

2418 Powers
Opelousas, LA

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MLS# 24010994



\$369,000

Explore the potential of two industrial buildings nestled on 0.875 acres within the city limits of Opelousas. This expansive facility boasts a total of 10,400 sq. ft., including a dedicated 1,800 sq. ft. office space. Located in flood zone X, this property offers peace of mind regarding environmental concerns. The office building features 4 well-appointed offices, or a spacious conference room, and two bathrooms, ensuring functionality for any business operation. Additionally, the facility comprises two distinct warehouse spaces: a smaller warehouse and a larger one, which includes a loft area and a refrigeration zone for specialized storage needs. Security and accessibility are paramount, with a tall chain-link fence enclosing the parking area. The property boasts two entry points one from the front and another from the side street facilitating smooth traffic flow and ease of access for employees and clients alike. This industrial facility presents an excellent opportunity for businesses seeking a strategic location in a thriving community.



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