

NEW IBERIA INDUSTRIAL FACILITY FOR LEASE

403 W ADMIRAL DOYLE DRIVE, NEW IBERIA, LA 70560



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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NEW IBERIA INDUSTRIAL FACILITY FOR LEASE EXECUTIVE SUMMARY

403 W Admiral Doyle Drive, New Iberia, LA 70560



OFFERING SUMMARY

Lease Rate:	\$3.50 SF/yr (NNN)
Building Size:	±69,315 SF
Office SF:	±5,287 SF
Lot Size:	±3.8 Acres
Zoning:	C4
Power:	120/208v; 480v; 3 Phase
Clear Heights:	±14'7" - 22'
Grade Level Doors:	(2) 20' w x 13'6" h (2) 20' w x 15' h (4) 8'w x 12'h
Dock Doors:	(1) 12'6"w x 13'6"h

PROPERTY HIGHLIGHTS

- Former Coca-Cola Bottling Facility. Excellent Warehousing and Distribution
- Newly Renovated
- Conveniently Located Facility with Multiple Access Points
- (1) Loading Dock
- (8) Grade Level Doors of Varying Sizes
- Partially Fenced
- Building Plans Available Upon Request

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NEW IBERIA INDUSTRIAL FACILITY FOR LEASE

PROPERTY DESCRIPTIONS

New Iberia, LA 70560

PROPERTY DESCRIPTION

This industrial property in New Iberia, Louisiana spans approximately 69,315 total square feet of space, of which $\pm 5,287$ square feet is office and $\pm 64,026$ square feet is warehouse space. The office area includes a waiting/reception area, 13 offices, a break room, a conference room, a vault, four restrooms, and ample storage. The main warehouse area has four grade level doors, one dock door, mezzanine storage space, 3 large overhead fans, drainage, and a paint booth. Column spacing ranges from 19'4" to 49'5" and clear heights range from 14'7" to 22'. The facility is equipped with 120/208v, 480v, 3-phase power. $\pm 3,445$ SF of the warehouse square footage is in a separate building off to the side of the main building which has four grade level doors and would serve as an excellent maintenance shop. There is also a $\pm 1,000$ SF canopy structure in the rear of the property. There are 53 regular parking stalls and 15 trailer stalls. The property is partially fenced and has several access points on three sides.

LOCATION DESCRIPTION

New Iberia, Louisiana is located in southern Louisiana, about 20 miles southeast of Lafayette, with easy access via U.S. Highway 90, a key corridor connecting the area to New Orleans and Houston. 403 W Admiral Doyle Drive is located approximately 4 miles from the Port of Iberia, and is approximately 5 miles from the Acadiana Regional Airport and First Solar Manufacturing Facility. First Solar is currently under construction on a 2.1M square foot facility where they will manufacture large solar panels. This is a \$2+ billion dollar investment in the area that is projected to bring around 700 jobs to New Iberia. Additionally, the Port of Iberia is undergoing a dredging project deepening the canal which will open the door for larger vessel access and thus more business through the Port. There is a very positive outlook on the horizon for New Iberia.



