

PROPERTY OVERVIEW

This class A distribution warehouse is in Northpark Industrial Park, Lafayette, LA. It is located at the crossroads of I-10 and I-49 providing access to the Gulf South and to the North on the I-49 corridor to Shreveport. The building has an abundant 22,000 square feet of office space and 126,000 square feet sprinklered distribution space. The clear height in the warehouse is 28'. There are 20 dock doors with electric load levelers. We can also expand the warehouse approximately 90,000 square feet of additional space.

PROPERTY SPECIFICATIONS

Existing Building	± 148,035 SF
Expansion Area	± 90,000 SF
Office Area	± 22,000 SF office (on 2 floors with elevator)
Land	15.572 Acres
Year Built	2002 (Original) & 2015 (Expansion)
Roof	2017 (Original) & 2015 (Expansion)
Clear Height	±28
Sprinklers	ESFR in office and warehouse
Dock Doors	20 dock doors electric dock levelers (6 docks are enclosed)
Ramp	One (1) drive in ramp
Column Spacing	40x40
Land for Future Development	8.062 acres
Cimatized Warehouse	± 5,300 SF climate controlled area within warehouse
Office Elevator	One (1) elevator in the office area
Car Parking	± 84 car parking spaces
Trailer Parking	± 38 trailer parking spaces
Secure Gating Area	Fenced yard with electric gate
Lights	LED lighting in parking areas
Zoning	IL (Industrial Light Zoning)
Electrical Service	3 Phase electrical



SUMMARY

SITE PLAN

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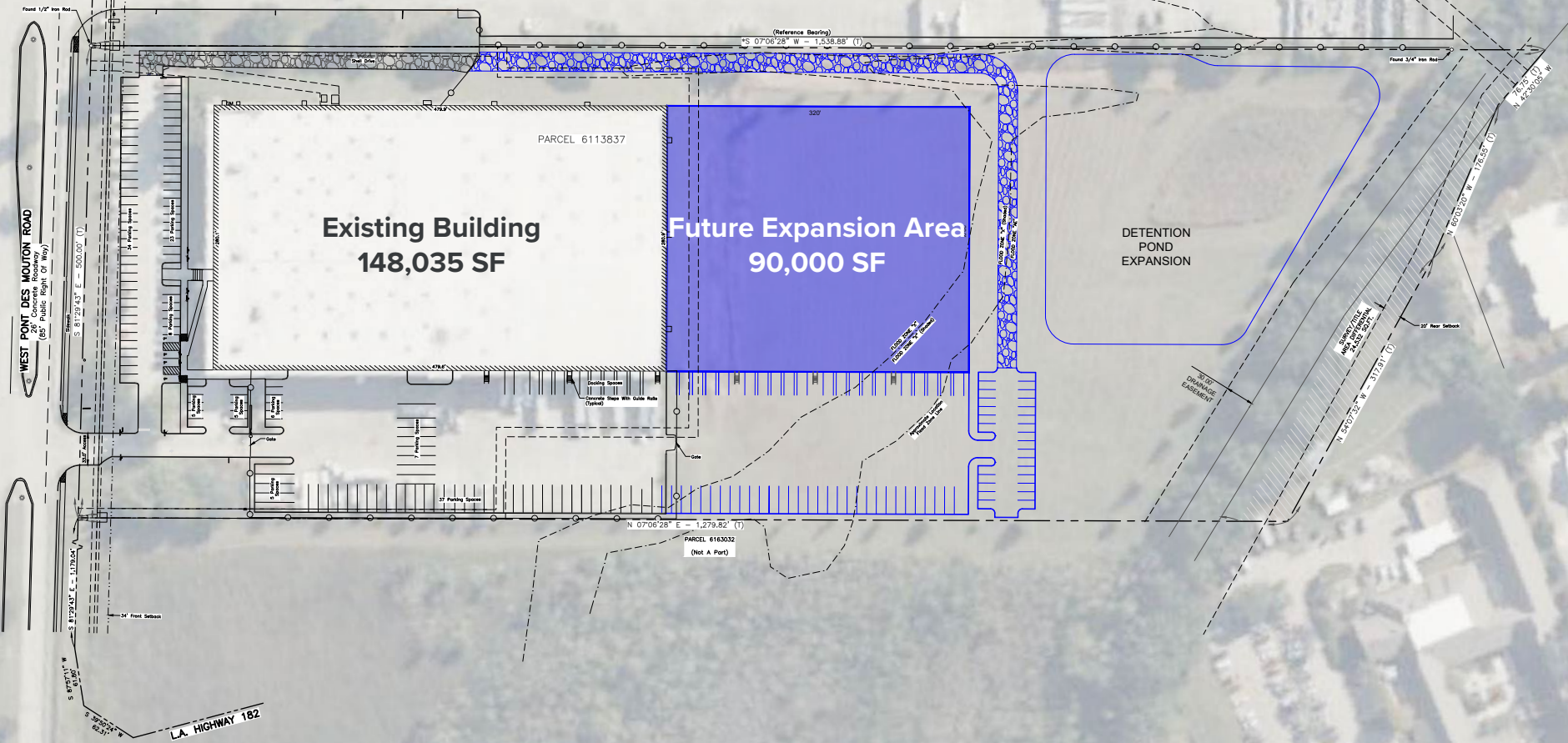
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PHOTOS

