



INDUSTRIAL WAREHOUSE WITH FENCED YARD & I-10 VISIBILITY

201 LEXINGTON DR RAYNE, LA 70578



OFFERED: FOR SALE & LEASE

SALE PRICE: \$400,000 LEASE RATE: \$2,500/MO
±2,400 SF | ±1.43 ACRES | NNN LEASE TYPE

- Only 2-years old with fenced yard
- 4 roll-up doors, large laydown yard, and 2-year-old sewer system
- Almost entire yard is gravel
- Visibility from I-10

CONTACT:

MARK JOHNS ALEX RUCH
501.513.7394 225.485.0238

800.895.9329 | <https://elifinrealty.com> | June 2026

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 for sale and lease, 201 Lexington Dr offers a $\pm 2,400$ SF industrial warehouse with a 15' x 40' overhang, situated on ± 1.43 acres.
- The building is approximately two years old and includes a fenced yard with a $\pm 30'$ wide entrance gate.
- Additional features include four roll-up doors, a large laydown yard, and a 2-year-old sewer system. Nearly the entire yard is gravel, making it suitable for vehicle and heavy equipment use.
- The property offers visibility from I-10 and is not located in a flood zone.
- NNN lease type.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	201 Lexington Dr
City, State, Zip	Rayne, LA 70578
County	Acadia Parish
Market	LA - Lafayette MSA
Township	09S
Range	03E
Section	019
Side Of The Street	South
Road Type	Paved
Nearest Highway	Mire Hwy (LA 95)
Nearest Airport	Lafayette Regional (LFT)

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Lot Size	±1.43 Acres
APN #	0100135830
Lot Frontage	±140 ft
Lot Depth	±527 ft

