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NAI Latter & Blum
Attn: Jeremy Harson
812 E St Mary Blvd
Lafayette, Louisiana 70503
jeremyharson@latterblum.com
Office +1 337 298 4149
Licensed in Louisiana

Property Tours

All tours by appointment only. To schedule a tour please contact:

Jeremy Harson, NAI Latter & Blum

337.298.4149 | jeremyharson@latterblum.com

Listing Agents

For additional details about the opportunity, please contact the primary listing agents:

Jeremy Harson, NAI Latter & Blum

337.298.4149 | jeremyharson@latterblum.com

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Site

Property Overview

2261 Heritage Rd, Rayne, LA



Property Summary

Property Overview

2261 Heritage Rd, Rayne, LA

Property:	2261 Heritage Rd, Rayne, LA 70578, <i>Tracts A, B-1, C-3-1 & C-3-2</i>
Sales Price:	\$2,250,000
Type:	Industrial, Manufacturing, Fabrication
Improvement Size:	57,501 Sq. Ft. (<i>Office 3% of GBA</i>)
Lot Size:	9.4 acres
Former Use:	Welding shop, Fabrication
Ceiling Height:	Office – 10 ft, Warehouse – 18-32 ft
Access:	Excellent access to I-10 (exit 92) 2.5 miles from exit to property 9 miles West of Lafayette
Misc:	The subject property features 20 total over head doors, security system with cameras and code locks, 100 parking spaces, has clear and level topography, and is located outside the FEMA flood zone in Zone X.



Property Highlights

Property Overview

2261 Heritage Rd, Rayne, LA

Office and Storage

- Built in 2001
- 1,794 Sq. Ft. Office
- Vinyl Siding, Gable/Asphalt Shingle Roof
- 2 offices – kitchen – break room – conference room
- Heated and Cooled
- 1,677 Sq. Ft. Garage (used as storage)
- 1 overhead door
- 10-ft ceilings



Middle Warehouse

- Built in 2010
- 11,724 Sq. Ft.
- Middle portion climate controlled – HVAC
- Small shop office
- Exterior lighting, Security systems, cameras, code lock
- 6 overhead doors, with 6 levelers
- 18-ft eave heights in middle building, 24-ft eave heights in side buildings
- Heavy Steel Framing , Metal Exterior, Exposed Insulation Interior



Property Highlights

Property Overview

2261 Heritage Rd, Rayne, LA

West Warehouse

- Built in 2012
- 10,005 Sq. Ft.
- Small shop office
- Exterior lighting, Security systems, cameras, code lock
- 5 overhead doors, with 5 levelers
- 27-ft eave heights
- Heavy Steel Framing , Metal Exterior, Exposed Insulation Interior



