

# FOR SALE

## 20,795 SF Industrial Facility on 1.85 Acres Available in Broussard, LA



AVAILABLE FOR \$1,500,000

# 118 THRUWAY PARK ROAD BROUSSARD, LOUISIANA 70518



1900 WEST LOOP SOUTH | SUITE 1300 | HOUSTON, TX 77027  
PHONE: 713.270.7700 | [WWW.TRANSWESTERN.COM](http://WWW.TRANSWESTERN.COM)

**INDUSTRIAL CAMPUS OPPORTUNITY:**

BUILDING AREA: 20,795 SF  
 LAND: 1.85 Acres  
 PRICE: \$1,500,000

**PROPERTY SPECIFICATIONS:**

LOCATION: 118 Thruway Park Road  
 Broussard, LA 70518

LAND AREA: 1.85 AC

ZONING: IL

NUMBER OF BUILDINGS: 3

GROSS BUILDING AREA: +/- 20,795 SF

AREA BREAKDOWN:

- OFFICE: +/- 6,280 SF (100% A/C)
- WAREHOUSE: +/- 14,515 SF (100% A/C)

BUILDING CLASS: Class S - Steel Construction

CLEAR HEIGHT: The clear height throughout the campus varies between 16-22' eave height.

CRANES: (2) Jib cranes  
 (1) 10-ton bridge crane  
 (1) 1-ton bridge crane

UTILITIES: All available

ELECTRICAL: 480 Volts; 3 phase

HVAC: Central A/C and Heating units in all 3 buildings



BUILDING	SIZE (SF)	CLEAR HEIGHT	YEAR BUILT/RENOVATED
Office Building	6,280	16'	1978
Large Machine Shop	12,994	22'	1978
Small Machine Shop	1,521	16'	2017

