

116 Eunice
Lafayette, LA 70508



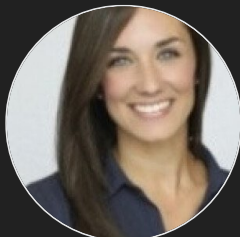
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MLS# 2600006583



\$776,000

Turnkey industrial warehouse with climate-controlled space! Exceptional opportunity to own a well-maintained 9,700-square-foot industrial/commercial building offering the perfect blend of office and warehouse functionality. This versatile property features approximately 700 square feet of office space and 9,000 square feet of warehouse space, making it ideal for manufacturing, distribution, contractor operations, storage, or a variety of commercial uses. Designed for efficiency, the building includes a loading dock with a roll-up door for easy shipping and receiving, two restrooms, a full kitchen/break area, and the rare advantage of heating and cooling throughout the entire 9,700 square feet. Extensive updates provide peace of mind and reduce future capital expenses, including updated electrical, new insulation throughout the building, and fresh interior paint. The open warehouse layout offers flexibility for a wide range of business operations and future customization. Whether you're an owner-occupant looking to expand your business or an investor seeking a quality industrial asset, this move-in-ready property offers exceptional value in today's market.



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