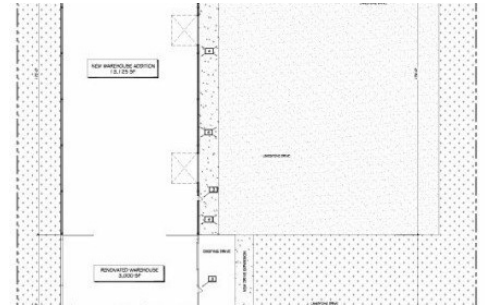


128 Ida
Broussard, LA 70518

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MLS# 2600008464



\$19,125

State of the Art - NEW CONSTRUCTION 19,125 square foot warehouse/office facility on 2.4 acres in Billeaud Industrial Park right off of Hwy 90. This top-notch facility will have 3,000 square feet of high-end office space & 16,125 square feet of warehouse. The warehouse will have 23' eaves with and with nubbins ready for crane installation. Crane hook height is 17' 6". The warehouse will have 3 - 16 foot wide by 15'2" foot tall overhead roll up doors. Electricity will be 3 phase, 480 Volt with 400 amps of service. The executive office area will have upscale finishes, such as quality cabinetry, vinyl wood flooring and ceramic tile. Out of the 10 total offices, there will be 2 large front corner offices, 7 generously sized offices, ample sized break room that doubles as a conference room with a built-in kitchen, and 2 bathrooms. One shop bathroom will be included in the warehouse as well. Stabilized yard will be provided. Easy access for 18 wheelers. Office layout can be modified and added to at this stage. The facility is nearing completion between December and January of 2027. Easy access for 18 wheelers. Slemco is the electricity provider and City of Broussard for water & sewer. Crane can be installed within a 3 month lead time. The building will be roughly complete by November 1st, 2026.



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

For full listing details, please scan:

