



LARGE INDUSTRIAL SITE

251 ROUSSEAU, YOUNGSVILLE, LA 70592

Sale Price: \$ 1,880,000

**2 BUILDINGS TOTAL
+/- 23,500 SQFT TOTAL
3.66 ACRE SITE**



INDUSTRIAL SITE LOCATED IN YOUNGSVILLE LA, INCLUDES +/-23,500 TOTAL SQUARE FEET UNDER-ROOF

-/+2,800 SQFT OFFICE, +/-14,300 SQFT WAREHOUSE, +/-6,400 SQFT OVERHANG WITH CONDITIONED MEZZANINE SPACE EQUALING +/-800 SF

THE MAIN WAREHOUSE OFFERS CHAIN-OPERATED STEEL OVERHEAD DOORS

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

**JEFF LANDRY, CCIM
MANAGING BROKER, PARTNER
337-257-5380
JEFF@SCOUTREC.COM**



905 JEFFERSON ST. STE 504, LAFAYETTE LA, 70501 | 337-443-0880 | SCOUTREC.COM



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AMBASSADOR CAFFERY PKWY



ROUSSEAU RD



MACHINE SPECIALTY & MANUFACTURING, INC.

3.66 ACRES

*PROPERTY LINES ARE APPROXIMATE

INCOME



\$93,257

Median Household Income



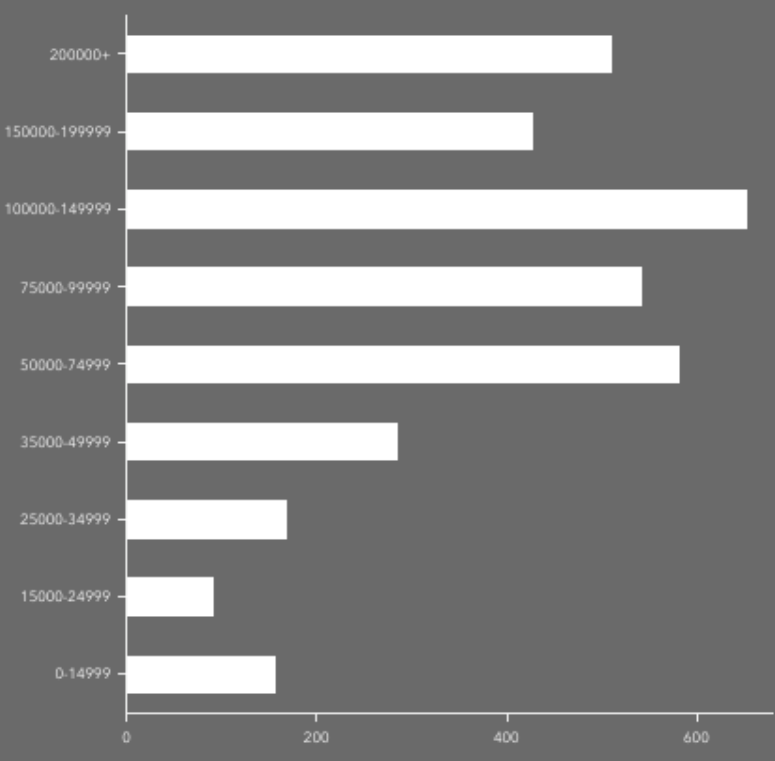
\$47,430

Per Capita Income



\$293,101

Median Net Worth