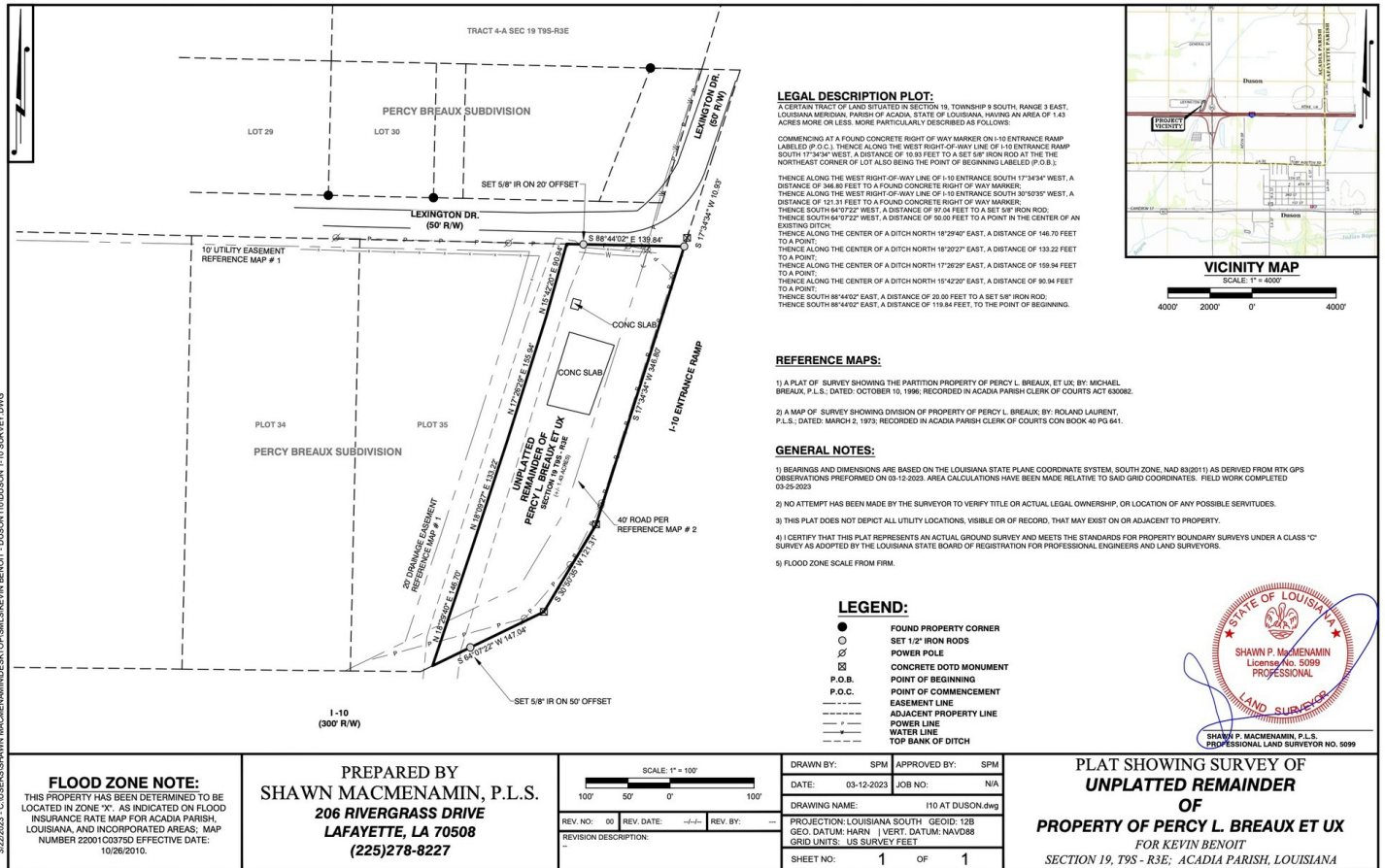
BUILDING INFORMATION

Building Size	±3,000 SF
Tenancy	Single
Free Standing	Yes
Number Of Buildings	1
Number Of Roll Up Doors	4

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SURVEY



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FLOOR PLANS

REVISIONS:
REVISED BY:

