



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE OFFICE/WAREHOUSE DISTRIBUTION FACILITY

403 W ADMIRAL DOYLE DR., NEW IBERIA, LA 70560

69,000+ SF

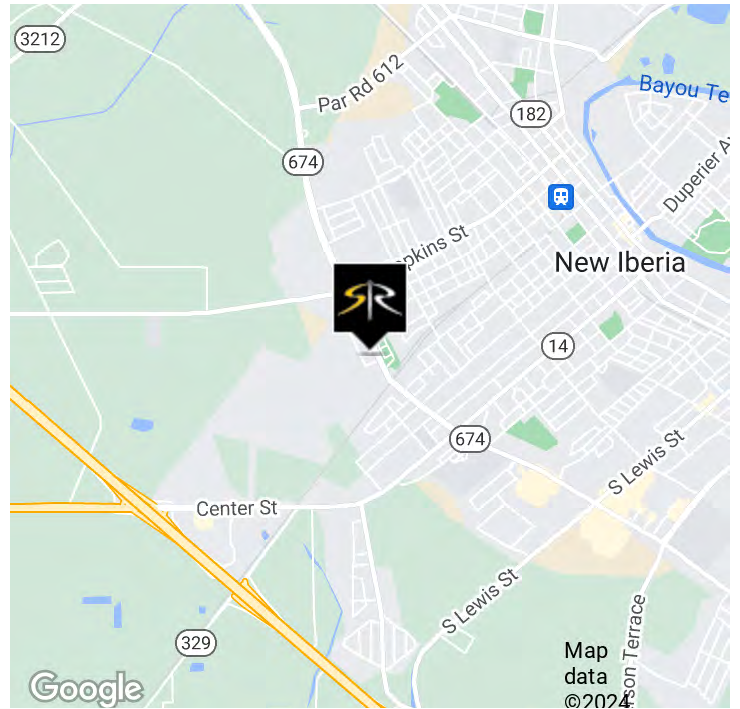


OFFERING SUMMARY

Sale Price:	\$825,000
Building Size:	69,000+ SF
Lot Size:	3.8 Acres
Zoning:	C-4 (Highway Commercial)

PROPERTY HIGHLIGHTS

- 69,000+ SF Industrial Office/Warehouse Distribution Facility
- 3.8 Acre Fenced Lot
- Office Area - 5,287 SF
- Warehouse - 60,781 SF
- Shop - 3,445 SF
- 4 Over-head Doors
- 1 Dock
- Additional, Smaller Office/Warehouse (3,456 SF), Covered Work Area (880 SF). Shop has 4 additional Over-Head Doors
- Ceiling Heights - 22' & 16'



