



WAREHOUSE WITH 7 LOADING DOCK DOORS AND 3-PHASE

2055 SORREL AVE BATON ROUGE, LA 70802



OFFERED: FOR SALE
SALE PRICE: \$250,000

CONTACT:

JACOB LOVELAND
225.460.0877

800.895.9329 | <https://elifinrealty.com> | November 2023
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 DESCRIPTION

- This warehouse boasts 7 dock high loading doors and 3 phase power. This building is well set up for distribution and storage.
- The property was previously used to operate a food processing, cold-storage, and wholesale distribution business. The cooling system is antiquated and no longer in service.
- It is possible that with some rehab, the on site rail spur connecting the property to the Kansas City Southern (KCS) rail line can be made active once again.
- Portions of the building are different age and condition. There is one segment of the roof with a known water intrusion issue that will need to be addressed. Other, newer segments of the roof appear to be in good condition.

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AERIAL PHOTOS



DIMENSIONS ARE APPROXIMATE

MAP DATA ©2019 GOOGLE

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EXTERIOR PHOTOS

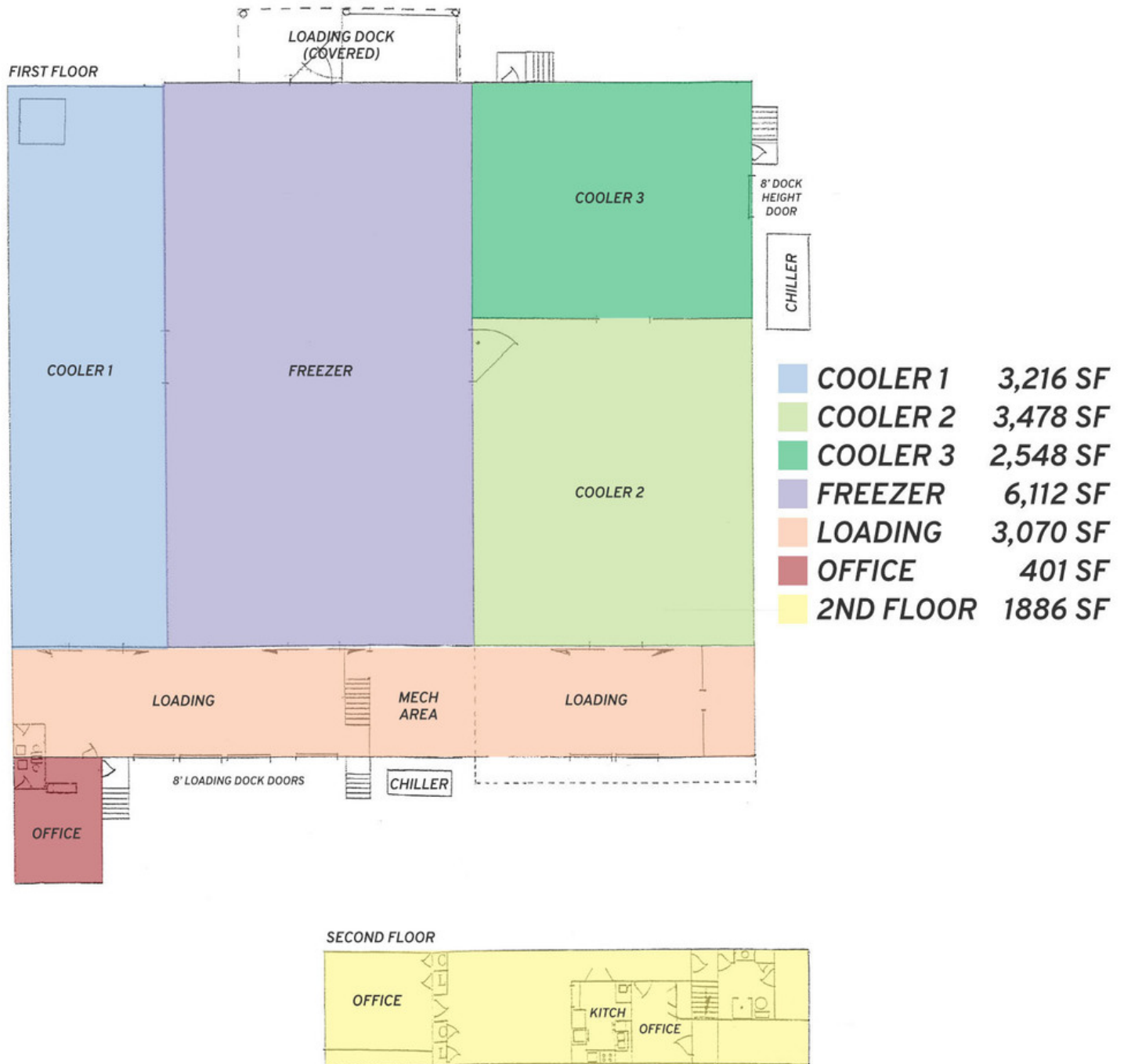
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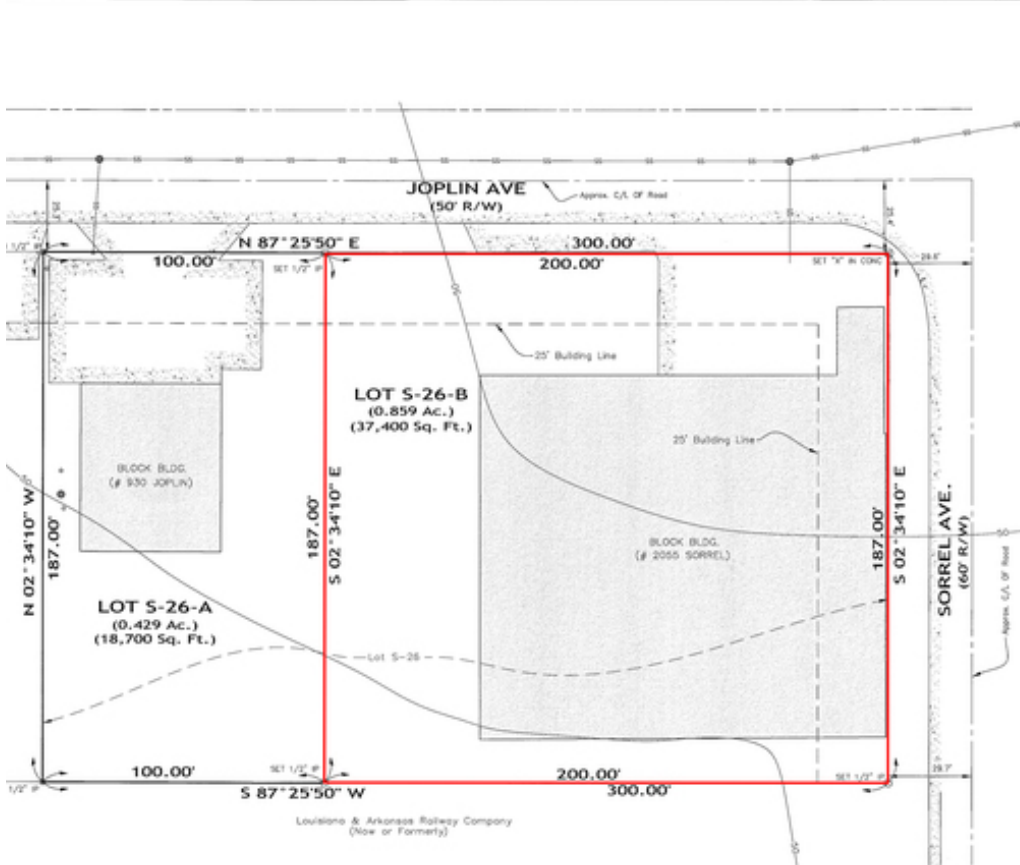
WAREHOUSE FLOORPLAN