Rear Warehouse

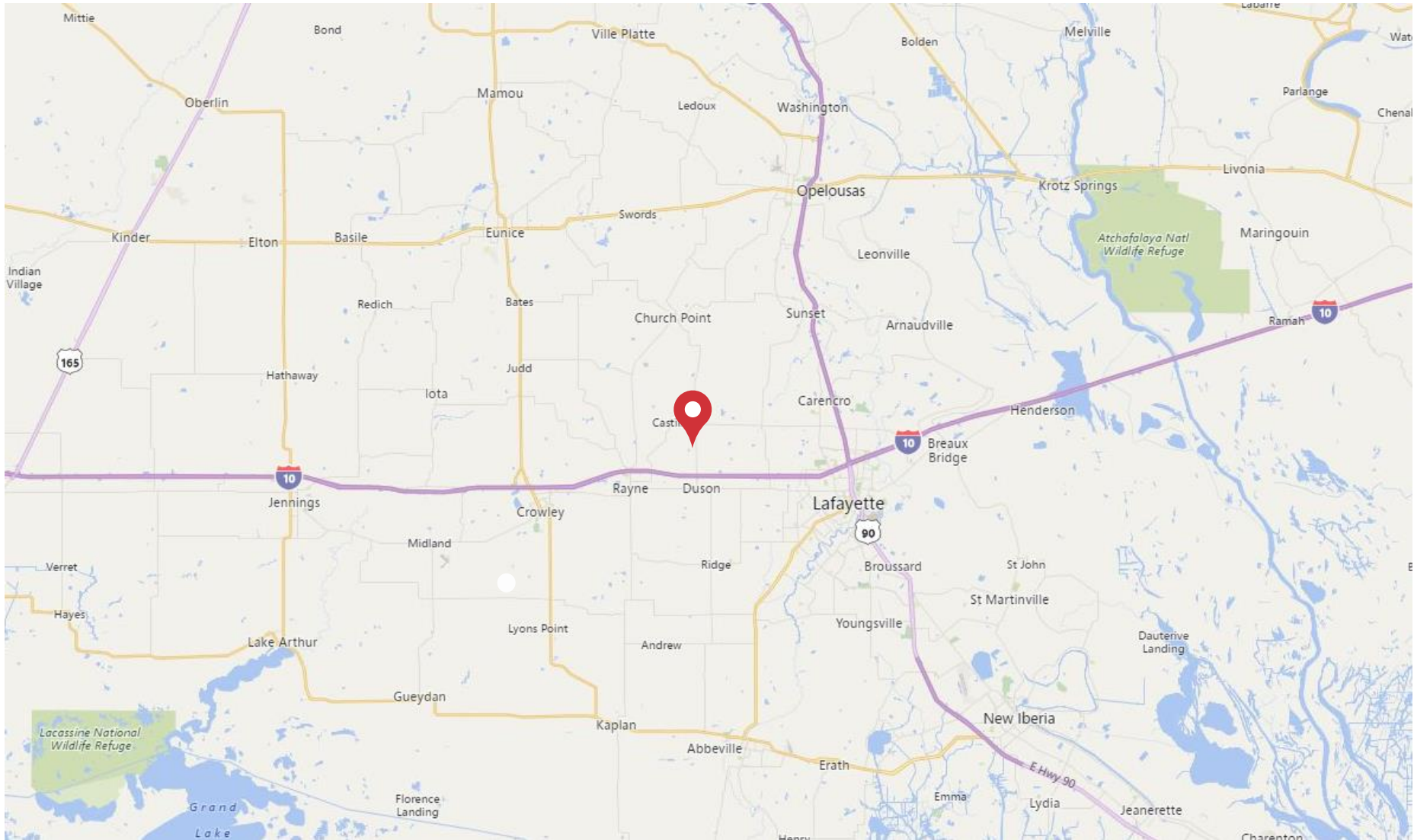
- Built in 2015
- 32,301 Sq. Ft.
- Small shop office and restrooms
- Exterior lighting, Security systems, cameras, code lock
- 8 overhead doors, with 8 levelers
- 4, 7.5 ton bridge cranes
- 32-ft eave heights
- 15 Welder stations with 200v and 120v single phase power
- Heavy Steel Framing , Metal Exterior, Exposed Insulation Interior