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NEW IBERIA INDUSTRIAL FACILITY FOR LEASE ADDITIONAL PHOTOS

403 W Admiral Doyle Drive, New Iberia, LA 70560



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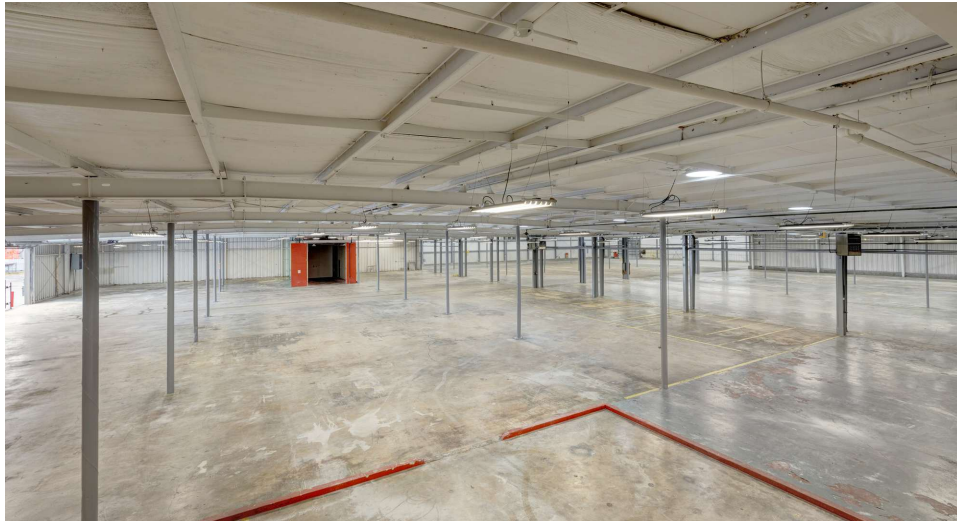