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FOR SALE

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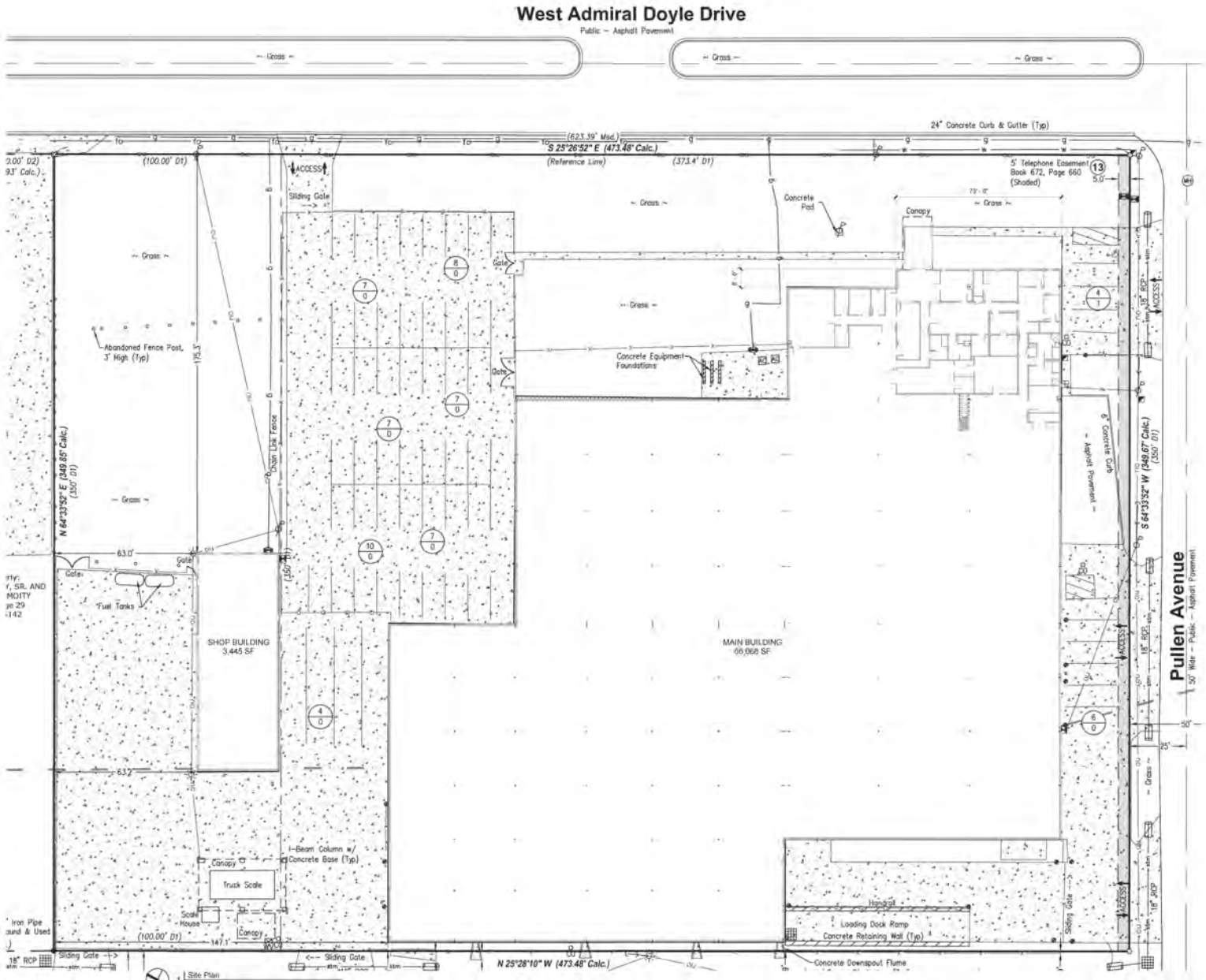


SAURAGE ROTENBERG™
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EXISTING SITE PLAN OFFICE/WAREHOUSE DISTRIBUTION FACILITY

403 W ADMIRAL DOYLE DR., NEW IBERIA, LA 70560

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Site Plan (Reference and Orientation Only)

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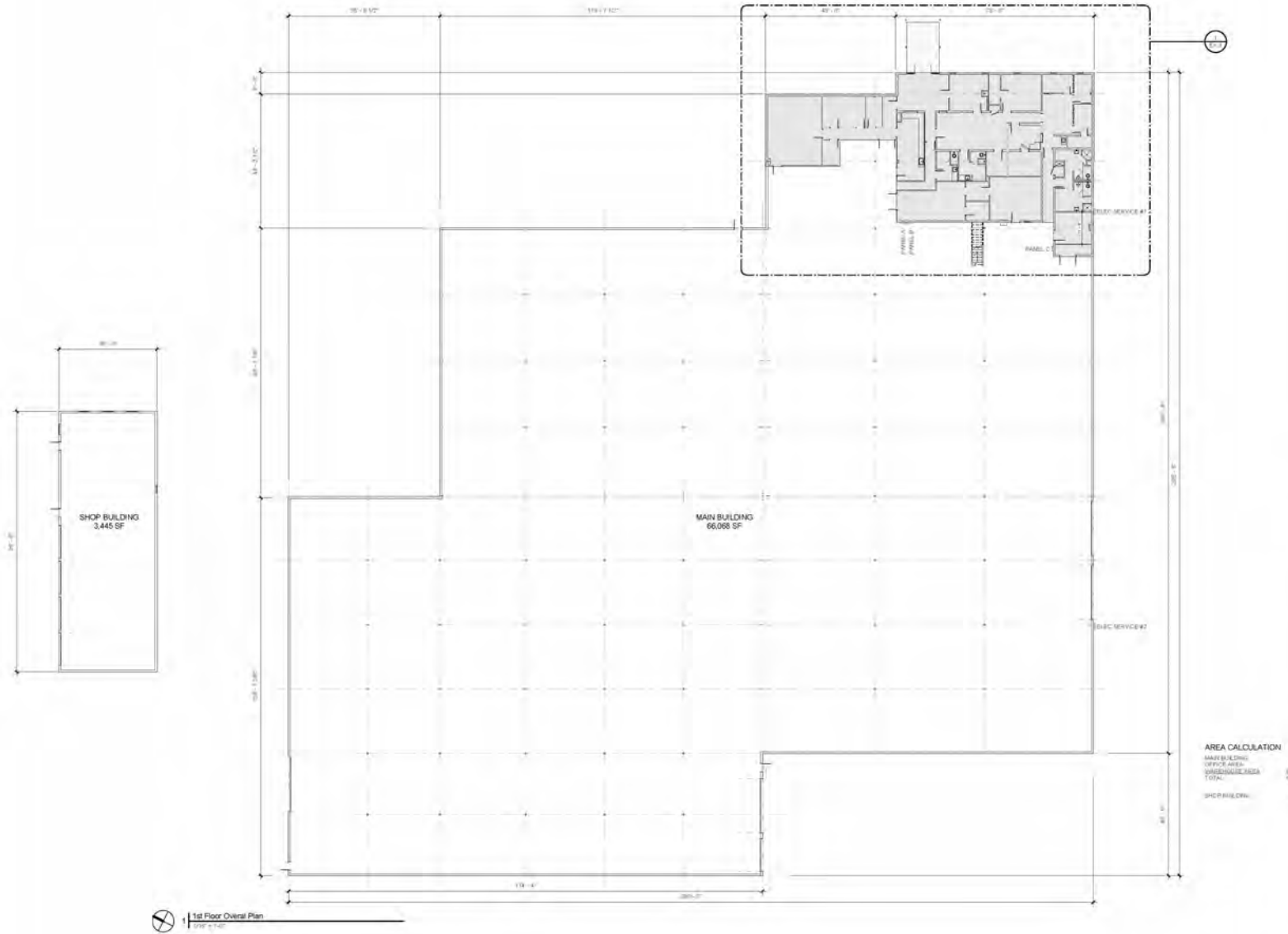
SAURAGE ROTENBERG™
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FLOOR PLAN_WAREHOUSE-OFFICE (66,068 SF)

