111 Bluffwood
Broussard, LA 70518

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MLS# 2600008071







$3,500

Highly functional industrial property designed for contractors, service companies, equipment operators, distribution, and other yard-intensive users. Situated on approximately 1.3 acres near Highway 90, this property combines substantial stabilized outdoor storage with high-clearance warehouse space and a separate, well-appointed office building. The 3, 000 SF metal warehouse features approximately 20' eave heights, four 16' tall roll-up doors providing excellent equipment and vehicle access, 3-phase power, and a partially climate-controlled interior office and restroom. The high ceilings, multiple oversized doors, and open-span configuration make the building well suited for equipment storage, fabrication, service operations, fleet support, or light industrial use. A major advantage is the property's large stabilized yard, providing significant room for trucks, trailers, equipment, materials, containers, and outdoor storage. An additional 30' x 60' covered overhang offers approximately 1, 800 SF of covered work or storage area. The separate 1, 770 SF office provides a substantial administrative component with multiple private offices, reception/common areas, kitchen, restroom facilities, and HVAC--allowing an operator to consolidate its office, warehouse, fleet, equipment, and yard operations at one location. Property Highlights:



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HUNCO Real Estate

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