**SALE INFORMATION**

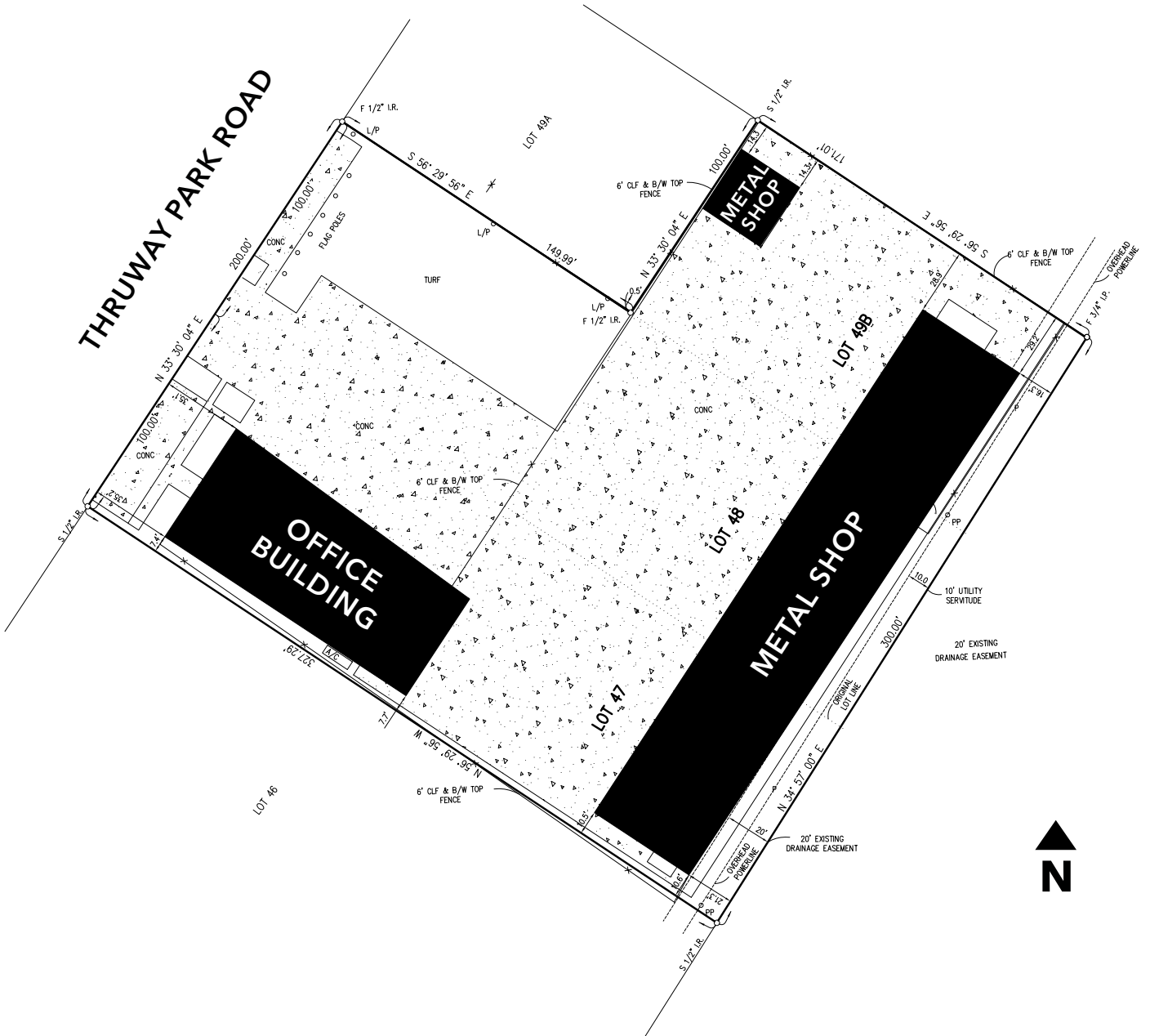
**Michelle Wogan**

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# SURVEY



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