



INDUSTRIAL OFFICE/WAREHOUSE

700 E TEXAS AVE, RAYNE, LA 70578

Sale Price: \$2,575,000

**85,805 SQFT
4.09 ACRE SITE**



INDUSTRIAL SITE FOR SALE ON THE CORNER OF TEXAS AVE (US 90)
AND S BRADFORD ST IN RAYNE, LA

PROPERTY IS NEARBY DOWNTOWN RAYNE AND JUST MINUTES AWAY FROM I-10

TWO INTERCONNECTED BUILDINGS, INCLUDING +/- 10,000 SQ FT OFFICE SPACE,
75,000 SQ FT WAREHOUSE SPACE, AND APPROX. 1.34 ACRE STABILIZED YARD

THE CLEAR HEIGHT IN THE WAREHOUSES RANGE FROM 13' TO 24' AND INCLUDE CHAIN
OPERATED OVERHEAD DOORS

**JEFF LANDRY, CCIM
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905 JEFFERSON ST. STE 504, LAFAYETTE LA, 70501 | 337-443-0880 | SCOUTREC.COM



INCOME



\$46,078

Median Household Income



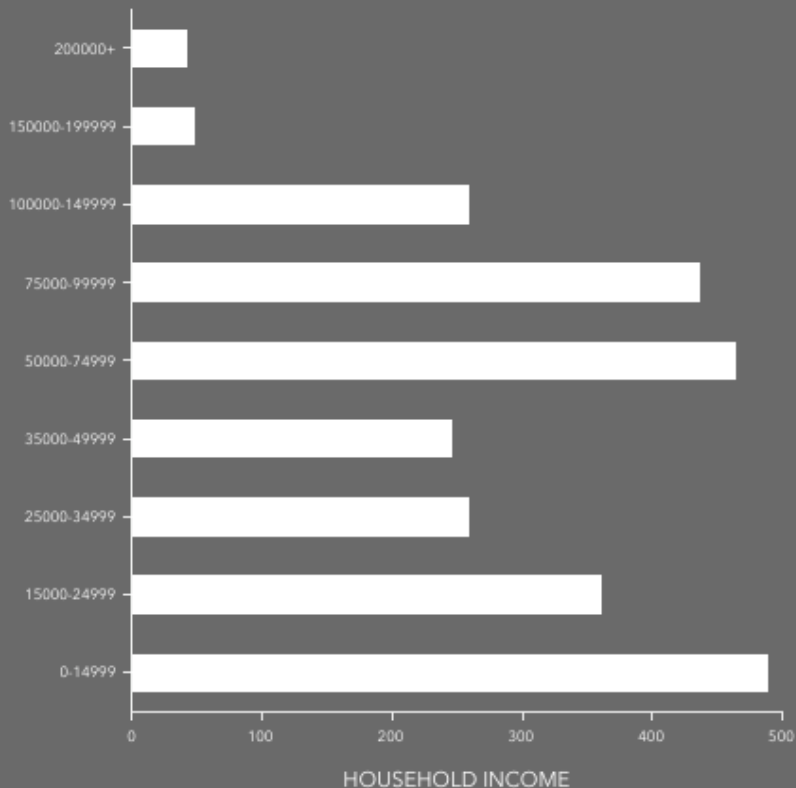
\$24,581

Per Capita Income



\$44,685

Median Net Worth





OFFICE INTERIOR



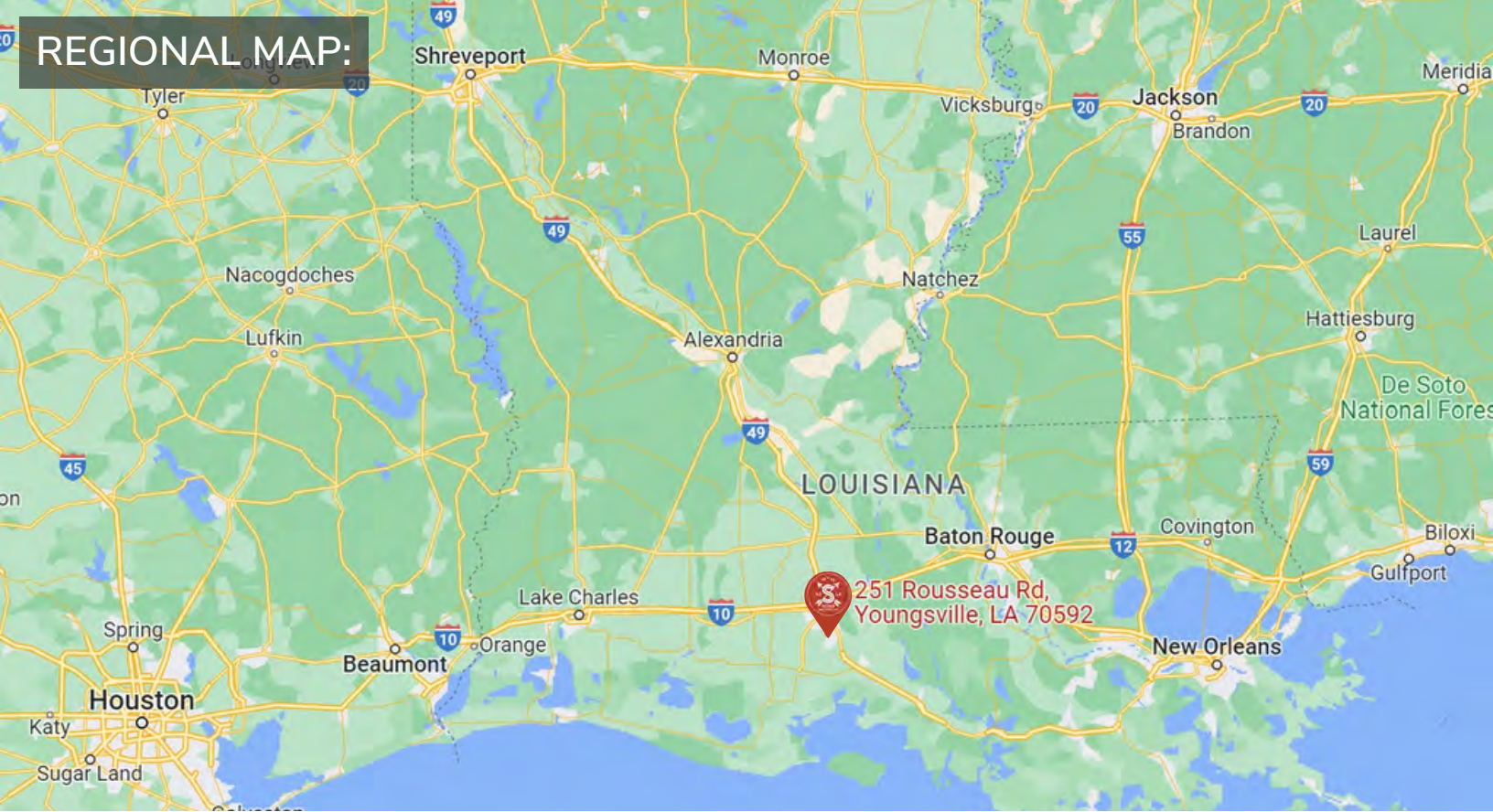
WAREHOUSE



WAREHOUSE



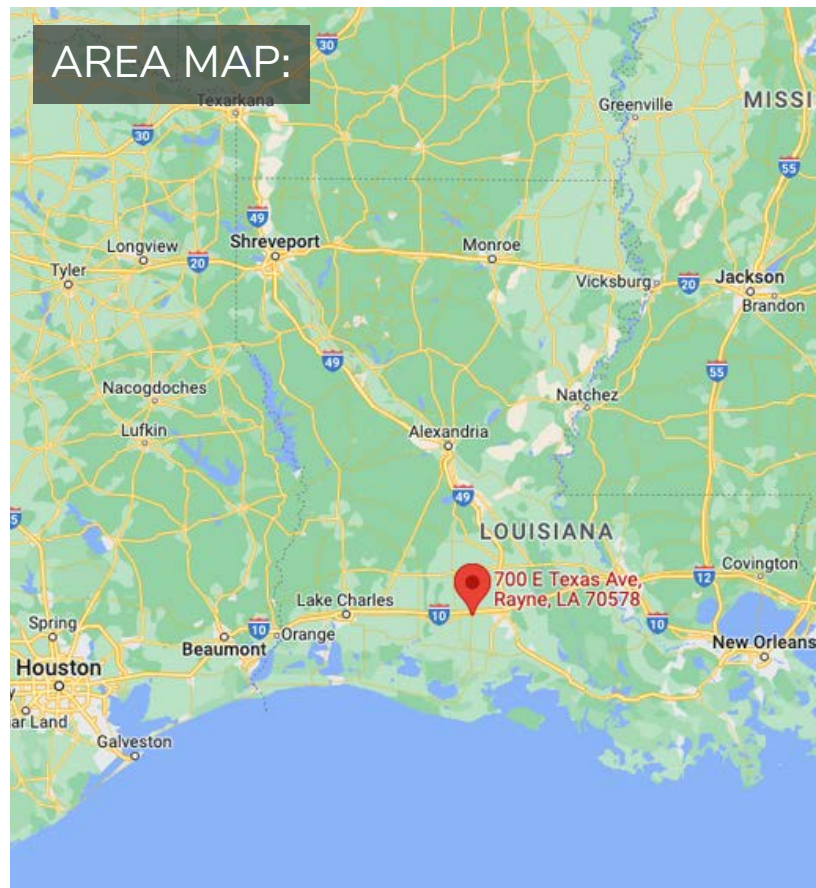
REGIONAL MAP:



LAFAYETTE MAP:



AREA MAP:



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PROPERTY ADVISORS:



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