PHOTOS

DEMOGRAPHICS

Click image for larger view



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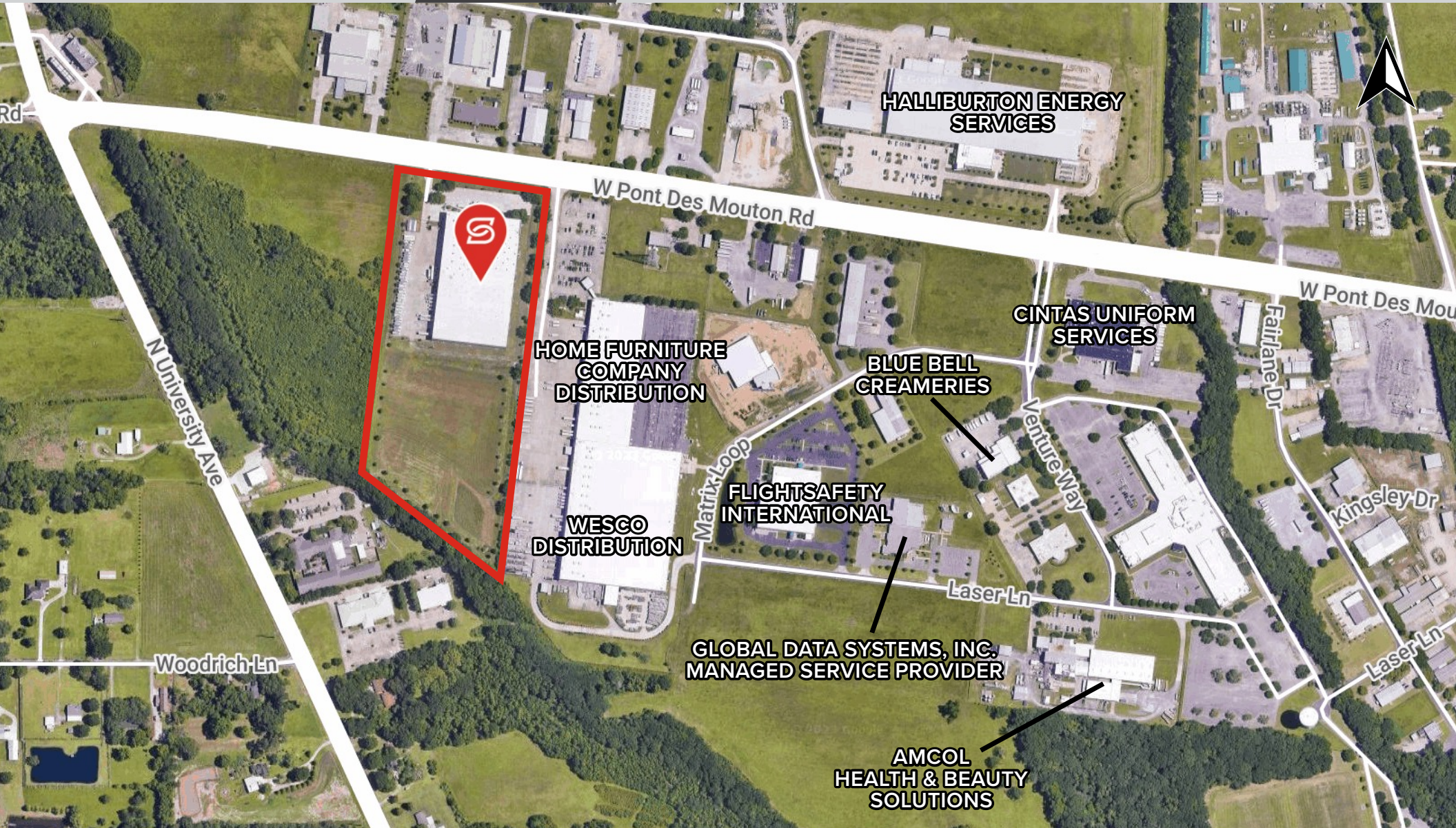
CLOSE UP AERIAL

