



**Biopharmaceutical / Life Sciences Facility For Sale**  
106 Abigayles Row, Scott, LA 70583

# Executive Summary



This **4,000± SF biopharmaceutical facility**, located in **Commercial Park West**, offers an exceptional opportunity for life sciences users seeking a high-quality, move-in-ready building within a well-established industrial and research-oriented environment.

Strategically positioned near **Interstate 10**, the property provides efficient access to regional and national markets, allowing operators to serve a broad geographic customer base across Louisiana, Texas, and the Gulf Coast region. I-10 connectivity ensures streamlined logistics, employee commuting ease, and proximity to major distribution corridors.

The property is further enhanced by its proximity to **Lafayette Regional Airport**, which hosts both **UPS and FedEx air cargo operations**. These facilities provide reliable **overnight and expedited shipping** capabilities, enabling fast national and global distribution of time-sensitive materials, samples, and finished products. Combined with immediate access to Interstate 10, the location offers a highly efficient multimodal logistics solution ideal for biopharmaceutical, diagnostics, and research-driven users requiring dependable supply chain performance.

The facility benefits from its close proximity to the **University of Louisiana at Lafayette**, a nationally recognized research institution with strong programs in biology, chemistry, engineering, and applied sciences. This relationship supports a **robust STEM talent pipeline**, making it easier for occupants to recruit and retain a qualified scientific and technical workforce. The surrounding area also features an **established biopharma and advanced manufacturing cluster**, reinforcing collaboration, vendor access, and industry synergy.

Commercial Park West is a **mature industrial park** featuring similar high-quality buildings and professionally managed infrastructure, making it an ideal location for regulated, technology-driven users. The park's environment supports compliance, scalability, and long-term operational stability.

The building itself is in **excellent condition** and thoughtfully designed to support biopharmaceutical and laboratory operations. The layout provides a functional separation between operational, technical, and administrative areas, allowing for efficient workflow, regulatory compliance, and future adaptability. The configuration is well-suited for laboratory use, processing, quality control, and office functions within a compact and efficient footprint.

Beyond the facility, Lafayette offers **strong quality-of-life metrics**, including attainable housing, a vibrant cultural scene, and a cost structure favorable to employers and employees alike. These attributes enhance workforce attraction while supporting long-term operational success.

This property represents a compelling opportunity for owner-users, biotech firms, research organizations, or investors seeking a specialized facility in one of South Louisiana's most strategically positioned and talent-rich markets.



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# Highlights



- 4,000± SF biopharmaceutical / life sciences facility
- Excellent condition; move-in ready
- Located in Commercial Park West, an established industrial park
- Immediate access to Interstate 10 and regional markets
- Proximity to the University of Louisiana at Lafayette
- Access to a skilled STEM and technical workforce
- Situated within an existing life sciences and advanced manufacturing cluster
- Strong regional quality of life and cost advantages
- List Price \$500,000



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# Aerials



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