OFFICE/WAREHOUSE DISTRIBUTION FACILITY

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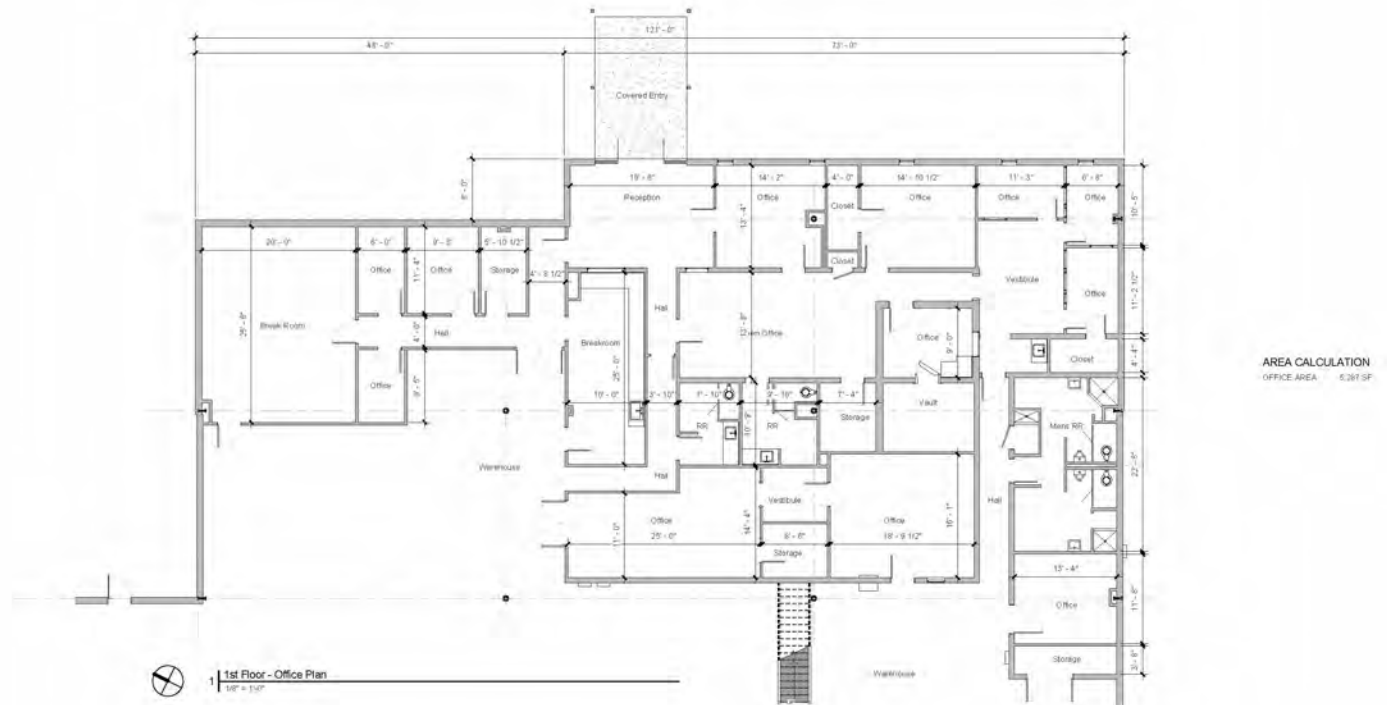
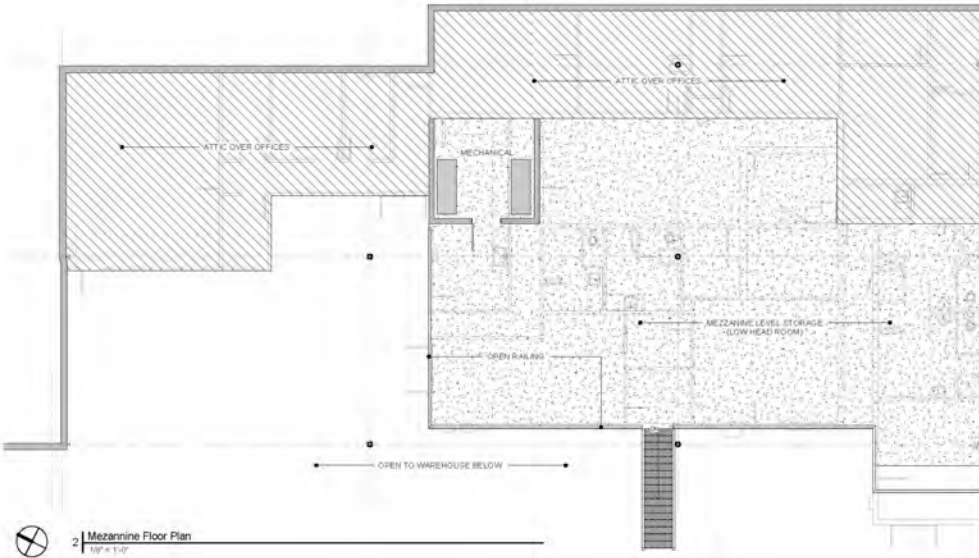
SAURAGE ROTENBERG™
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FLOOR PLAN_OFFICE AREA (5,287 SF)