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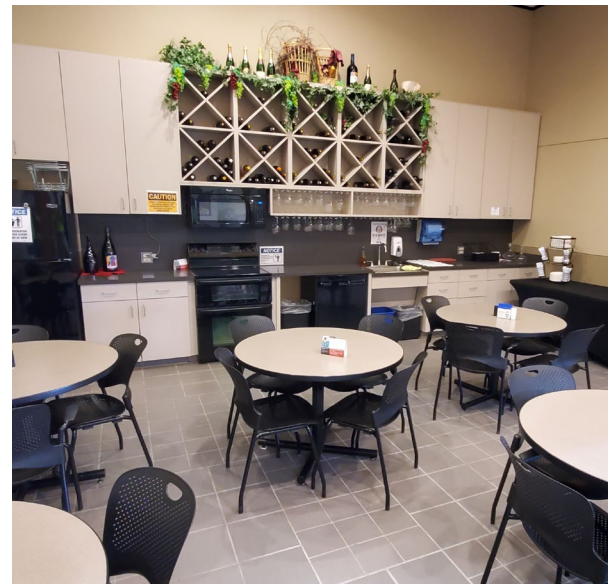
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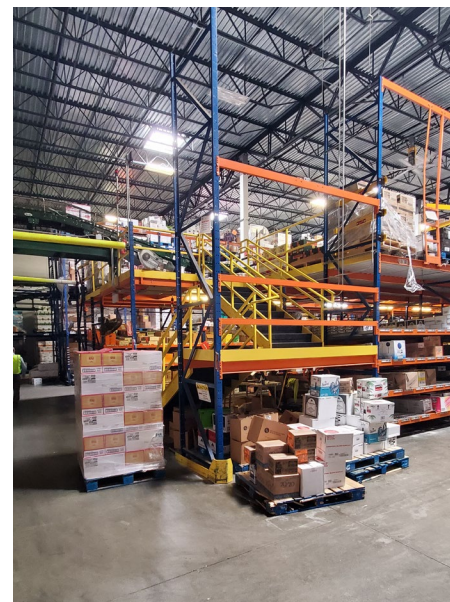
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2023 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
 POPULATION	34,478	95,401	223,670
 AVG. HH INCOME	\$66,856	\$67,550	\$94,215
 HOUSEHOLDS	13,557	39,460	92,808
 LABOR POPULATION (AGE 16 YRS+)	26,283	76,084	177,382