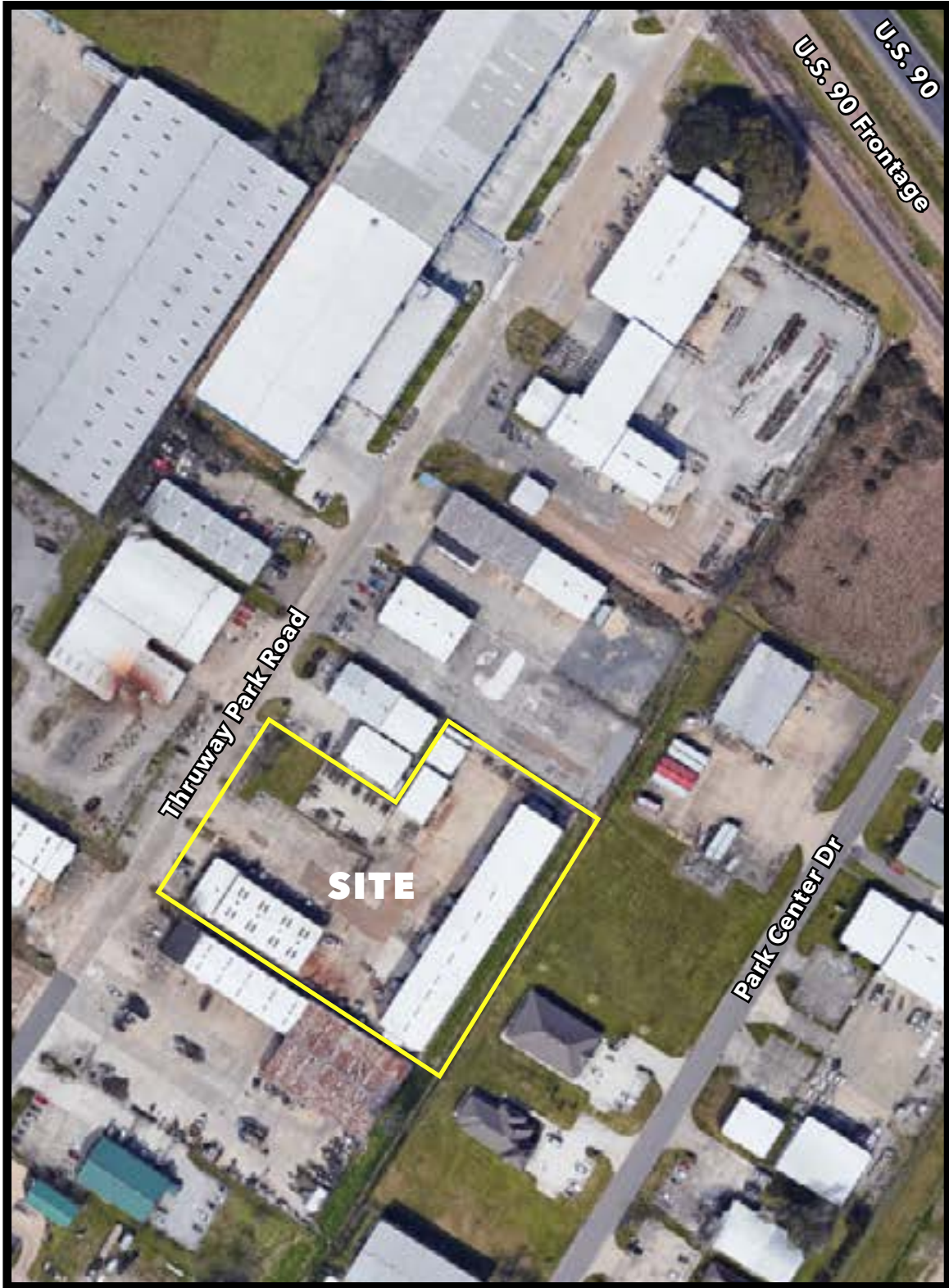
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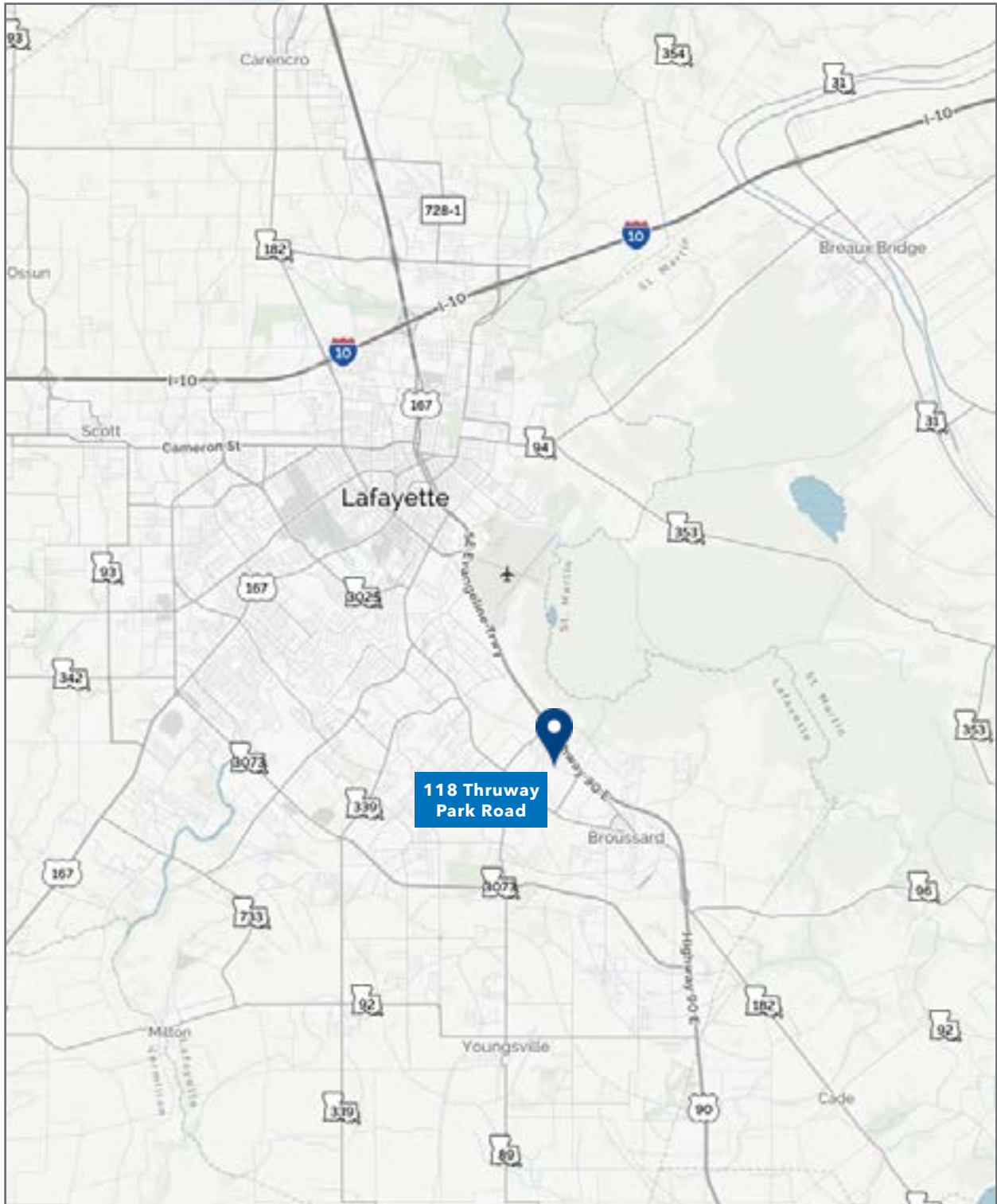
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