OFFICE/WAREHOUSE DISTRIBUTION FACILITY

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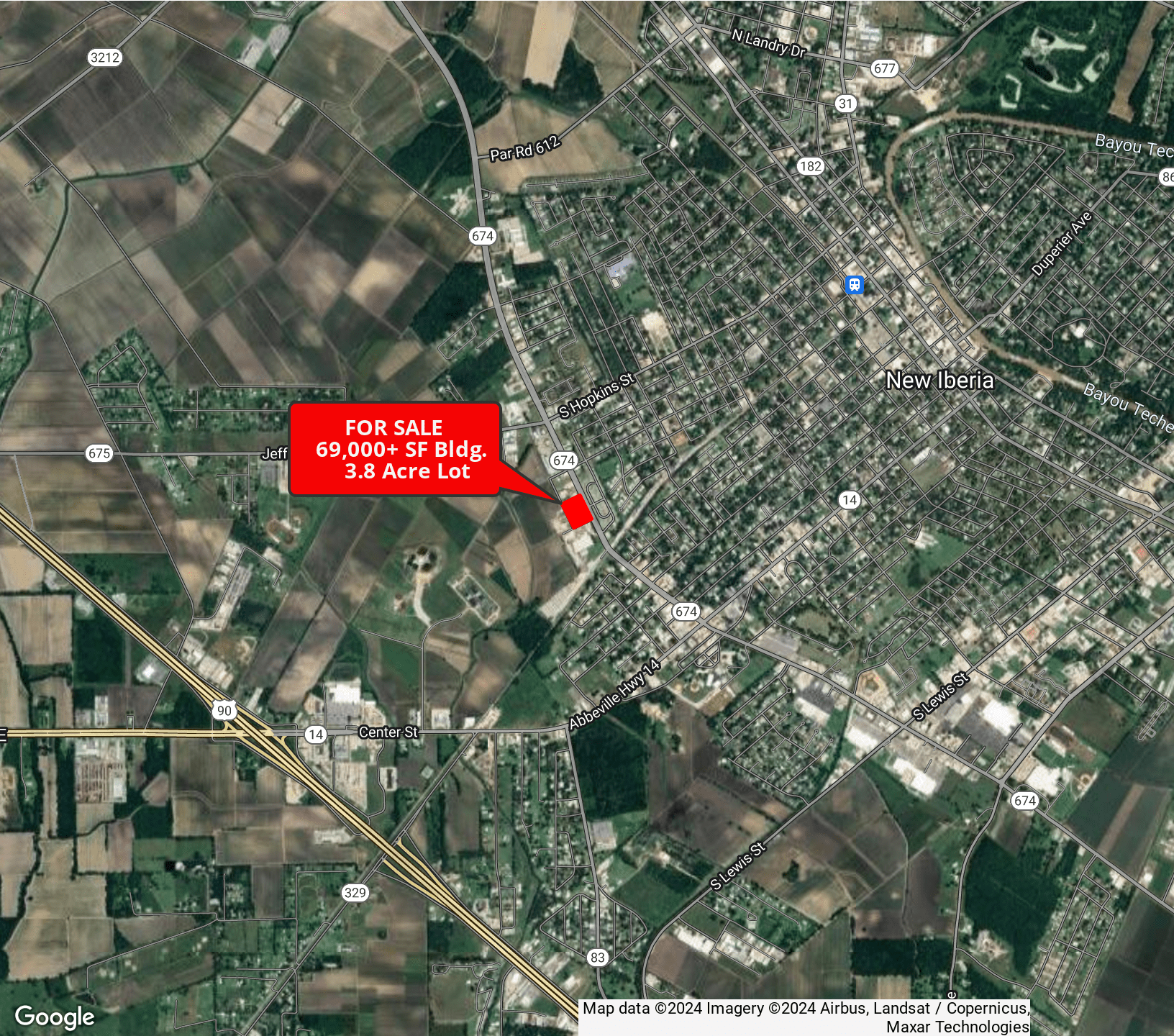
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AERIAL OVERVIEW