LA HOUSE MOVING & LEVELING
201 LEXINGTON DRIVE
RAYNE, LA 70578
Phone: 251-356-3267

ELEVATIONS

CAREN LABBE
THE KENNER SHEET
CHURCH POINT, LA 70555
PHONE (937) 250-3503
E-MAIL: 9199622@kenner.com

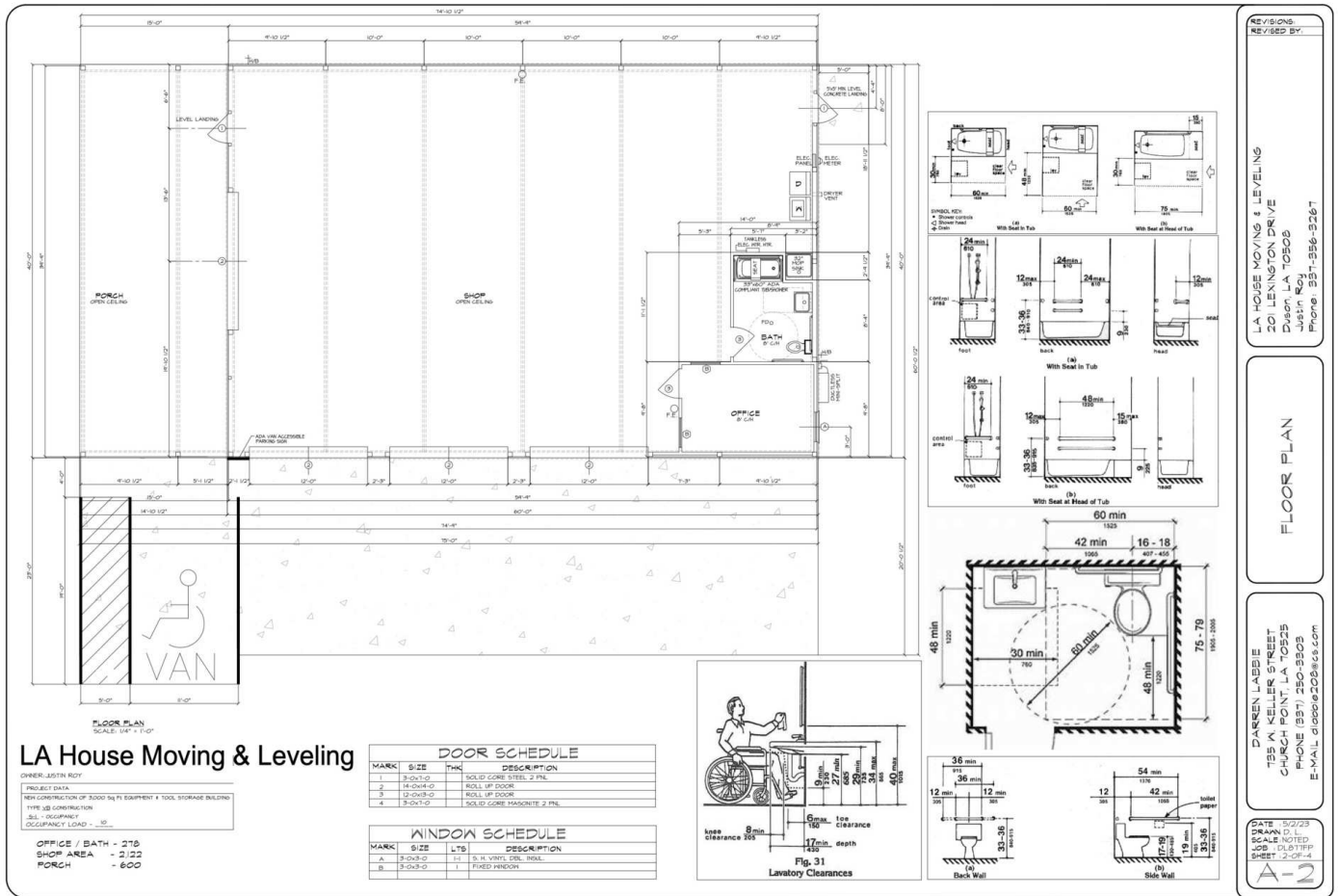
DATE: 10/23
DRAWN BY: JCL
SCALE: NOTED
JOB: 11-001111
SHEET: 11-OF-4
A-1