B1



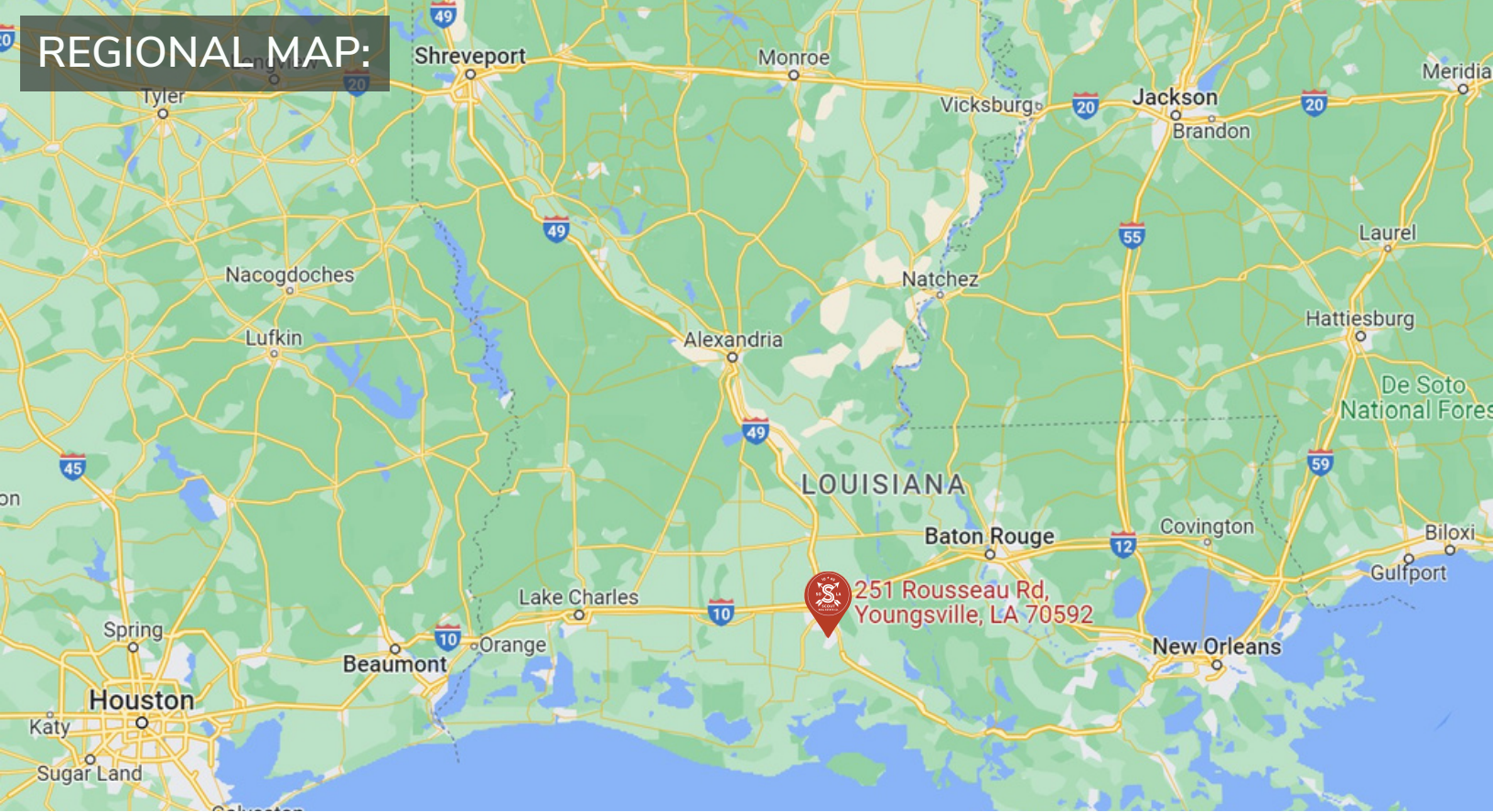
B2



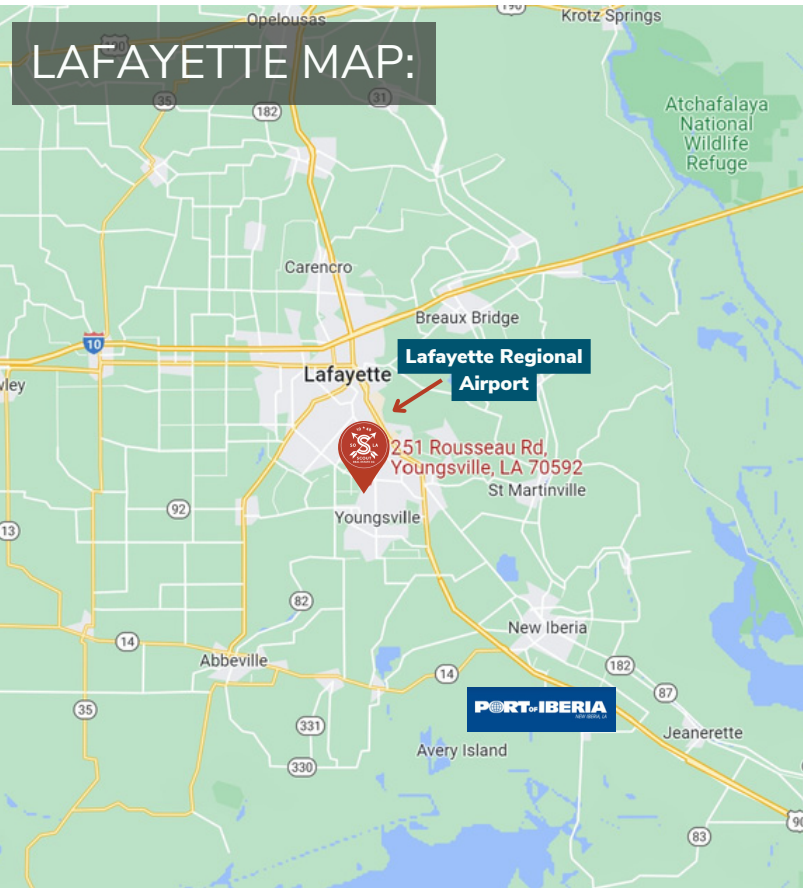
OFFICE INTERIOR



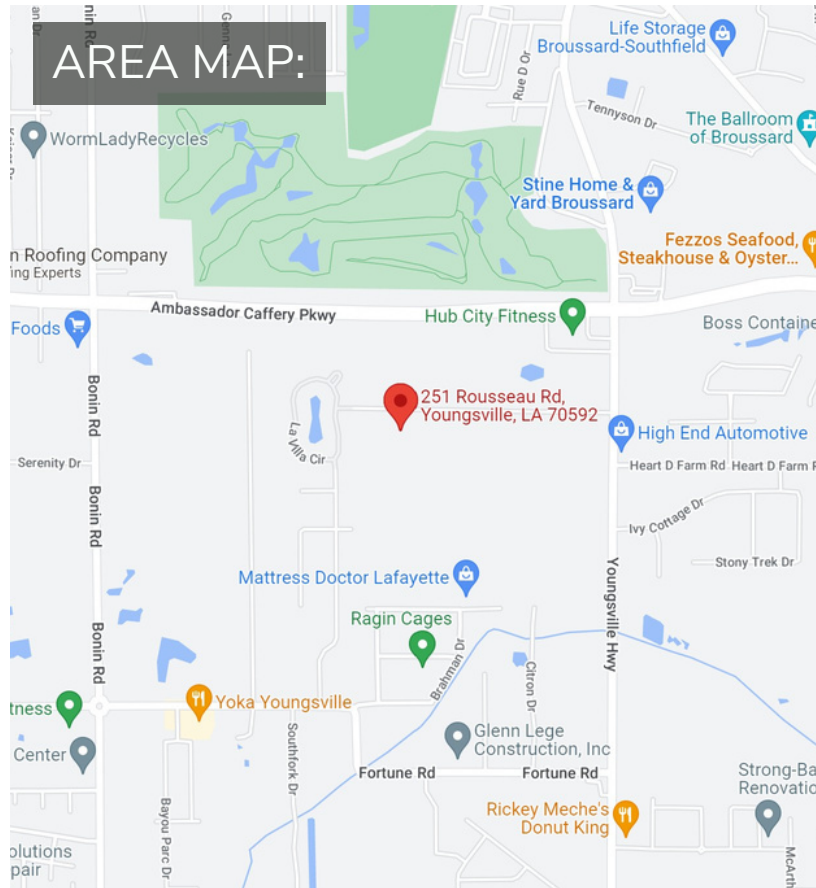
REGIONAL MAP:



LAFAYETTE MAP:



AREA MAP:



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PROPERTY ADVISORS:



JEFF LANDRY, CCIM
MANAGING BROKER, PARTNER
JEFF@SCOUTREC.COM
337-257-5380



JASON TANGEN
PRINCIPAL
JASON.TANGEN@COLLIERS.COM
713-830-4006



BARRETT GIBSON, SIOR
PRINCIPAL
BARRETT.GIBSON@COLLIERS.COM
713-830-2114