69,000+ SF



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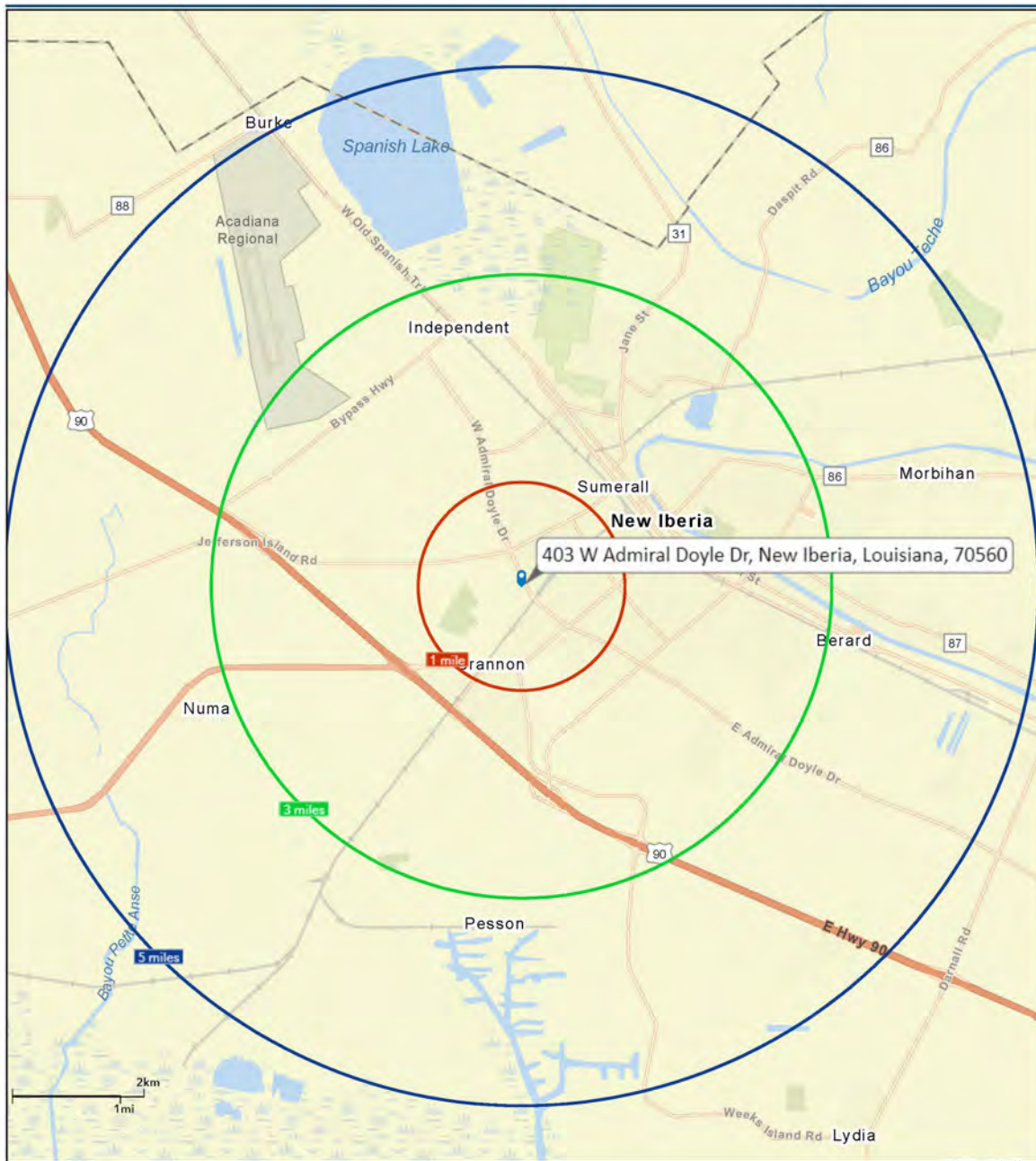
1, 3, 5 MILE RADII MAP

