

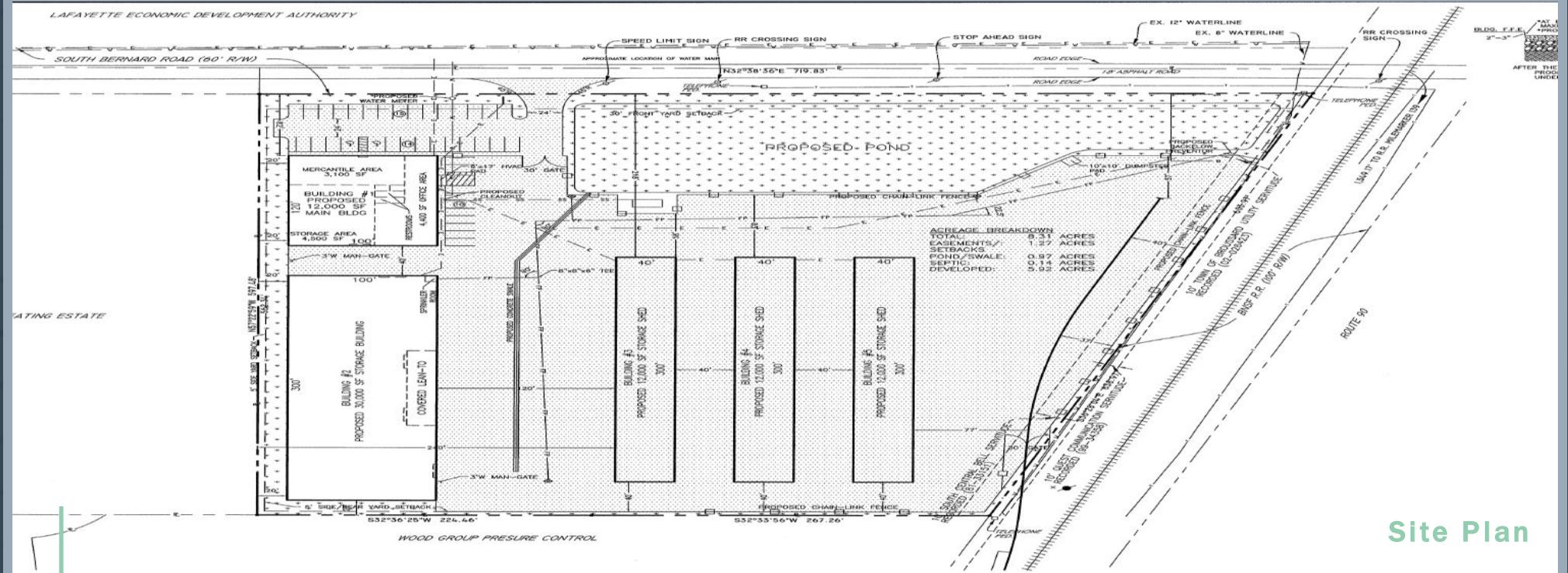
±8.31 ACRE | ±40,000 SF  
IOS FACILITY FOR SALE