Property Location

Property Overview

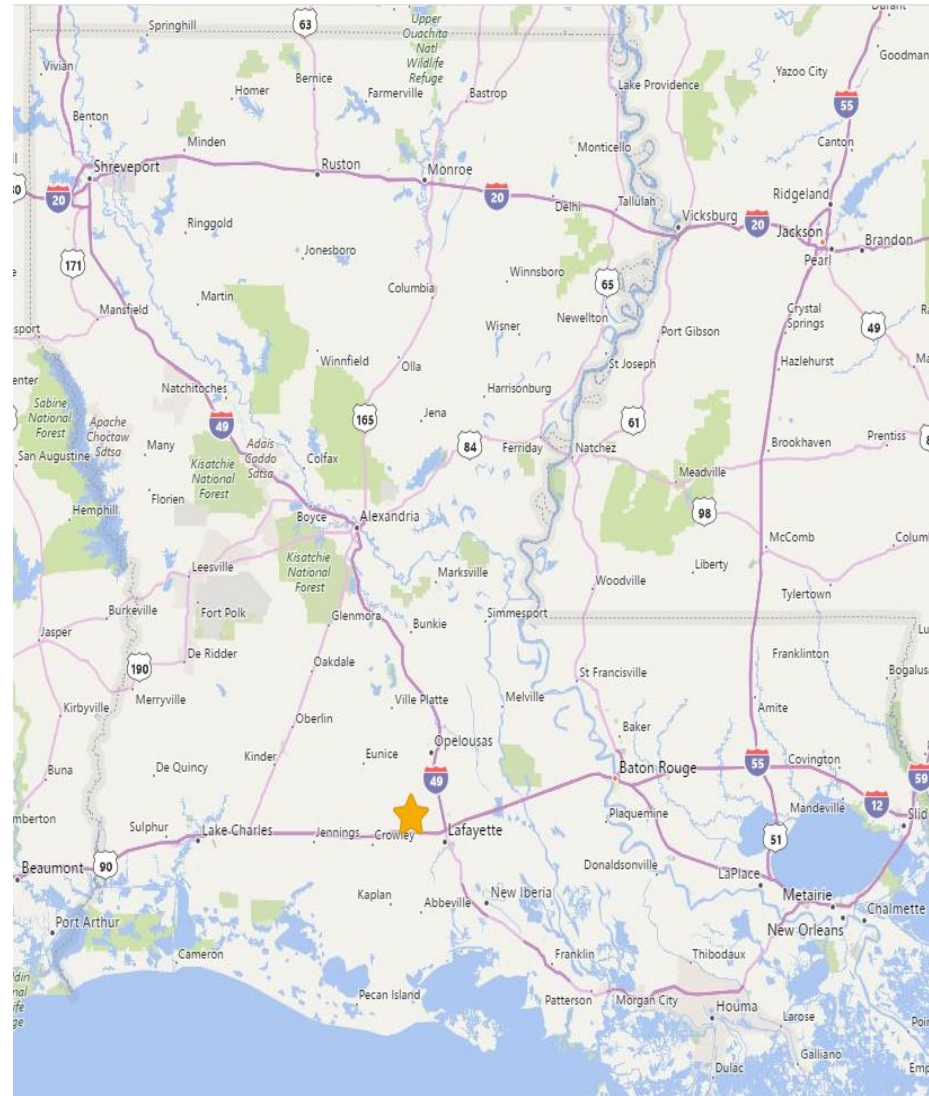
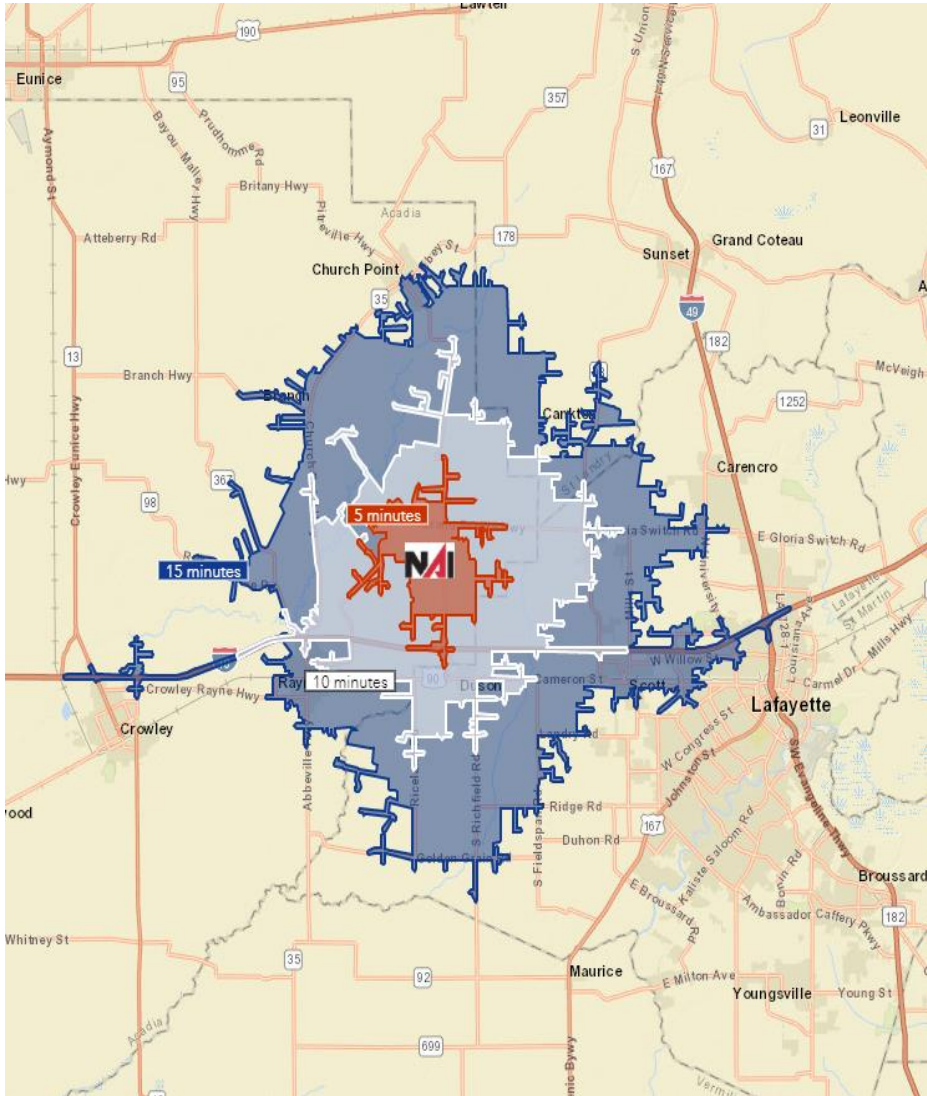
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Property Location

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