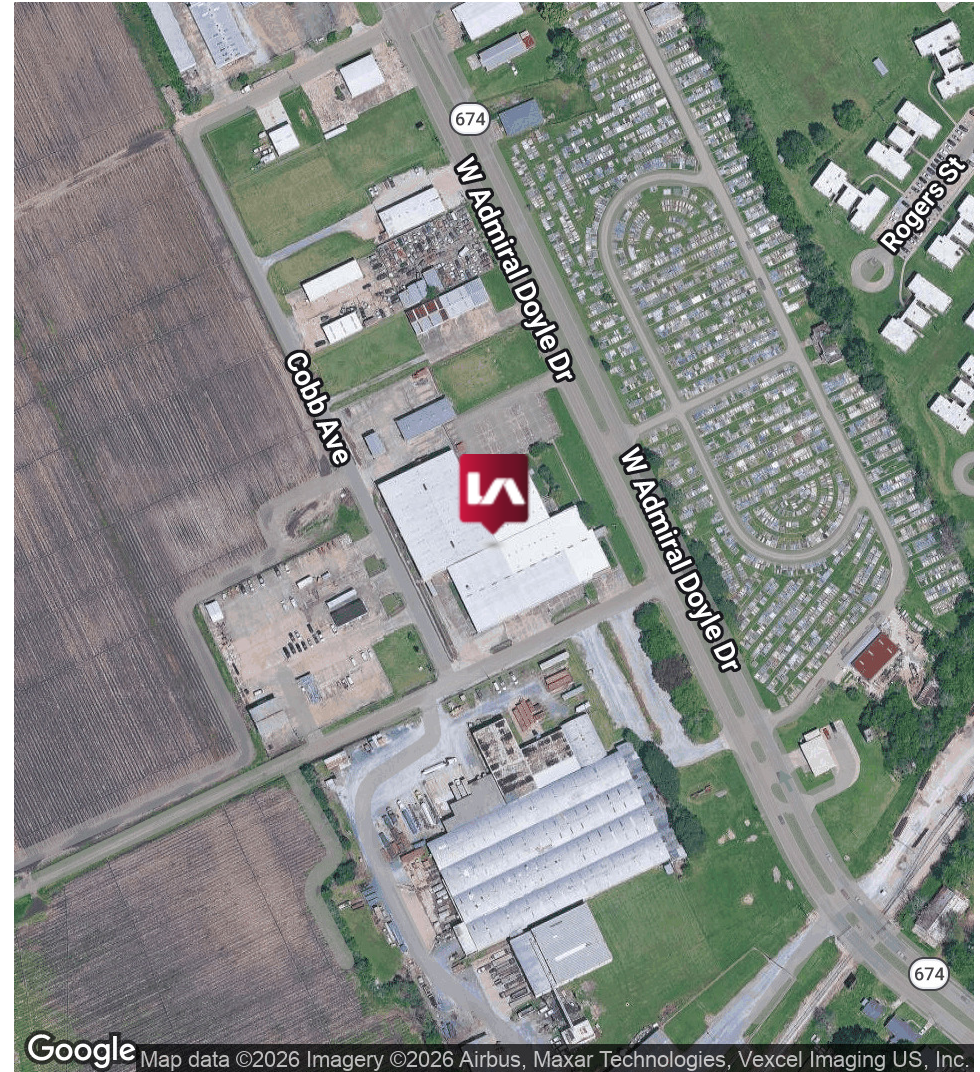
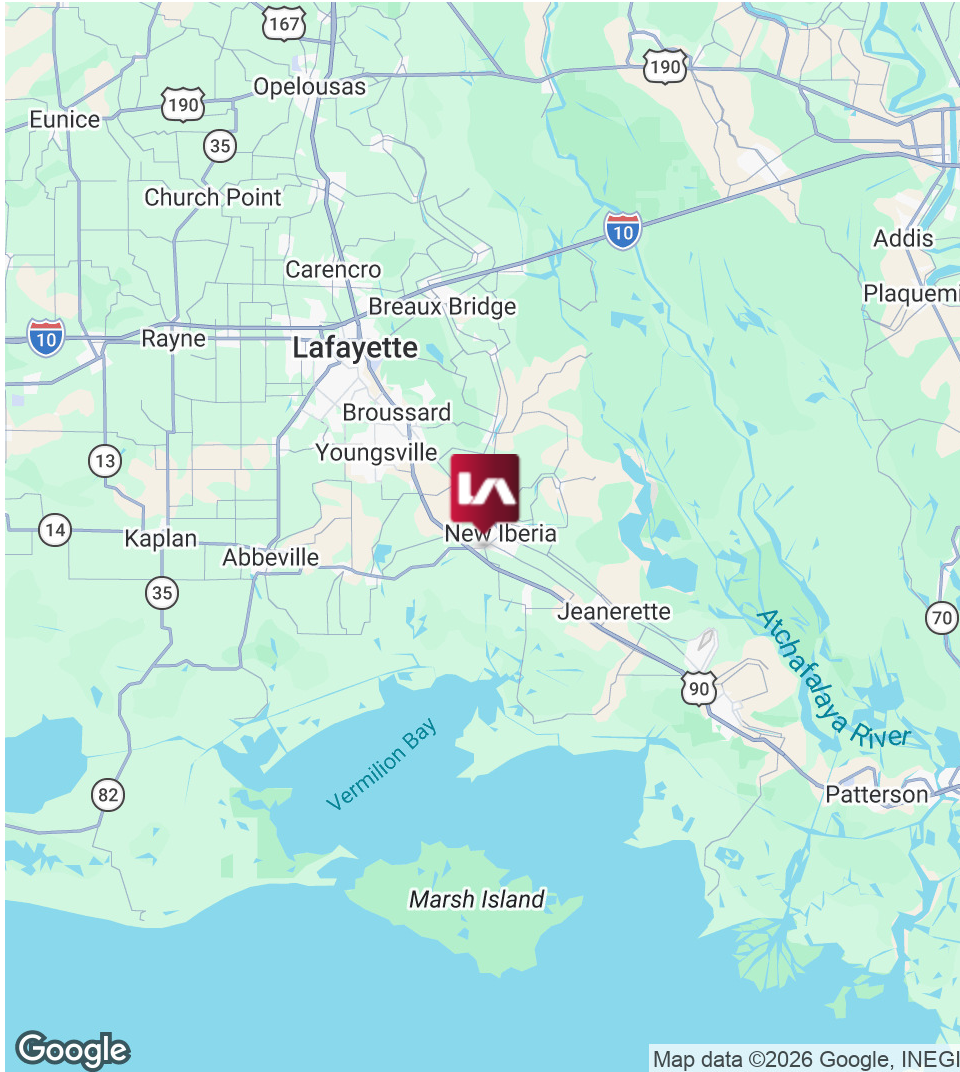
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OMEGA PROTEIN™

