

±8.31 ACRE | ±40,000 SF  
IOS FACILITY FOR SALE

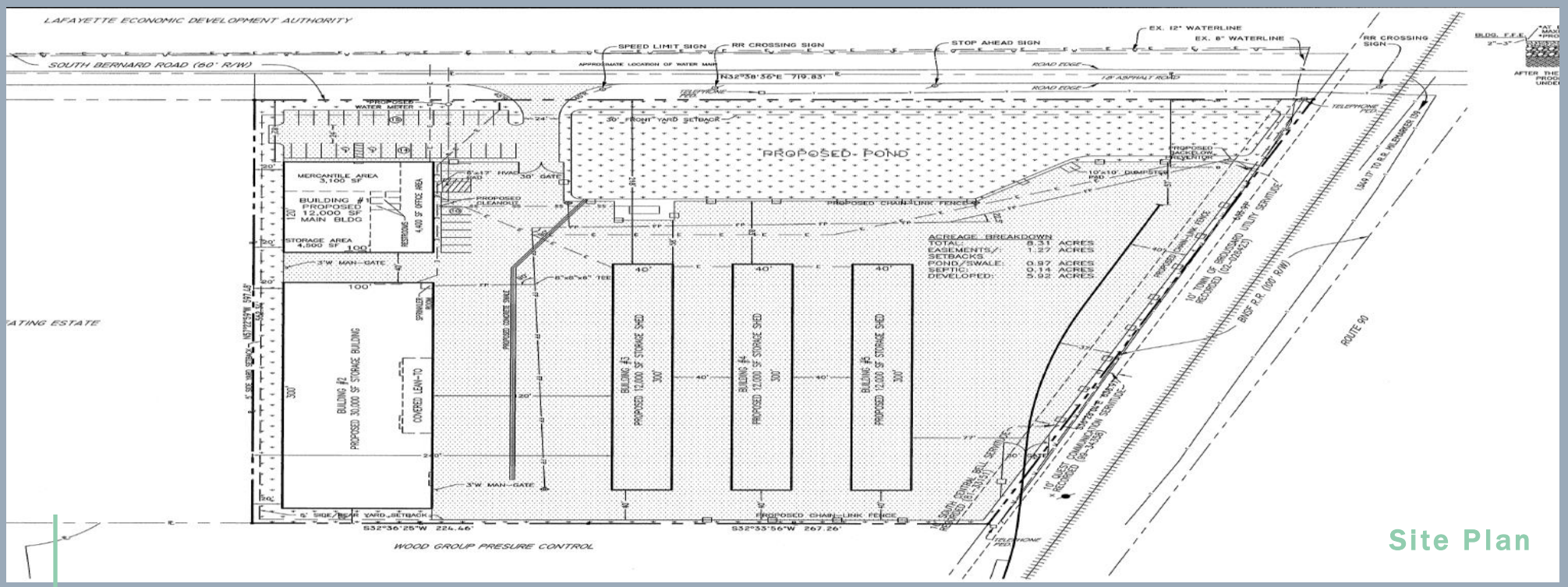


101 S BERNARD RD  
BROUSSARD, LA 70518

**CBRE**

IOS FACILITY  
LEDA INDUSTRIAL PARK





Site Plan

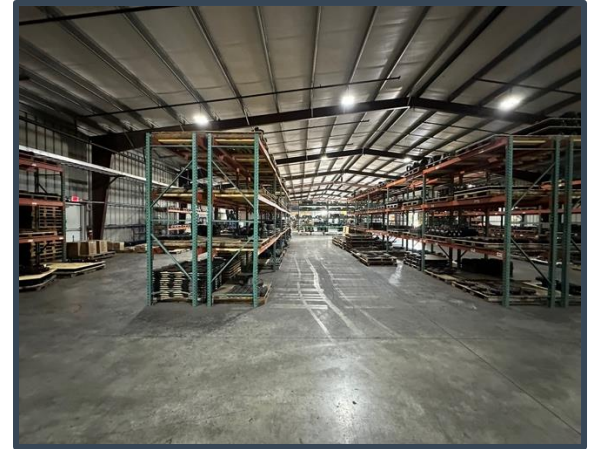
# PROPERTY OVERVIEW

## Property Highlights

- Multiple Structures located on the property
- ±12,000 SF Office Warehouse, ±28,000 SF Warehouse and (3) ±12,000 SF T-Shed structures located in the yard
- Fully paved yard space that totals around 4.20 Acres outside of the Building footprints
- Currently being operated as a manufacturing facility
- Located within LEDA Industrial Park
- Rail spur located on site with service to BSNF Railways
- Great Access to Hwy 90

