



**Industrial facility for sale in the Energy Corridor**  
1016 N. Cruse Ave., Broussard, LA 70518



Located just off US Highway 90 along the heart of the Energy Corridor in Broussard, this well-positioned industrial facility offers excellent access and functionality for a wide range of industrial, energy service, and manufacturing users.

The ±17,520 SF building is thoughtfully configured with ±6,000 SF of well-appointed office space and ±11,520 SF of high-clear warehouse space. The warehouse features 30' eave heights, two remote-controlled 5-ton overhead cranes, 3-phase 480V power, three large overhead doors, and fully insulated walls and ceilings—providing a highly efficient and versatile operating environment.

The office area includes a professional reception area, executive offices, large conference and training rooms, a kitchen/breakroom, and multiple restrooms, making it ideal for both administrative and operational staff.

With its strategic location near US Hwy 90, strong infrastructure, and heavy-duty industrial capabilities, this property is well suited for owner-users or investors seeking a high-quality asset in one of Acadiana's most active industrial corridors.



- ±17,520 SF total building area
  - ±6,000 SF office
  - ±11,520 SF warehouse
- Located just off US Highway 90 with excellent access
- Positioned along the Energy Corridor in Broussard, LA
- 30' eave heights in warehouse
- Two (2) remote-controlled 5-ton overhead cranes
- 3-phase 480V power
- Three (3) large overhead grade-level doors
- Insulated warehouse walls and ceilings
- Functional, high-clear industrial layout
- \$2,650,000 List Price









Beau Bourque

President

337-257-4272

[beau@beaconrealty.us](mailto:beau@beaconrealty.us)

Stately Plaza

315 S. College Rd., Suite 108

Lafayette, LA 70503

Licensed in Louisiana