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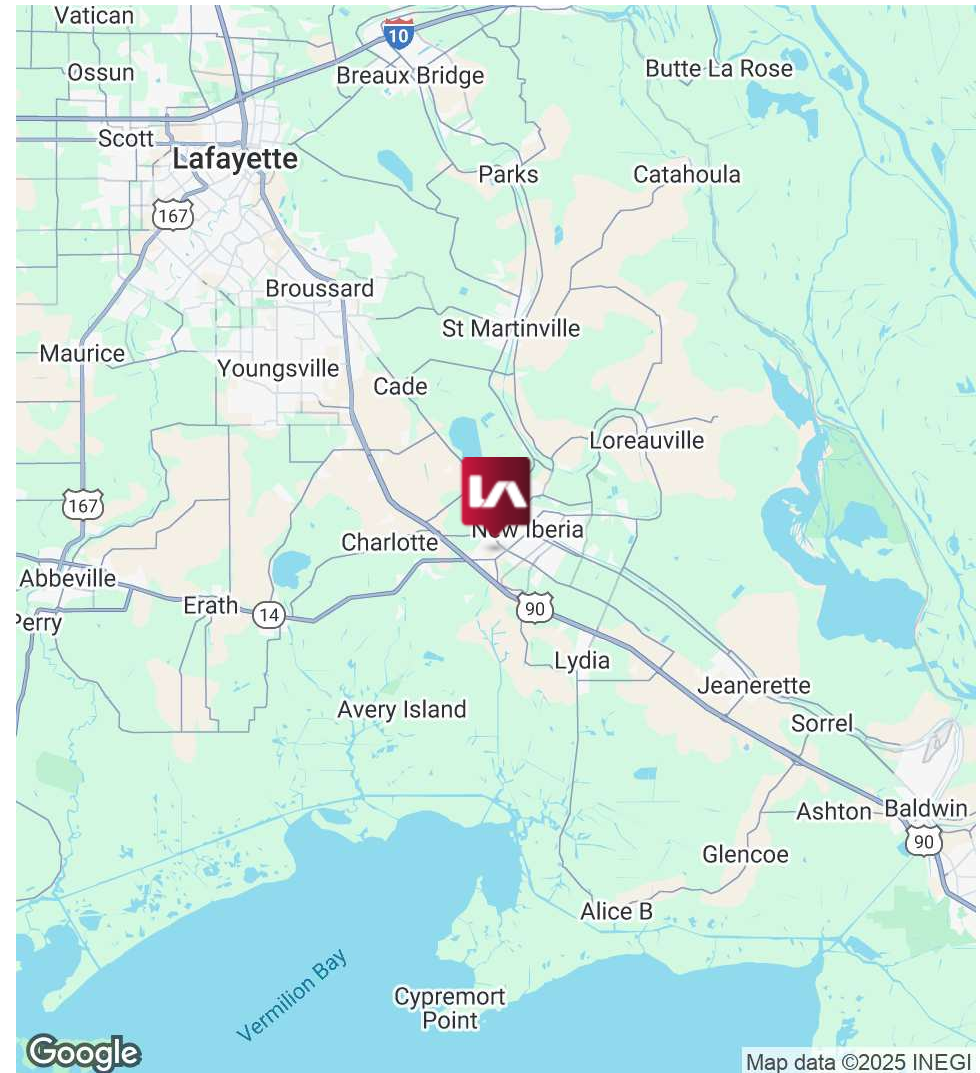
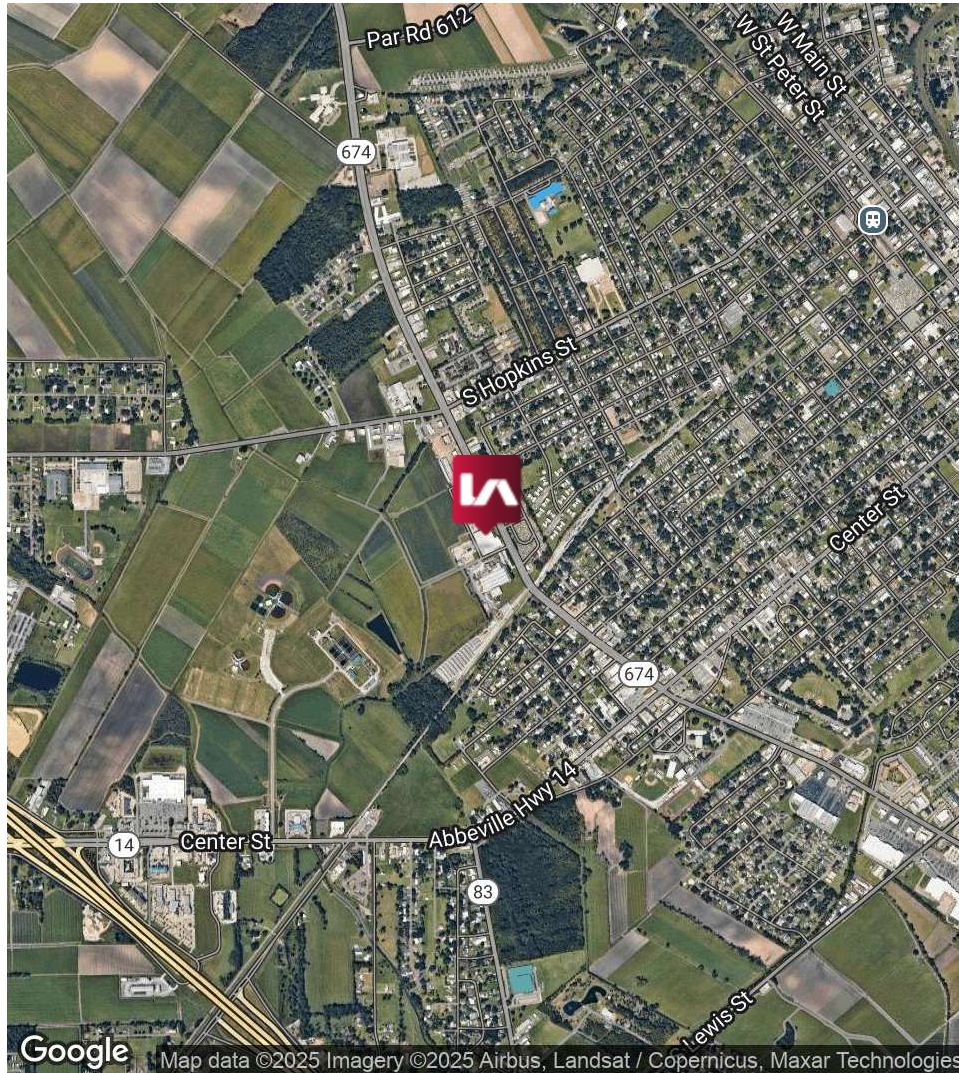
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NEW IBERIA INDUSTRIAL FACILITY FOR LEASE LOCATION MAPS

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