



LARGE INDUSTRIAL SITE

251 ROUSSEAU RD, YOUNGSVILLE, LA 70592

Sale Price: \$3,600,000

**4 BUILDINGS
+/- 42,800 SQFT TOTAL
5.61 ACRE SITE**



INDUSTRIAL SITE INCLUDING 4 BUILDINGS - 2 OFFICE/WAREHOUSES AND 2 ADDITIONAL WAREHOUSES

**B1: 1,600 SQFT OFFICE, 12,000 SQFT WAREHOUSE, 4,000 SQFT OVERHANG;
B2: 2,400 SQFT OFFICE, 12,400 SQFT WAREHOUSE, 4,000 SQ FT OVERHANG;
B3: 3,200 SQFT WAREHOUSE; B4: 3,200 SQFT WAREHOUSE**

B1 AND B2 WAREHOUSES OFFER CHAIN-OPERATED STEEL OVERHEAD DOORS AND MEZZANINE SPACE

LOCATED OFF OF YOUNGSVILLE HWY, IN CLOSE PROXIMITY TO AMBASSADOR CAFFERY PKWY, WITH U.S. HWY 90 ACCESS

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B2

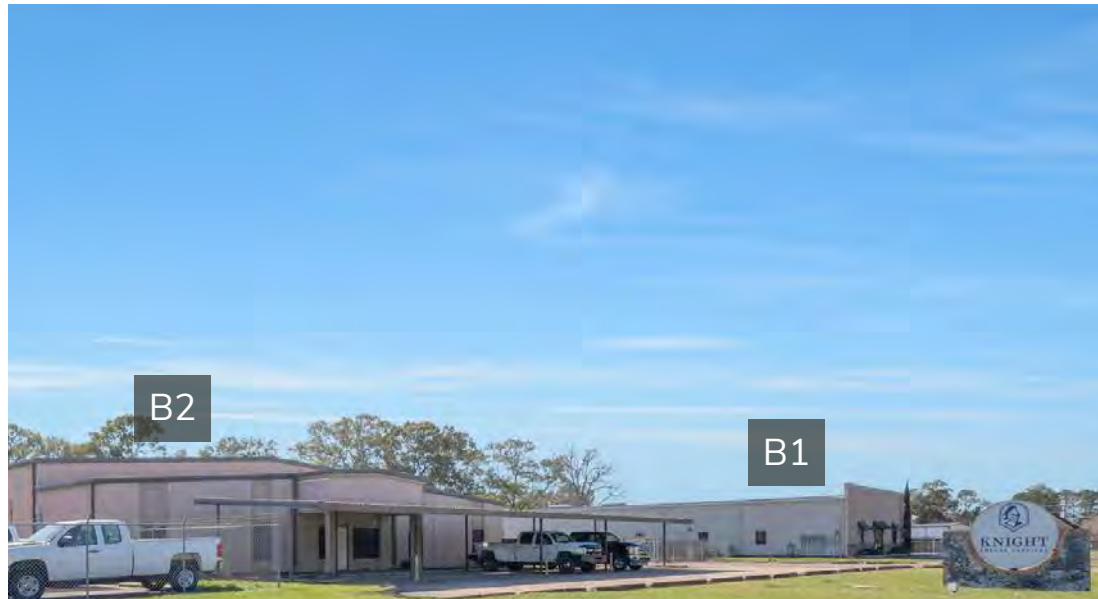


B4



B2

B1



B1



B2



B2

