

1088 Bergeron Rigs
Breaux Bridge, LA 70517



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MLS# 2600003699



\$725,000

Positioned on approximately 4.82 acres, this well-maintained industrial facility offers a strong mix of office, warehouse, and heavy-duty yard space. Located in Flood Zone X, the property provides lower flood risk and potential insurance savings which is an important advantage in today's market. The site features extensive concrete and stabilized yard areas, ideal for heavy equipment, laydown use, and efficient truck access. Totalling approximately 8,663 square feet under roof, the layout is designed for functionality and flow. The office area includes roughly 2,802 square feet with eight private offices and four restrooms, offering ample space for administrative operations. The shop/warehouse component is built for performance, featuring durable construction, generous storage, a caged area for parts and tools, and a designated fabrication space. It includes one restroom and is equipped with one 14' x 14' exterior overhead door, two 14' x 14' interior overhead doors, and two automatic 14' x 16' roll-up doors in the tall bay section. The tall bay is a standout feature, designed for heavy industrial use with two 15-ton overhead cranes, a 16-foot hook height, approximately 30-foot peak height, and 27-foot eave height making it ideal for oilfield services, large-scale fabrication, truck and trailer fab/repair or farm and



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For full listing details, please scan:

