

**4017 Second**  
New Iberia, LA 70560



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**MLS# 2600000855**



**\$795,000**

Prime Commercial Opportunity Near Acadiana Regional Airport. Strategically located on a 4.74-acre corner tract at 2nd Street and Hanger Drive, this office/warehouse property sits in one of the fastest-growing commercial corridors near Acadiana Regional Airport. The area is experiencing significant expansion and development, making this a highly desirable investment location. The property offers 16,600+ SF across three buildings, including 6,968 SF of finished office space and 9,640 SF of warehouse space. Main Office (3,608 SF): Reception area, multiple offices, conference areas, 3 baths, Second Office (3,000 SF): Six offices, conference room, 2 baths, Warehouse (9,640 SF): 16' eaves, 20' peak, plus 360 SF office. The site features paved and striped parking along with a limestone yard area, providing flexibility for operations and future expansion. Excellent visibility, strong growth trajectory, and prime positioning make this a standout commercial asset.



**Ivan Jennings**

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Keller Williams Realty Acadiana

For full listing details, please scan:

