

255 Rousseau
Youngsville, LA 70592



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MLS# 2600005765



\$1,450,000

Exceptional commercial opportunity in one of Acadiana's fastest-growing business corridors. This immaculate 7, 500-square-foot facility sits on 3.88 acres and offers convenient access to Ambassador Caffery Parkway, Highway 90 (Future I-49 Corridor), Lafayette, Broussard, New Iberia, and Lafayette Regional Airport. The property features approximately 5, 200 square feet of professional office space and 2, 300 square feet of warehouse/shop space, creating the ideal combination of executive offices and operational functionality. A welcoming reception area and lobby lead to an expansive executive suite, ten private offices, conference room, fully equipped kitchen, dedicated server room, file storage area, employee lounge, and clock-in station. Two separate exterior entrances provide access to a versatile bunkhouse area complete with kitchenette, offering additional office, training, or employee accommodation possibilities. The warehouse/shop area is designed for productivity with two oversized roll-up bay doors capable of accommodating large equipment, fleet vehicles, inventory, or fabrication operations. Meticulously maintained and move-in ready, this property offers outstanding flexibility for a wide range of users, including corporate headquarters, construction companies, engineering firms, industrial service providers, logistics



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For full listing details, please scan:

