



FOR LEASE

I-10 Premier Frontage - Retail/Warehouse Opportunity

2314 N Frontage Road, Breaux Bridge, LA (Lafayette MSA)



Building Information:

Site Details:

- 20+ Acreage of frontage to Interstate 10
- Former Gander Mountain adjacent to Camping World adding benefit of shared customer traffic
- Ideal for High-Traffic or Destination users
- Excellent visibility and access on Interstate 10
- Approximately 46 miles from Baton Rouge, only 10 miles from Lafayette, and 5 miles to I-49

Building Specs:

- Approximately 48,170 SF - Free Standing, Climate Controlled Building
- Clear Height: 18' with open ceiling design
- LED Lighting
- Rooftop HVAC with concentric air diffusers
- Year Built: 2019
- Truck Well loading dock on left side of building
- Parking: 350 spaces



Lease Information:

- \$12.00 per square foot
- Lease Type: NNN *\$12/sf*

Breaux Bridge, LA



Zoom In Aerial

Breaux Bridge, LA

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