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FLOOR PLANS CONTINUED



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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AERIAL PHOTO



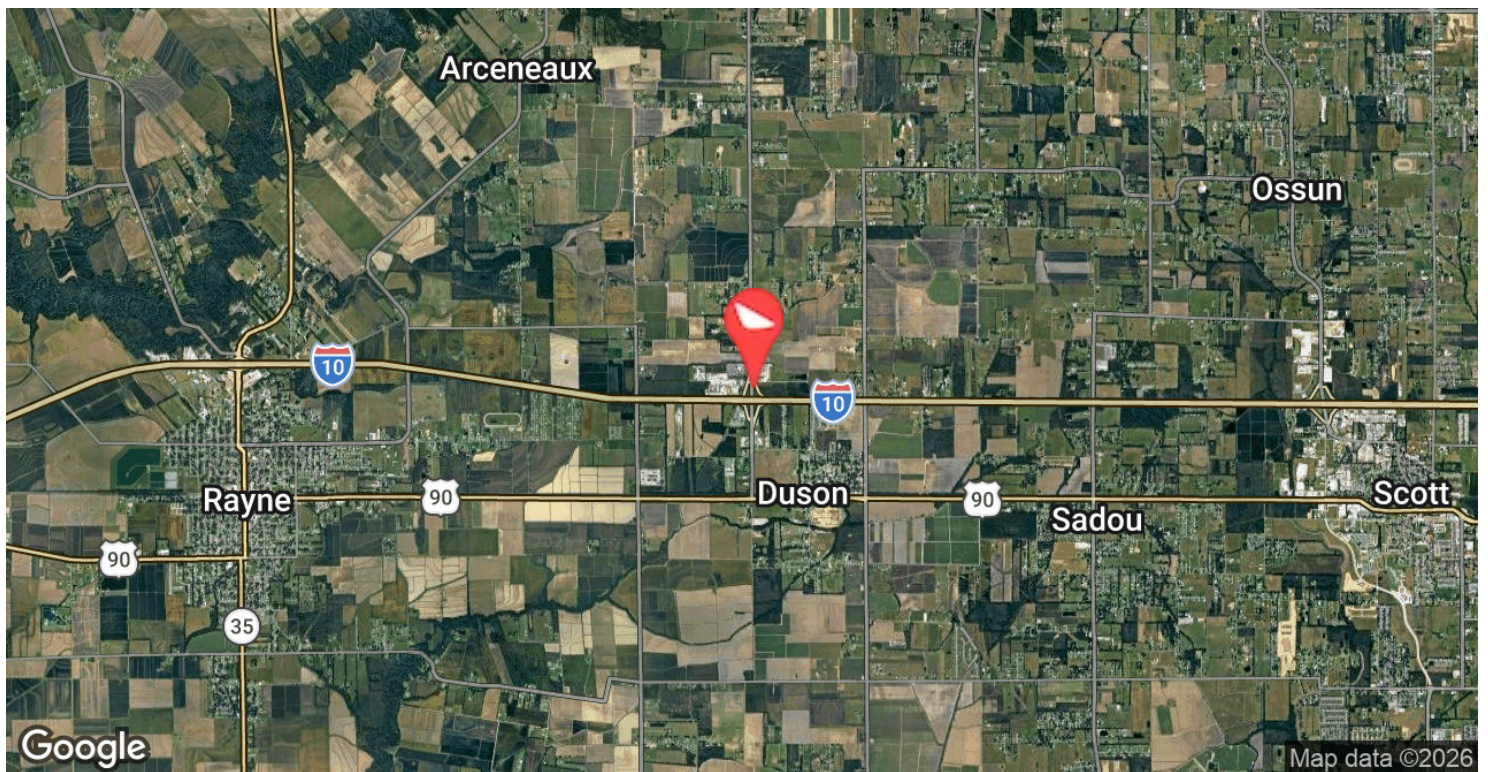
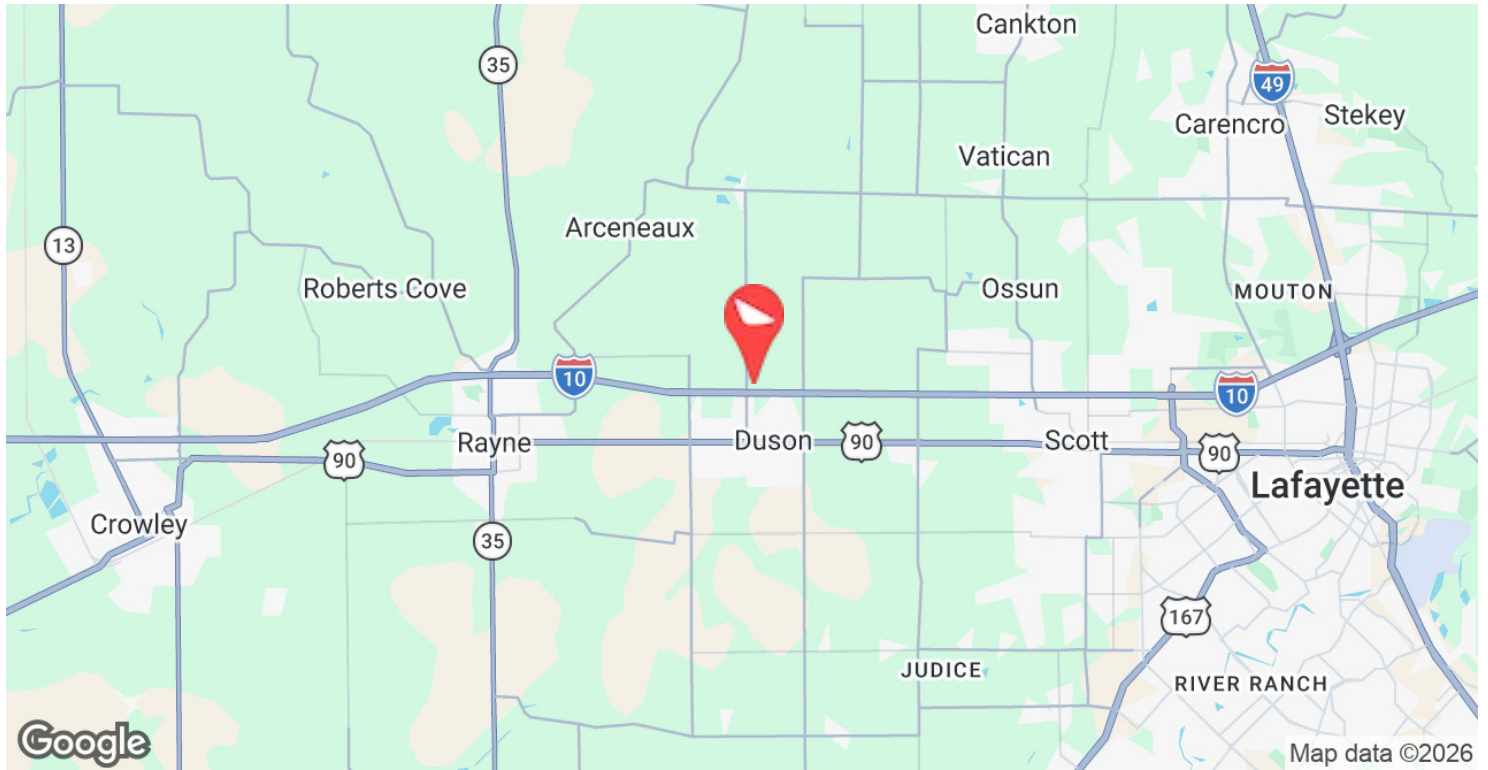
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LOCATION MAPS