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SURVEY



GENERAL NOTES:

- 1.) Flood Maps: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C02050F for East Baton Rouge Parish, Louisiana, last revised May 2, 2008, the property shown hereon is located in Flood Zone "X", Zone "X" without Shading. Areas determined to be outside 500-year flood plain. Base flood elevations are subject to change and should be verified with the Engineering Division of the Department of Public Works.
- 2.) Zoning: (M1 = Light Industrial) Zoning information should be verified with City/Parish Planning Commission.
- 3.) Reference Maps:
 - A. Survey Map of a resubdivision of the Kansas City Southern Railroad Co., into Tracts "X" and "Y", By Leo W. Goggin, Jr., Dated 7-23-91, (Orig. 21, Bldg. 7685)
- 4.) Basis of Bearings are referenced to Magnetic North Adjusted for declination. Distances are U.S. Survey Feet.
- 5.) No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
- 6.) UTILITIES: The underground utilities shown hereon have been located from visible utility features, and/or previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features.

NOTE:

Stormwater Management: As part of construction, it shall be the Responsibility of the owner to comply with storm water management and drainage requirements set forth in section 15.15 of the unified development code, latest revision.

NOTE:

The approval of this plot or map does not release the immediate property owner or future property owner from complying with all applicable federal, state and city/parish laws and ordinances governing the sale and development of the property. In particular, no filing of the property shall be commenced until all applicable provisions of Chapter 15 of the Unified Development Code are addressed.

The City of Baton Rouge and Parish of East Baton Rouge does not enforce private deed and/or subdivision restrictions. However, the approval of this plot does not release the owner and/or contractor/builder from complying with any such restrictions that may be attached to the property on this plot.

MAP SHOWING SUBDIVISION
OF
LOT S-26
INTO
LOTS S-26-A & S-26-B
BEING A PORTION OF THE
NORTH BATON ROUGE DEVELOPMENT
COMPANY INDUSTRIAL PARK
LOCATED IN SECTION 40, T-7-S, R-1-W,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
DINA C. SHARP



APPROVED:

TROY L. BUNCH, DIRECTOR
OR HIS DESIGNEE
CITY-PARISH PLANNING COMMISSION

DATE

CERTIFICATION:

I hereby certify that I made a survey on the ground of the property shown and that this drawing accurately reflects the findings of said survey, and that this survey conforms to a Class B Survey in accordance with the state of Louisiana Minimum Standards for Property Boundary Surveys.

ADVANCE ISSUE

Jun. 27, 2013

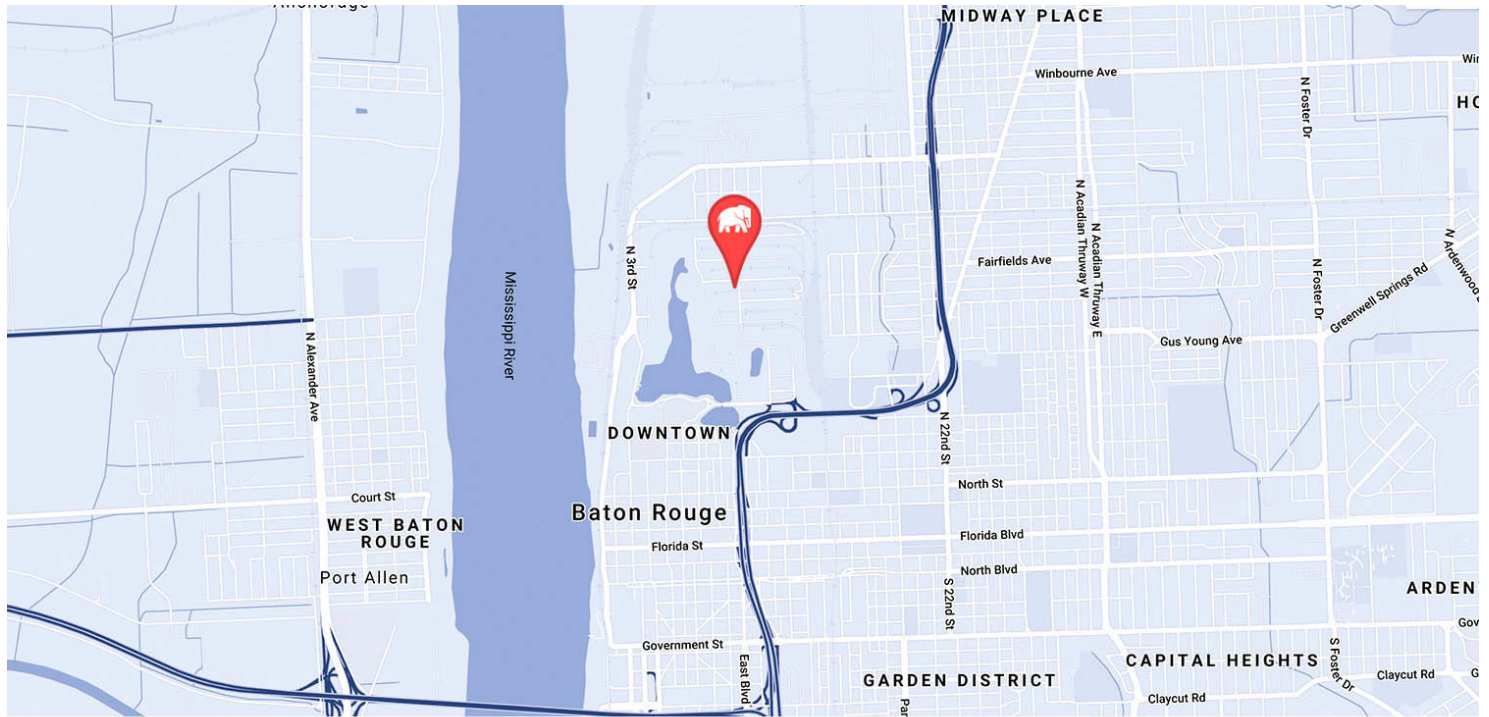
DAVID L. PATTERSON, P.L.S.
LA REGISTRATION NO. 54784

