

FOR SALE

312 Westgate Road

Lafayette / Scott, Louisiana

A climate-controlled, freestanding commercial facility configured for office, industrial, professional-service, distribution, or multi-business use.

ASKING PRICE

\$990,000

BUILDING AREA

**11,600
SF**

SITE AREA

0.86 AC

PRICE / SF

\$85.34

FLEXIBLE BY DESIGN

Built to Support the Way Your Business Operates

This climate-controlled facility pairs an open, adaptable floor plan with dedicated office and employee-support areas. The configuration can serve one larger operator or accommodate multiple teams under a single roof.



INTERIOR FEATURE	OPERATIONAL VALUE
Open-span work areas	Flexible deployment for teams, production, training, showroom, or specialty operations, with durable stained concrete flooring.
Conference room + two private offices	Separates leadership, client meetings, and focused work from the primary operating floor.
Modern kitchen + employee lounge	Supports staff collaboration, breaks, events, and longer operating days.
Four restroom areas	Three single restrooms plus a separate men’s restroom provide practical capacity for larger teams and customer-facing use.
Climate-control capacity	Three recently replaced 10-ton HVAC units provide year-round conditioned space.

One building. Multiple operating models. A layout designed to evolve with the business.



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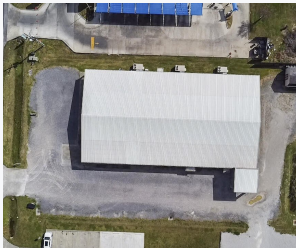
POTENTIAL PARKING SPACES:
63 ON SITE + 20 AVAILABLE
THROUGH A TRANSFERABLE
LEASE

SITE & INFRASTRUCTURE

Operational Capacity Beyond the Interior

The property combines generous parking, covered loading access, outside storage, and commercial utility infrastructure. Its freestanding position and site circulation support employees, customers, deliveries, and fleet movement.

PARKING	63 on-site spaces, with 20 additional spaces available through a transferable lease.
LOADING	Covered loading area with a 10-15 ft overhead door.
POWER	Three-phase electricity available.
UTILITIES	Public water and sewer; gas available; central heating and air.
CONSTRUCTION	Frame construction, metal siding and roof, slab foundation.
SITE	37,462 SF / 0.86 acres, partially fenced, with outside storage and a detached storage building.
FLOOD ZONE	Zone X.





POSITION YOUR NEXT MOVE

A Practical Platform for Growth

312 Westgate Road offers the space, parking, infrastructure, and flexibility required by expanding operators. Whether the next use is professional services, light industrial, distribution, training, a specialty concept, or a hybrid office-and-operations model, the asset is positioned to shorten the path from acquisition to occupancy.

OFFERING For Sale	PRICE \$990,000	BUILDING 11,600 SF	SITE 0.86 AC
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