69,000+ SF



1, 3, 5 Mile Radii Map

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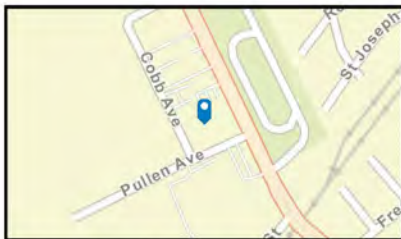
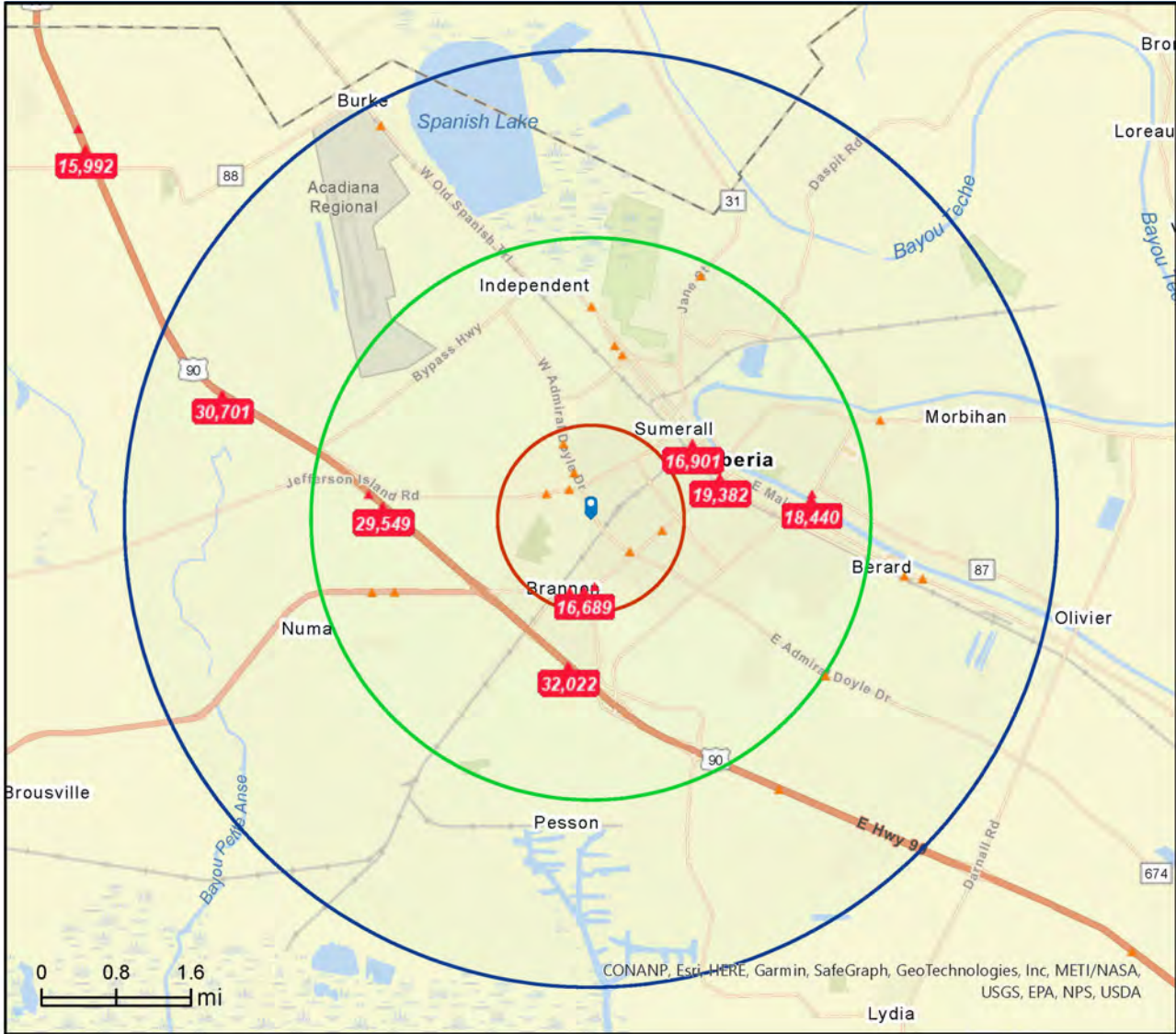