DATE

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LOCATION MAPS



MAP DATA ©2019 GOOGLE

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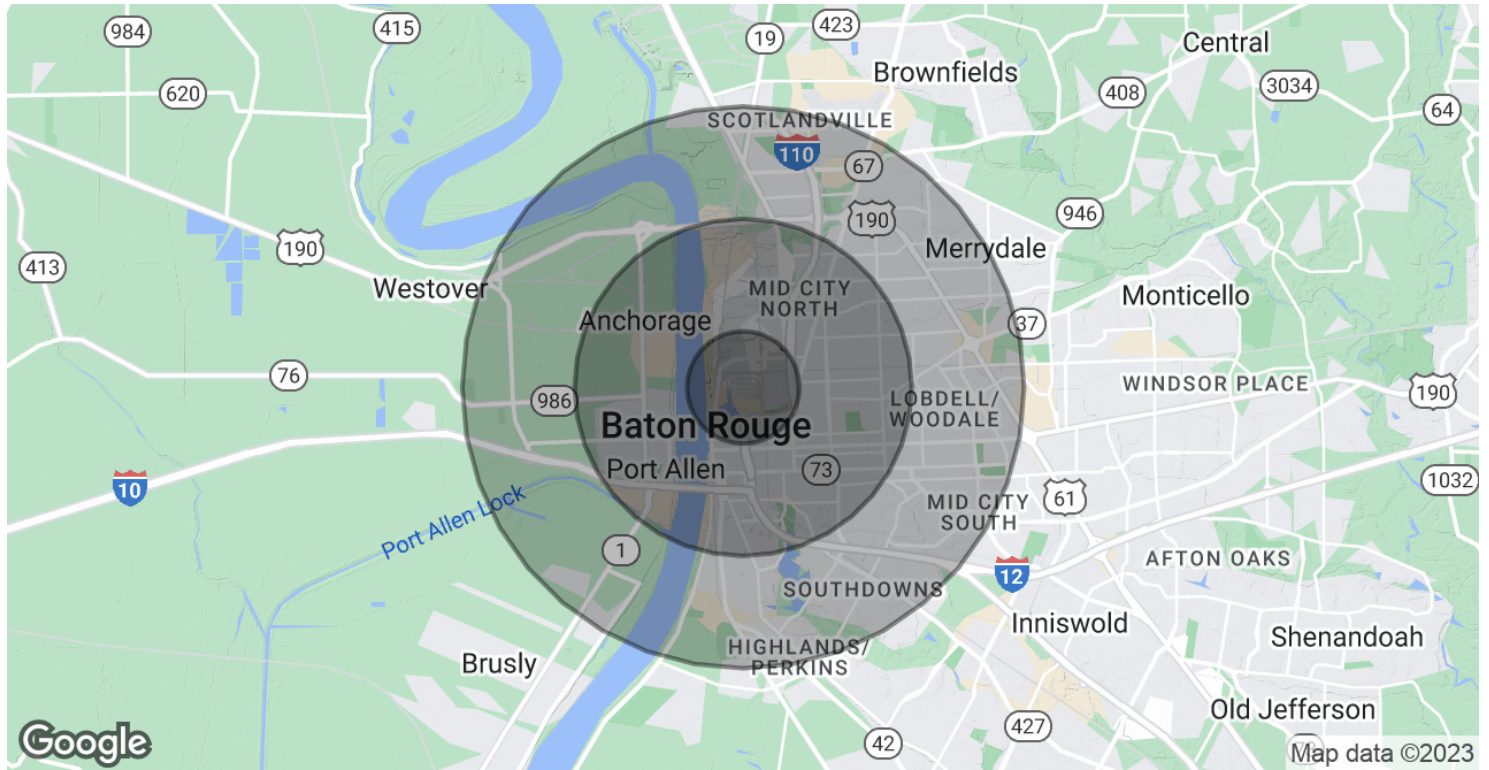
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,681	62,538	152,073
Average age	31.8	31.5	30.9
Average age (Male)	29.8	29.2	29.1
Average age (Female)	33.5	33.8	32.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,665	23,913	56,786
# of persons per HH	2.2	2.6	2.7
Average HH income	\$37,730	\$43,398	\$47,603
Average house value	\$96,537	\$144,694	\$202,962

* Demographic data derived from 2020 ACS - US Census

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BROKER BIO



JACOB LOVELAND

ASSOCIATE - OFFICE SALES & LEASING

jloveland@elifinrealty.com

Direct: 225.460.0877

Cell: 225.460.0877

PROFESSIONAL BACKGROUND

Jacob graduated from LSU with a Bachelor's Degree in Construction Management and minors in Business Administration and Technical Sales. Prior to joining ELIFIN®, Jacob worked at LIGO (Laser Interferometer Gravitational-wave Observatory) analyzing data from the interferometers. At LIGO, Jacob developed skills in coding and learned multiple programming languages such as Python and Matlab.

Jacob uses his outgoing personality, adept listening skills, and technical knowhow to connect with clients and serve their needs. Beyond ELIFIN®, Jacob has a passion for sports and loves spending time with family and friends.

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