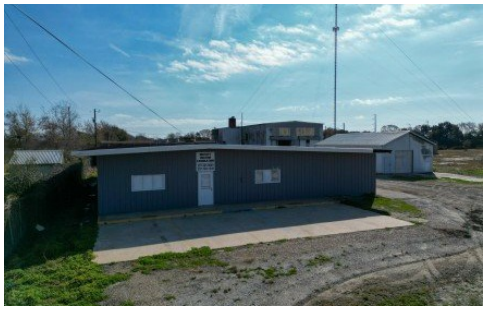
3615 Kingston
New Iberia, LA 70560

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MLS# 2600000817







$2,500

Located in close proximity to the Port of Iberia and Highway 90, this industrial property is situated in Flood Zone X and offers a rare opportunity near port infrastructure. The entire tract consists of approximately 15.2 acres, with 6.5 acres currently available, as there is a ground lease on the southern portion of the property. The available area is partially fenced and partially stabilized and includes four main structures: 7, 500 SF open warehouse featuring 25-foot eave height and 30-foot clear height, equipped with two (2) 16' 16' swing doors and one (1) 16' 16' automatic overhead door. Front building 6, 500 SF, consisting of approximately 4, 500 SF of office space and 2, 000 SF of enclosed parking/storage with eight (8) roll-up doors. The office layout includes nine (9) offices, one (1) conference room, full kitchen, and two (2) restrooms. The office space requires substantial renovation. Additional metal buildings of approximately 3, 200 SF and 1, 500 SF . The property was previously operated as a sandblasting facility and is well suited for a variety of industrial uses. Power can be upgraded back to 3-phase. Natural gas is currently connected to the office building, with an additional line required to service the main warehouse. All buildings require repairs ranging from minor metal siding replacement to full office renovation. Landlord is willing to negotiate lease



Barton Broussard
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The Gleason Group

For full listing details, please scan: