



VERSATILE INDUSTRIAL SPACE FOR SALE OR LEASE

112 ROW 3 LAFAYETTE, LA 70508



OFFERED: FOR SALE

SALE: \$500,000 LEASE: \$8/PSF (\$4,400/MO)
±6,650 SF | ±0.52 ACRES

- Newly renovated ±1,600 SF office space
- Spacious ±4,715 SF warehouse area
- Secure laydown yard for equipment and materials
- NNN lease type

CONTACT:

BRANDON ABDELLA ALEX RUCH
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800.895.9329 | <https://elifinrealty.com> | April 2024
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for sale or lease, 112 Row 3 offers a $\pm 6,650$ SF industrial space.
- The unique property boasts a newly renovated $\pm 1,600$ SF office space, a spacious $\pm 4,715$ SF warehouse space, a ± 339 SF apartment, and an additional $\pm 1,255$ SF of overhead storage, totaling $\pm 6,650$ SF of versatile space.
- The expansive warehouse provides ample space for operations, enhanced by 4 grade-level roll-down doors and a ± 16 ft eave height.
- The property is additionally equipped with secure laydown yard.
- An on-site apartment offers convenience for on-call staff or can serve as additional office space.
- The property's strategic location grants easy access to major transportation routes, including Hwy 90.
- NNN lease type.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	112 Row 3
City, State, Zip	Lafayette, LA 70508
County	Lafayette Parish
Market	LA - Lafayette MSA
Subdivision	Canebrake Commercial & Business Park Phase II
Nearest Intersection	Row 3 at Turn Row
Location Description	Lot 17
Township	10S
Range	5E
Section	18, 19
Side Of The Street	Southwest
Off-Street Parking	Yes
Road Type	Paved
Nearest Highway	Hwy 339 (Verot School Rd)
Nearest Airport	Lafayette Regional Airport (LFT)

PROPERTY INFORMATION

Property Type	Industrial
Lot Size	±0.52 Acres
APN #	6057765
Lot Frontage	±100 ft
Lot Depth	±225 ft

BUILDING INFORMATION

Building Size	±6,650 SF
Tenancy	Single
Number Of Floors	1
Roll Up Doors	4
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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INTERIOR PHOTOS



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EXTERIOR PHOTOS

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AERIAL PHOTOS



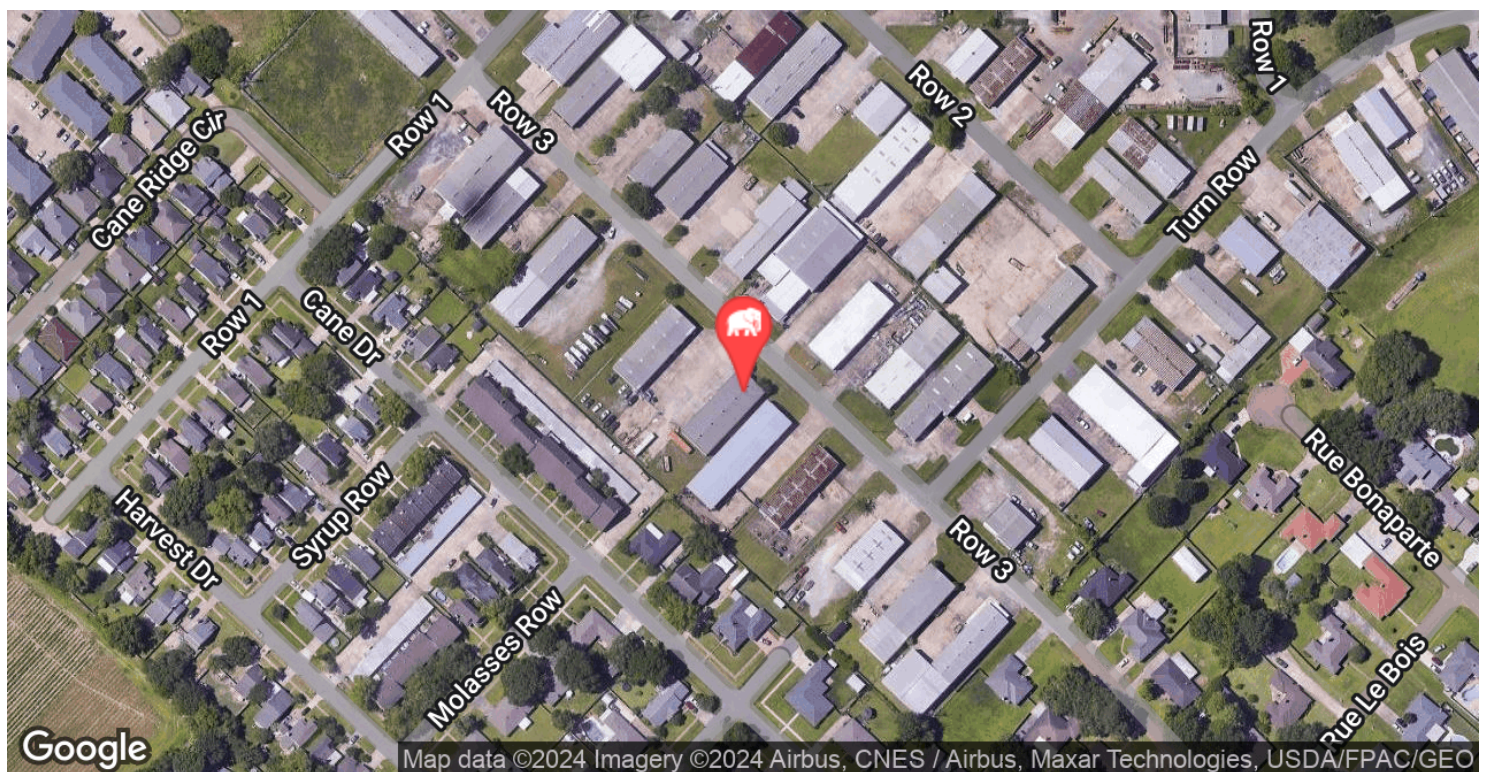
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LOCATION MAP

