

117 Nolan
Broussard, LA 70518

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MLS# 2600008599



\$1,420,000

Position your business for success at 117 Nolan Road, a well-maintained office and warehouse facility conveniently located just off Highway 90 in one of the area's premium business and commercial locations. Offering approximately 10,191 square feet of total building area, this versatile property combines an impressive professional office environment with functional warehouse space--making it ideal for a corporate headquarters, service company, distribution operation, industrial supplier, or growing regional business. The approximately 6,000-square-foot office area features an attractive reception and waiting area, multiple private offices, conference and meeting spaces, glass-partitioned work areas, a full kitchen/breakroom, restrooms, and ample room for administrative or collaborative work. The office is fully climate-controlled and presents a clean, professional atmosphere suitable for employees and visiting clients. The approximately 4,191-square-foot warehouse is fully insulated and includes three oversized 12-foot-by-14-foot overhead doors, an approximately 18-foot peak height, a restroom, open storage and work areas, and excellent accessibility for equipment, inventory, and daily operations. Situated on approximately 19,166 square feet of land, the property also offers substantial concrete parking with



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For full listing details, please scan:

