

4308 Admiral Doyle
New Iberia, LA 70560



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MLS# 2600004589



\$24,000

Discover an outstanding industrial facility featuring two Class 'S' buildings situated on a spacious 11.11-acre tract with a combined gross building area of 29,385 sf. The main building offers 26,363 sf total, including 21,742 sf of warehouse space and 6,085 sf of office space. The two-story office area (4,621 sf) is professionally finished with panel walls, 9-ft suspended ceilings featuring 2' x 2' acoustic tiles, fluorescent lighting, and a combination of carpet and inlaid tile flooring. It includes 4 offices on the first floor and 6 offices on the second floor, along with 3 restrooms on each level, while covered parking surrounds the main building for convenient employee and visitor access. The warehouse is engineered for heavy industrial operations, featuring durable 26-gauge metal panels on the exterior walls and roof, double-pane windows, and insulated metal exterior doors. It boasts an impressive 25-ton crane rail spanning the full 330 ft length of the main warehouse, along with a 5-ton overhead crane on metal tracks that traverse both sides. Additionally, the interior steel columns support 6 two-ton jib cranes and 1 one-ton jib crane. The structure reaches a peak height of 38 ft with a slope downward to a 34 ft eave, and includes large access doors consisting of 24' x 26' sliding doors on the front and rear walls plus a 12' x 16' overhead door on the right side.



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