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TRAFFIC COUNT MAP OFFICE/WAREHOUSE DISTRIBUTION FACILITY

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Source: ©2022 Kalibrate Technologies (Q3 2022).



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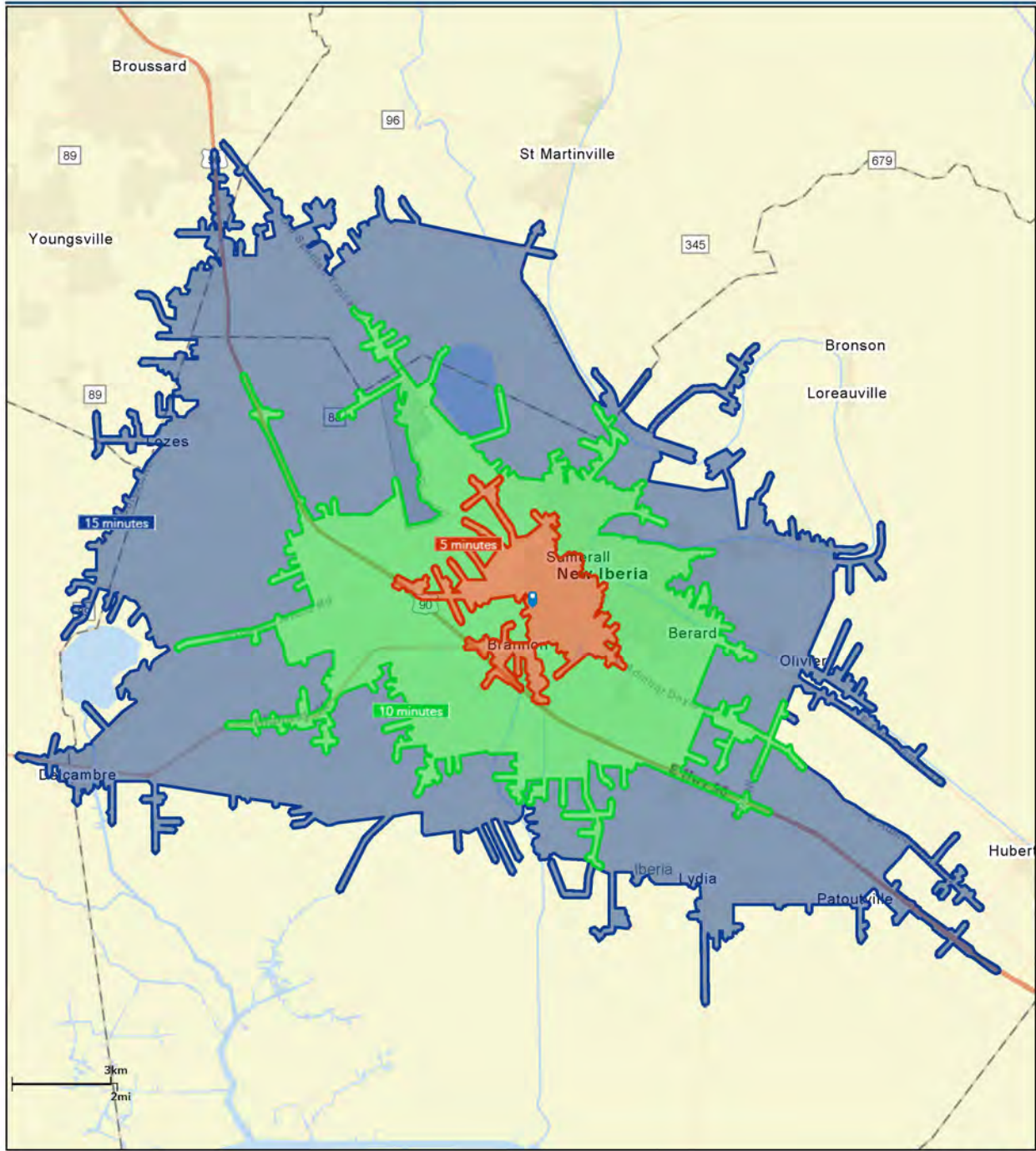