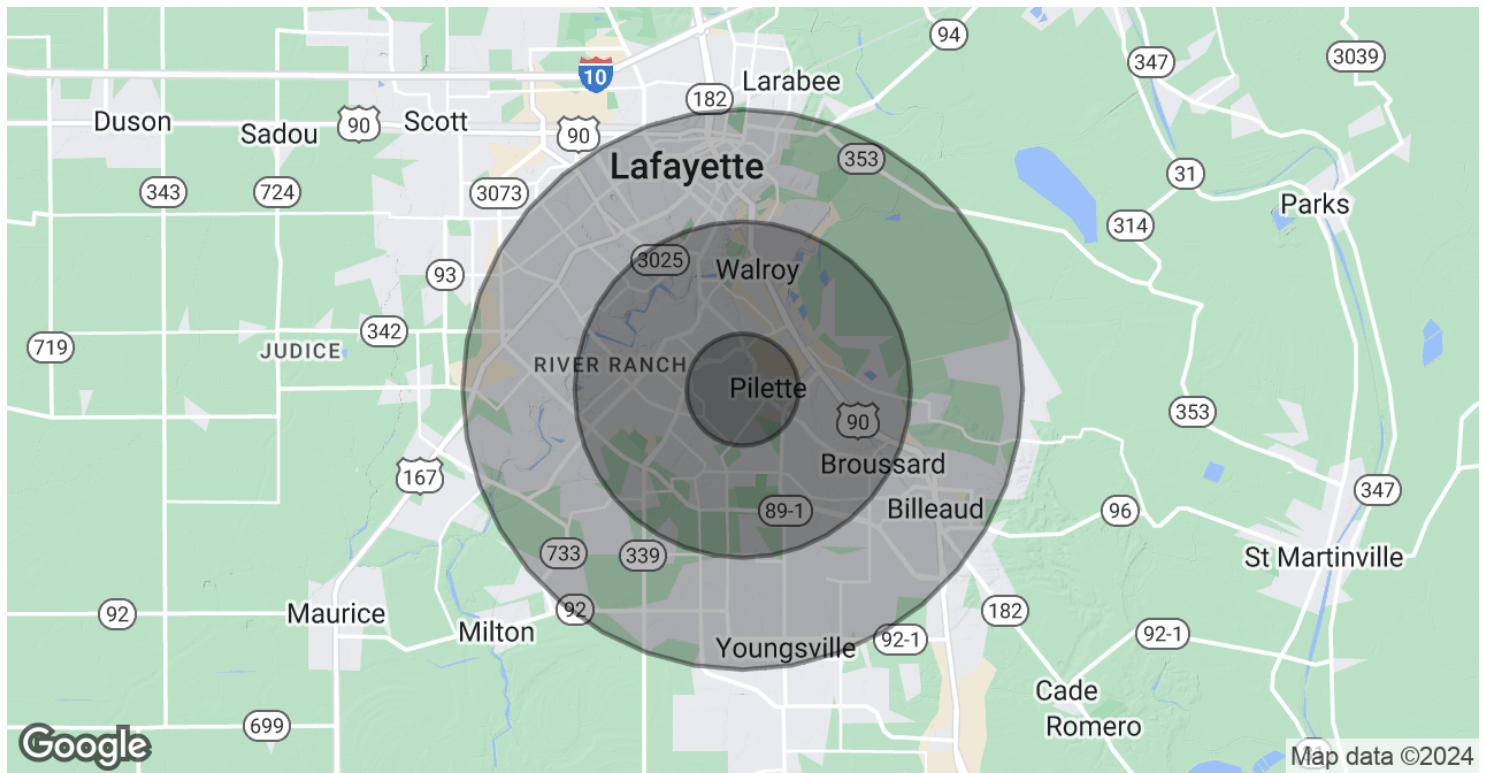


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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	6,356	41,108	122,191
Average Age	33.9	39.1	37.5
Average Age (Male)	37.1	38.7	37.3
Average Age (Female)	33.3	41.0	39.2

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	3,259	18,876	53,898
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$62,195	\$92,770	\$79,063
Average House Value	\$183,642	\$276,080	\$222,228

* Demographic data derived from 2020 ACS - US Census

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