101 S BERNARD RD  
BROUSSARD, LA 70518

IOS FACILITY  
LEDA INDUSTRIAL PARK

CBRE



# PROPERTY OVERVIEW

## Property Highlights

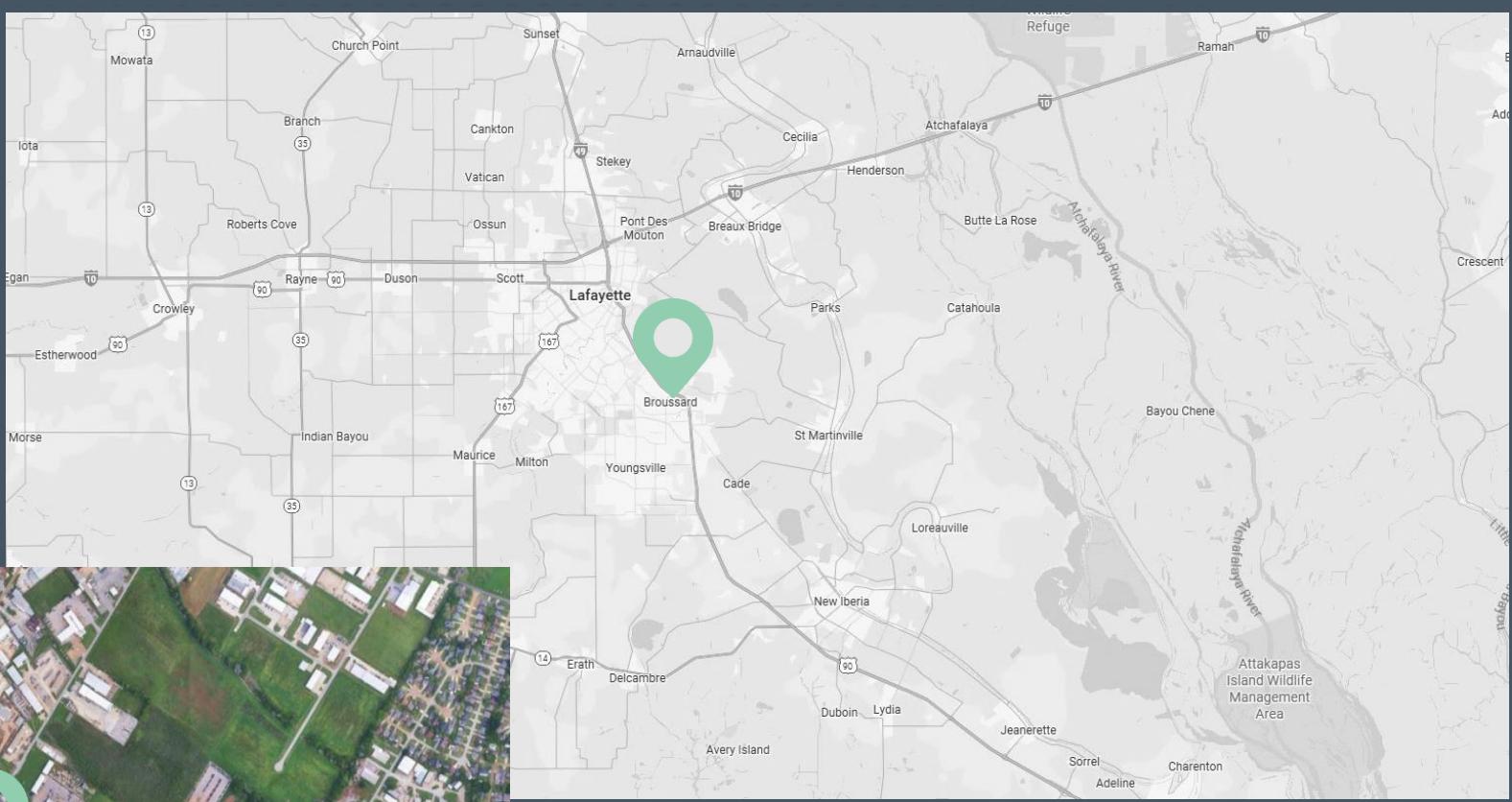
- Multiple Structures located on the property
- ±12,000 SF Office Warehouse, ±28,000 SF Warehouse and (3) ±12,000 SF T-Shed structures located in the yard
- Fully paved yard space that totals around 4.20 Acres outside of the Building footprints
- Currently being operated as a manufacturing facility
- 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

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

# IOS FACILITY LEDA INDUSTRIAL PARK

**TY GOSE, SIOR, CCIM**  
Senior Vice President  
+1 225 247 3770  
ty.gose@cbre.com

**MICHAEL CASHIO, SIOR, CCIM**  
Senior Vice President  
+1 225 247 9812  
michael.cashio@cbre.com

**ALEX MCCOLLAM**  
Associate  
+1 832 584 9162  
Alex.mccollam@cbre.com

**ANDREW JEWETT**  
Senior Vice President  
+1 832 310 4772  
andrew.jewett@cbre.com

**CBRE**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.