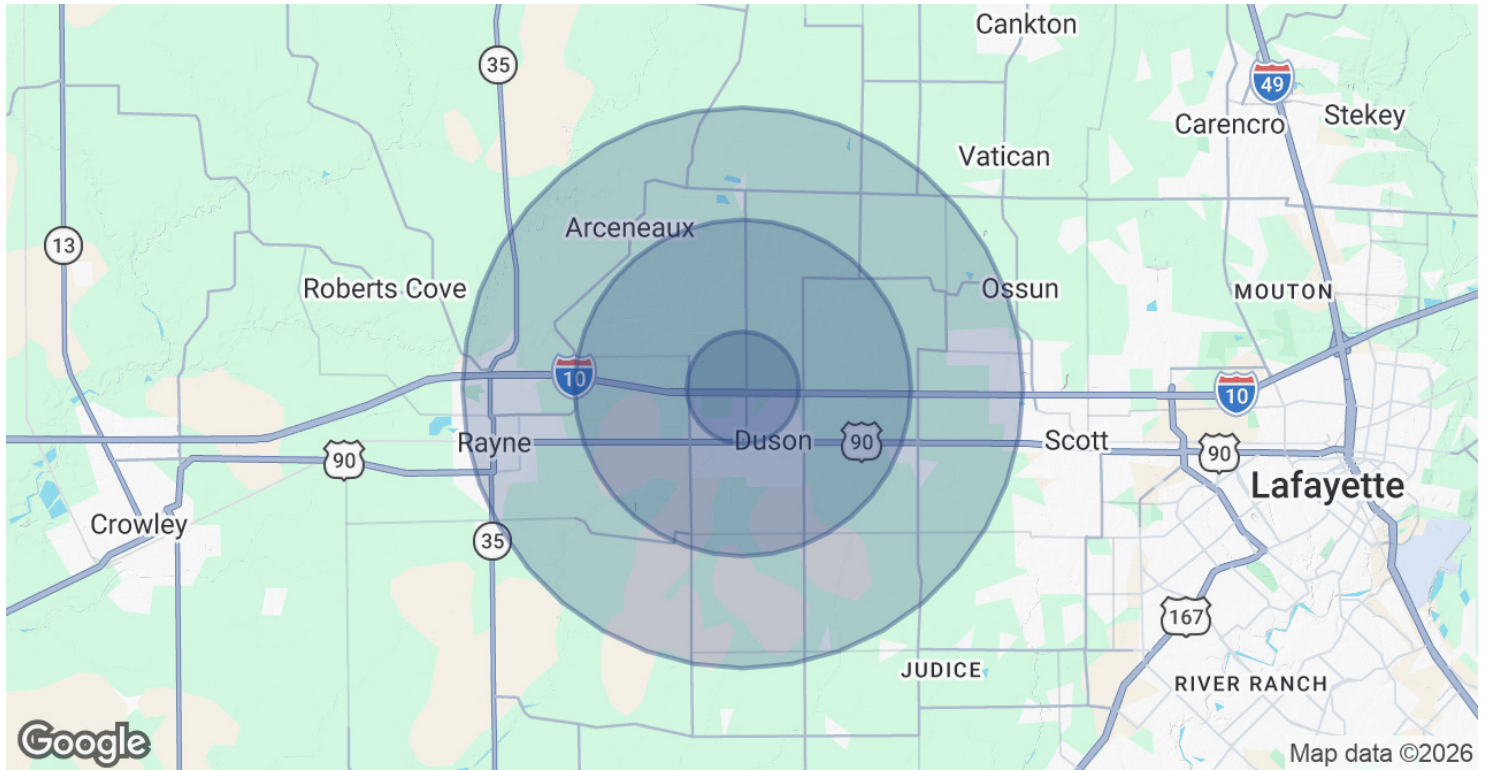
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	694	5,023	19,337
Average Age	37	38	39
Average Age (Male)	37	37	38
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	273	1,922	7,387
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$54,971	\$77,661	\$78,976
Average House Value	\$141,056	\$187,435	\$196,735

