

1803 A Mills
Breaux Bridge, LA 70517

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MLS# 2600006636



\$425,000

This 7,900-square-foot industrial facility carries a working history -- formerly an eighteen-wheeler repair center and an oilfield services headquarters, both demanding operations. Sitting on 3.12 total acres, the property balances capacity with organization. Roughly 2.5 acres of stabilized yard offer ample room for fleet parking, equipment staging, or future expansion. Five roll-up doors stand fifteen feet tall, accommodating trucks and trailers with ease, while sixteen-foot eaves and a twenty-foot peak in the shop provide generous overhead clearance. The shop itself totals 7,000 square feet, complete with a covered wash bay and a separate rear attached shop featuring large sliding doors -- ideal for oversized jobs or dedicated work zones. Inside, a climate-controlled breakroom and bathroom keep crews comfortable during long shifts. Large mezzanine in main warehouse for added storage. The 900-square-foot office section handles administrative needs with a welcoming reception area, three private offices, and a bathroom. The entire office space has been freshly painted, so it feels clean and ready from day one. Location seals the deal. With Interstate Ten just minutes away, deliveries, service calls, and long-haul routes stay simple and efficient. Contact us today to schedule your private tour before another operation claims it.



William Raines
Phone: (337) 344-7173
HUNCO Real Estate

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