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DRIVE TIME MAP: 5, 10, 15 MINUTES OFFICE/WAREHOUSE DISTRIBUTION FACILITY

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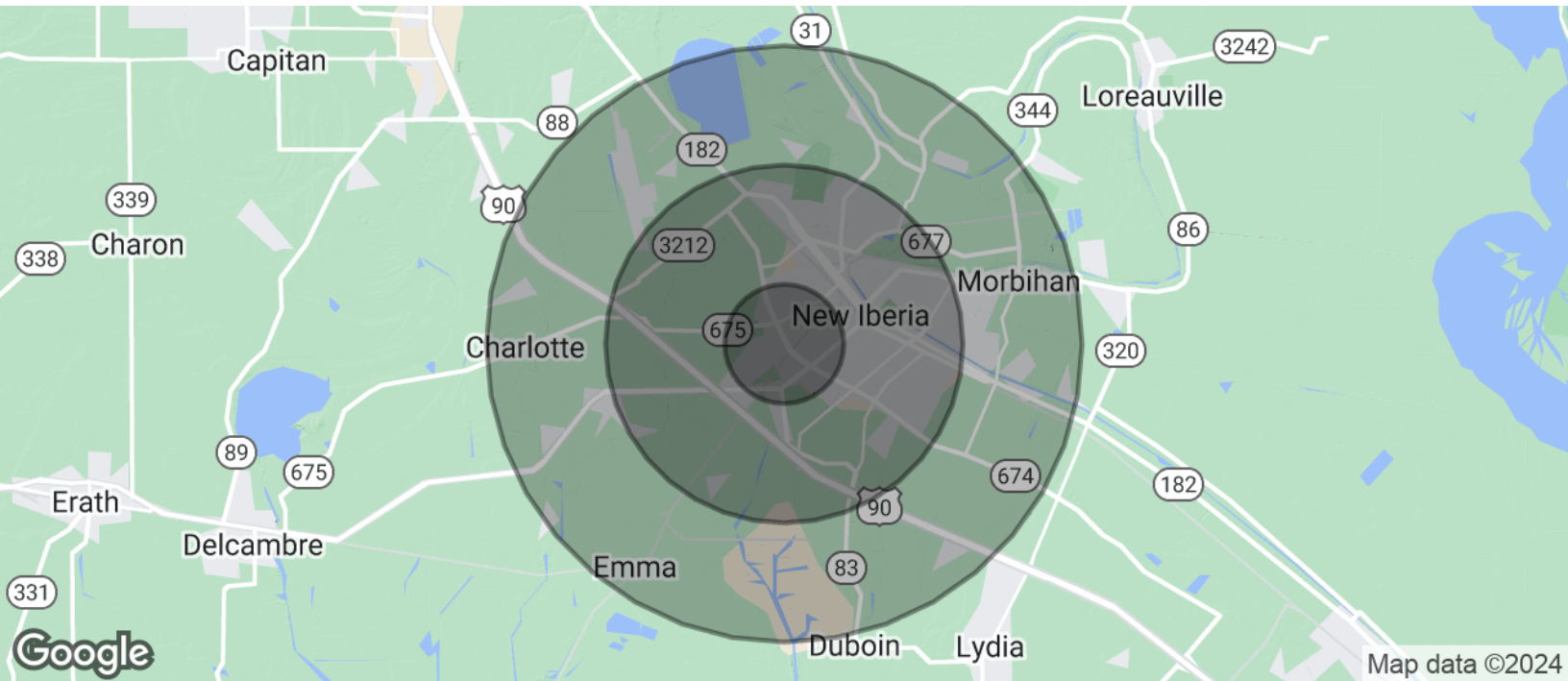
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DEMOGRAPHICS

OFFICE/WAREHOUSE DISTRIBUTION FACILITY

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,656	29,175	42,613
Average Age	38	40	40
Average Age (Male)	37	38	39
Average Age (Female)	40	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,618	11,756	16,790
# Of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$44,695	\$62,450	\$69,317
Average House Value	\$117,518	\$170,252	\$187,401

Demographics data derived from AlphaMap

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