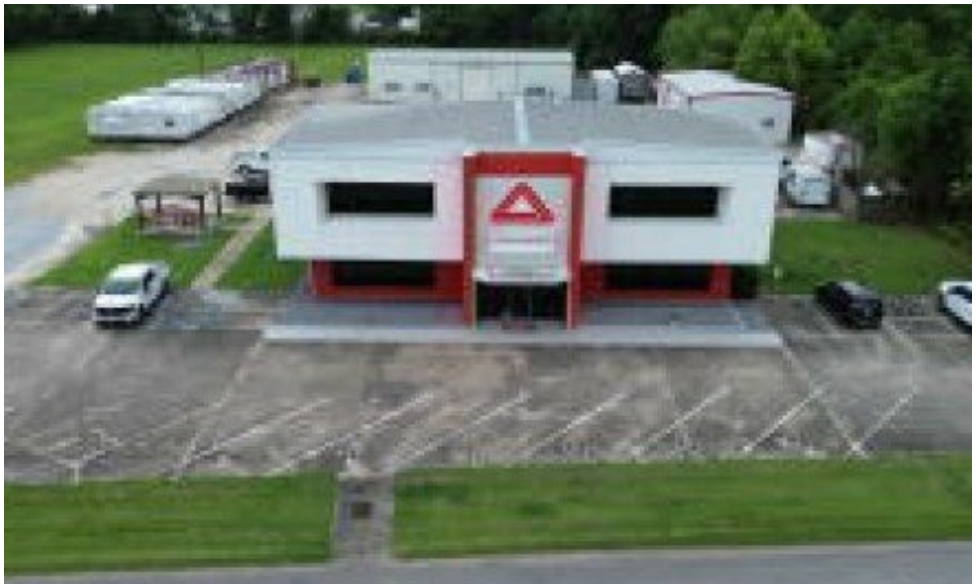
125 Raggio
Scott, LA 70583

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MLS# 2600009934







$1,400,000

Exceptional commercial opportunity now available at 125 Raggio Road in Lafayette, Louisiana. This well-maintained office warehouse complex sits on 4.71 acres of level, Light Industrial zoned land and offers approximately 13, 073 square feet of versatile space across three buildings, including approximately 5, 823 square feet of finished office area and approximately 7, 250 square feet of warehouse space. Constructed with steel frame and 26 gauge metal panel exterior walls and roof, the warehouse is fully insulated and features six overhead doors with levelers, 16 foot clear height, and 40 paved parking spaces. The property was recently renovated in 2023 and is serviced by municipal water, natural gas, and underground utilities. This offering also includes an additional contiguous 4.84 acres of vacant land extending to the corner of Raggio Road and Hebert Road, providing outstanding corner visibility, dual road frontage, and exceptional expansion or redevelopment potential. Combined, this offering totals approximately 9.55 acres at a highly visible corner location in one of the most active industrial corridors in Lafayette Parish, conveniently situated near Interstate 10. The improved parcel is situated in FEMA Flood Zone X, indicating minimal flood risk, making this a rare and compelling opportunity for owner occupants, investors, and developers



Mark Van Eaton
Phone: (337) 654-5700

Real Broker, LLC

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