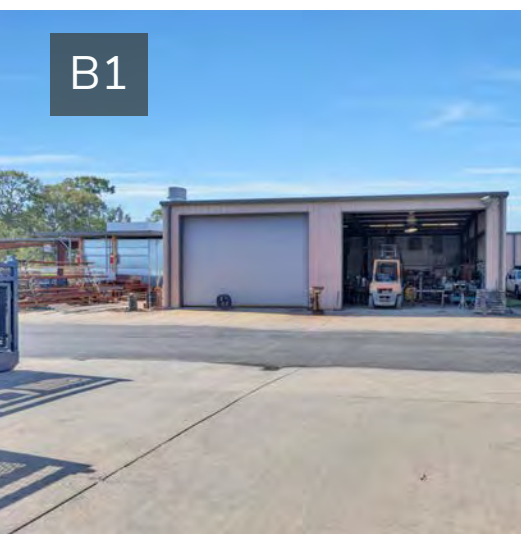


B2



B1

B1



OFFICE INTERIOR B1

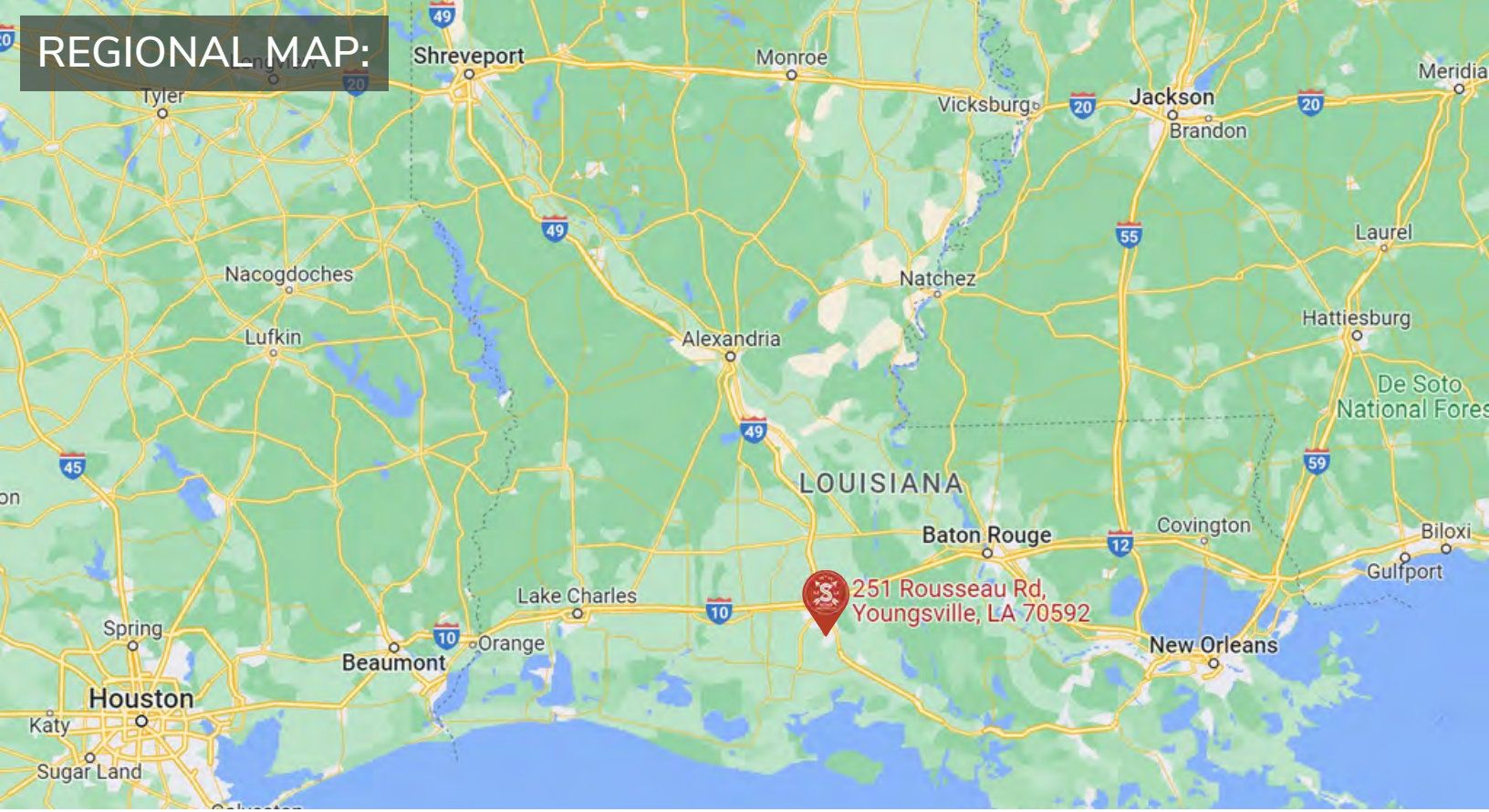


OFFICE INTERIOR B2

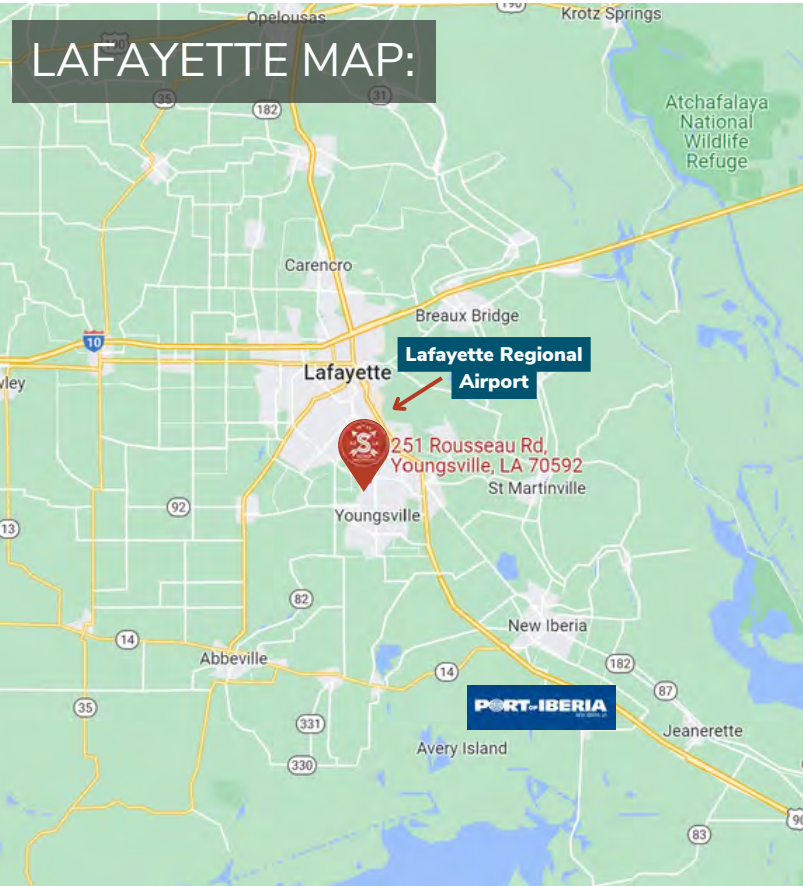




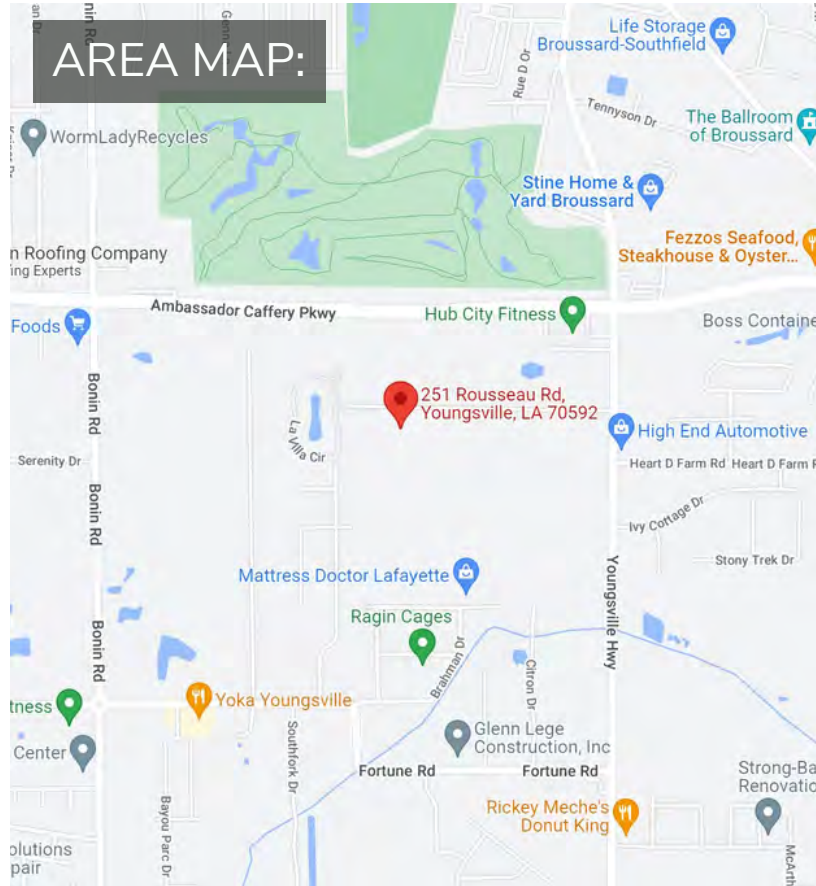
REGIONAL MAP:



LAFAYETTE MAP:



AREA MAP:



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PROPERTY ADVISORS:



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