Healthy Products for a Healthy World™

TENANT OVERVIEW

Omega Protein Corporation is a leading U.S.-based producer of nutritional ingredients derived from marine and plant sources. Founded in 1913 and now a subsidiary of Cooke Inc., the company specializes in the production of omega-3 fish oils, protein-rich fish meal, and specialty ingredients used in human nutrition, dietary supplements, and animal feed.

With a vertically integrated supply chain and operations spanning the Gulf Coast and beyond, Omega Protein is one of the largest producers of fish oil and fish meal in the United States. The company supplies customers globally and plays a key role in supporting the food, agriculture, and health industries through high-quality, sustainably sourced ingredients.

LEASE SUMMARY

	ANNUAL BASE RENT	MONTHLY RENT	RENT/SF/YR
Lease Year 1	\$216,000.00	\$18,000.00	\$3.12 / SF
Lease Year 2	\$228,000.00	\$19,000.00	\$3.29 / SF
Lease Year 3	\$240,000.00	\$20,000.00	\$3.46 / SF
Renewal Year 4	\$252,000.00	\$21,000.00	\$3.64 / SF
Renewal Year 5	\$259,560.00	\$21,630.00	\$3.74 / SF
Renewal Year 6	\$267,346.80	\$22,278.90	\$3.86 / SF