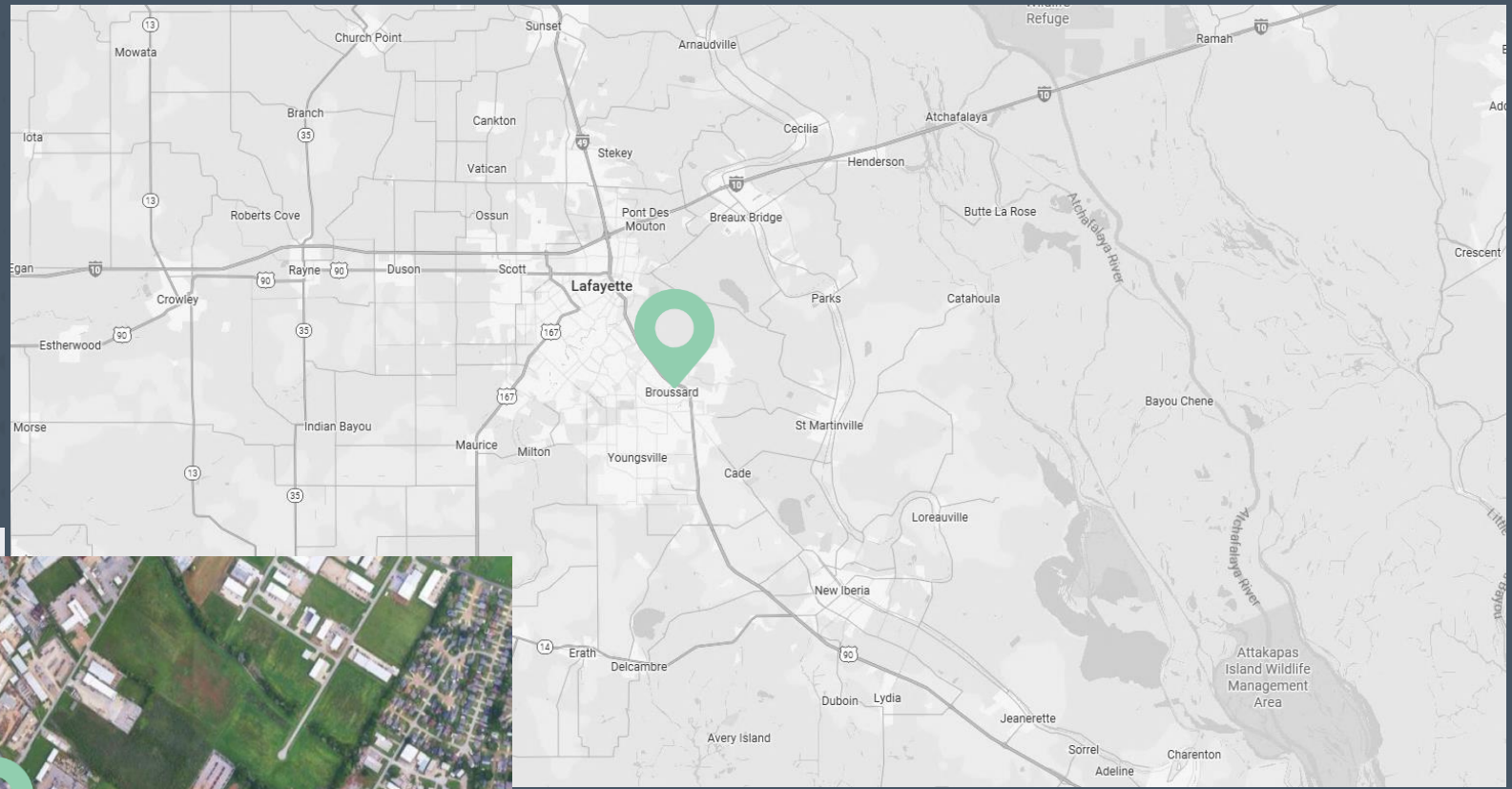
BUILDING SF:	40,000
TOTAL COVERED SF:	76,000
LOT SIZE:	8.31 Ac.
ZONING:	Light Industrial
SALES PRICE:	Upon Inquiry

# PROPERTY PHOTOS





# LOCATION MAPS



Excellent Access via  
Hwy 90

Heart of Broussard  
Industrial Corridor

Good Access to Lafayette  
and New Iberia

101  
S BERNARD RD  
BROUSSARD, LA 70518

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# IOS FACILITY LEDA INDUSTRIAL PARK

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