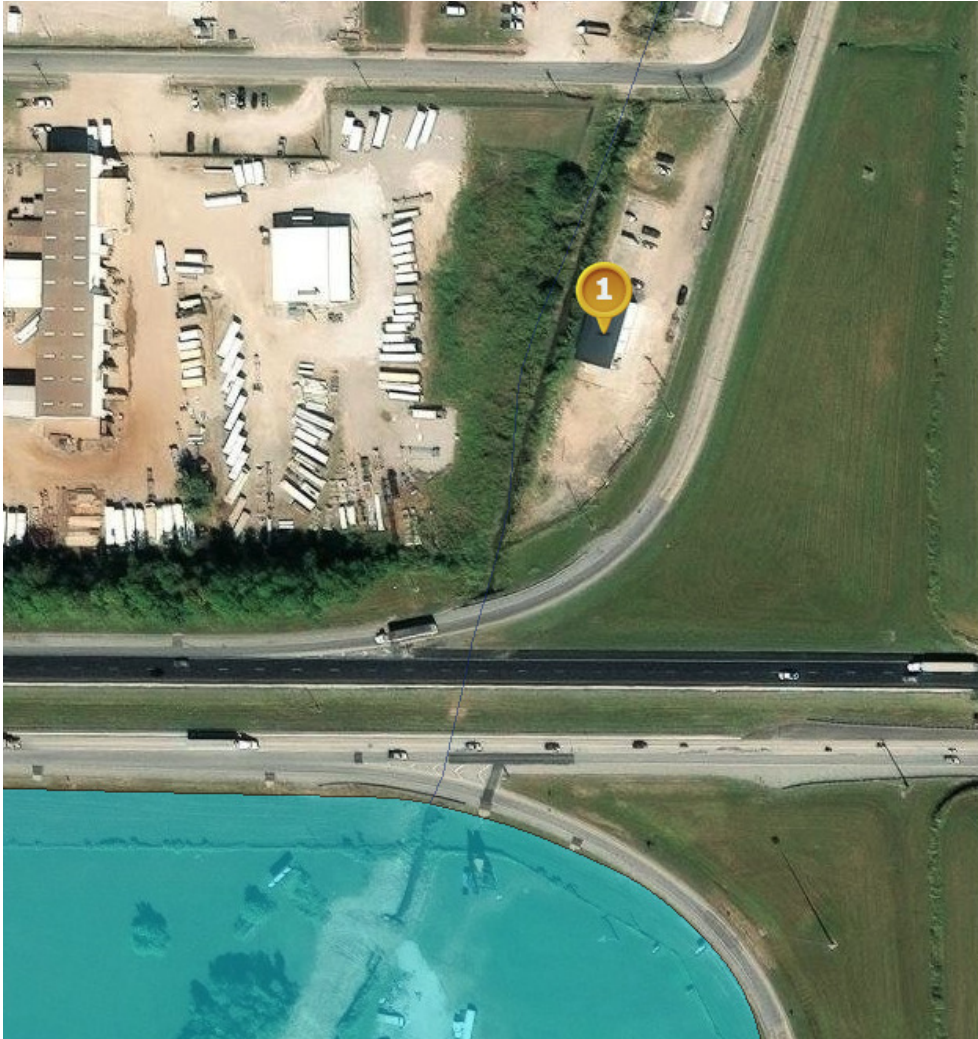
2020 American Community Survey (ACS)


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FLOOD ZONE MAP



Pt. 1 (30.2489, -92.1945) 

Community: Acadia Parish*

Effective FIRM (Effective: 11/26/2010)
Flood Zone: X-AREA OF MINIMAL FLOOD
HAZARD
FIRM Panel ID: 22001C0375D
FIRM Panel Date: 11/26/2010

Ground Elevation¹: 30.6 ft

[Community Info](#) [What Does This Mean?](#)

[Clear Points](#)

FLOOD ZONE: X-AREA OF MINIMAL FLOOD HAZARD

Source: maps.lsuagcenter.com/floodmaps

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