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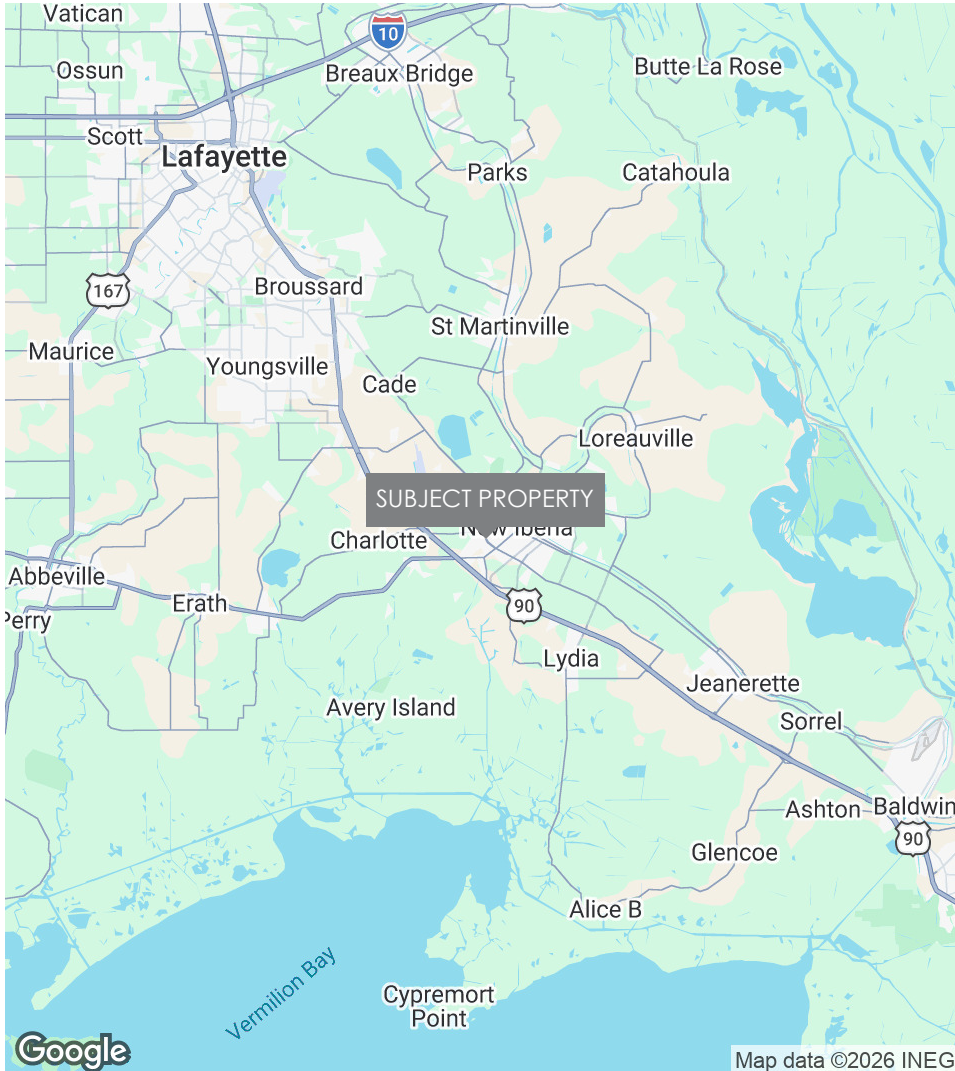
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AREA OVERVIEW

The Lafayette MSA is experiencing **steady growth** in both population and income, with the population projected to increase from about 408,455 in 2020 to 421,644 by 2030. Median household income is also rising, expected to grow from \$61,906 in 2025 to \$68,495 by 2030, reflecting consistent economic improvement. Beyond these trends, Lafayette offers a strong quality of life driven by its role as a regional hub for Acadiana, with a diverse economy rooted in energy, healthcare, and education, as well as a vibrant culture known for its Cajun and Creole heritage, local cuisine, and year-round festivals. Together, these factors support continued growth and make the area attractive for residents and businesses alike.

New Iberia is emerging as a **key industrial hub** within Iberia Parish, supported by continued expansion at the Port of Iberia and growing regional demand. The port has experienced increased activity from energy, marine, and industrial users, contributing to job creation and long-term economic stability, while the First Solar development represents a significant investment that highlights the area's ability to attract large-scale, next-generation industry. This growth is reinforced by broader market conditions across the Lafayette region, where **industrial fundamentals remain strong**, with vacancy holding near 2.9%, rising rents around \$8.90 per square foot, and over 330,000 square feet of annual absorption reflecting steady tenant demand. Additionally, leasing activity in New Iberia—including a 30,000+ square foot industrial lease on Airport Boulevard—demonstrates continued interest in the submarket. Together, these factors position New Iberia for **sustained industrial growth and investment**.

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

Ryan Polito, CCIM
rpolito@lee-associates.com
Cell: 337.578.5563
Office: 337.279.0370