

Richcroft Ave 15,185 SF Office/Warehouse

INDUSTRIAL PROPERTY FOR LEASE

11726 Richcroft Baton Rouge, LA 70814

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PROPERTY SUMMARY



Property Highlights

- Richcroft Office/Warehouse For Lease
- 14,000 SF Clear Span Warehouse
- 1,185 SF Office
- Warehouse Lights Recently Upgraded With LED Lighting
- Located In The Northeast Baton Rouge Industrial Corridor One Block From South Choctaw
- Two 12 X 12 Feet Dock High Doors
- Three (3) Roll Up Doors
- Eave Height: 15 Feet

Offering Summary

Lease Rate:	\$5.00 PSF
Lease Type:	NNN
Available SF:	
Building Size:	15,185 SF
Lot Size:	0.69 Acres

- Zoned Light Industrial (M-1)
- Stabilized Laydown Available In Rear
- Three (3) Phase Power

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EXECUTIVE SUMMARY



Offering Summary

Lease Rate:	\$5.00 PSF
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Building Size:	15,185 SF
Available SF:	15,185 SF
Lot Size:	0.69 Acres
Zoning:	Light Industrial (M-1)
Flood Zone:	X- Reduced Flood Risk
Market:	Baton Rouge

Location Overview

11726 Richcroft Ave features 15,185 SF of clear span industrial office/warehouse. Property consists of 14,000 SF of warehouse and 1,185 SF of office on a 0.69 Acre lot. There are also two dock high doors which face Richcroft Ave. Located one block from South Choctaw Drive, east of Sherwood Forest Blvd, in the industrial corridor of Northwest Baton Rouge. Sitting directly in the middle of Baton Rouge, Central, Port Allen, Walker, and Livingston. This location offers the ability to service Hammond areas in less than forty-five (45) minutes. The purpose of the Light Industrial Zoning District (M-1) is to permit light manufacturing, fabricating, processing, and wholesale distribution activities located near or adjacent to major thoroughfares or railroads.

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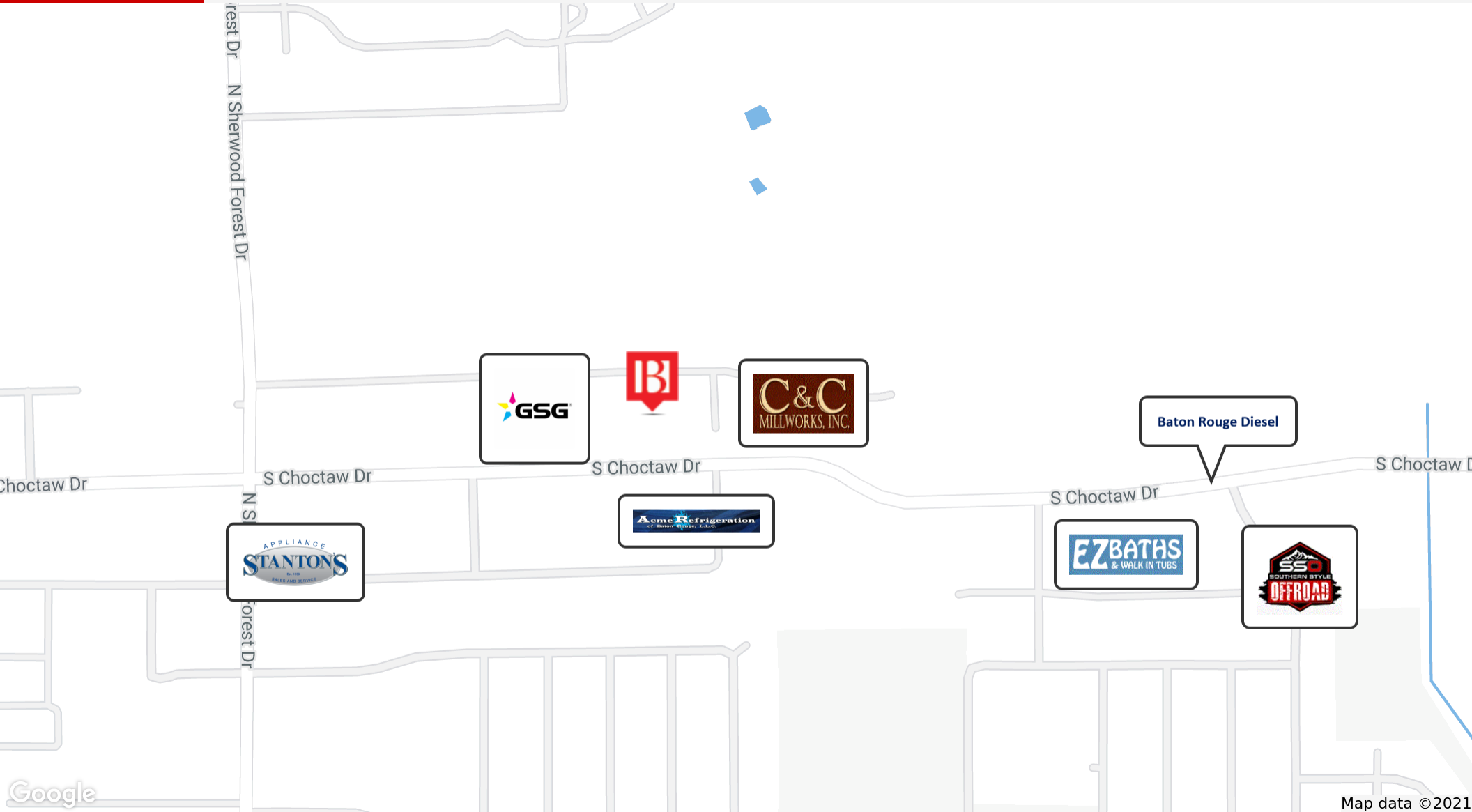
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RETAILER MAP



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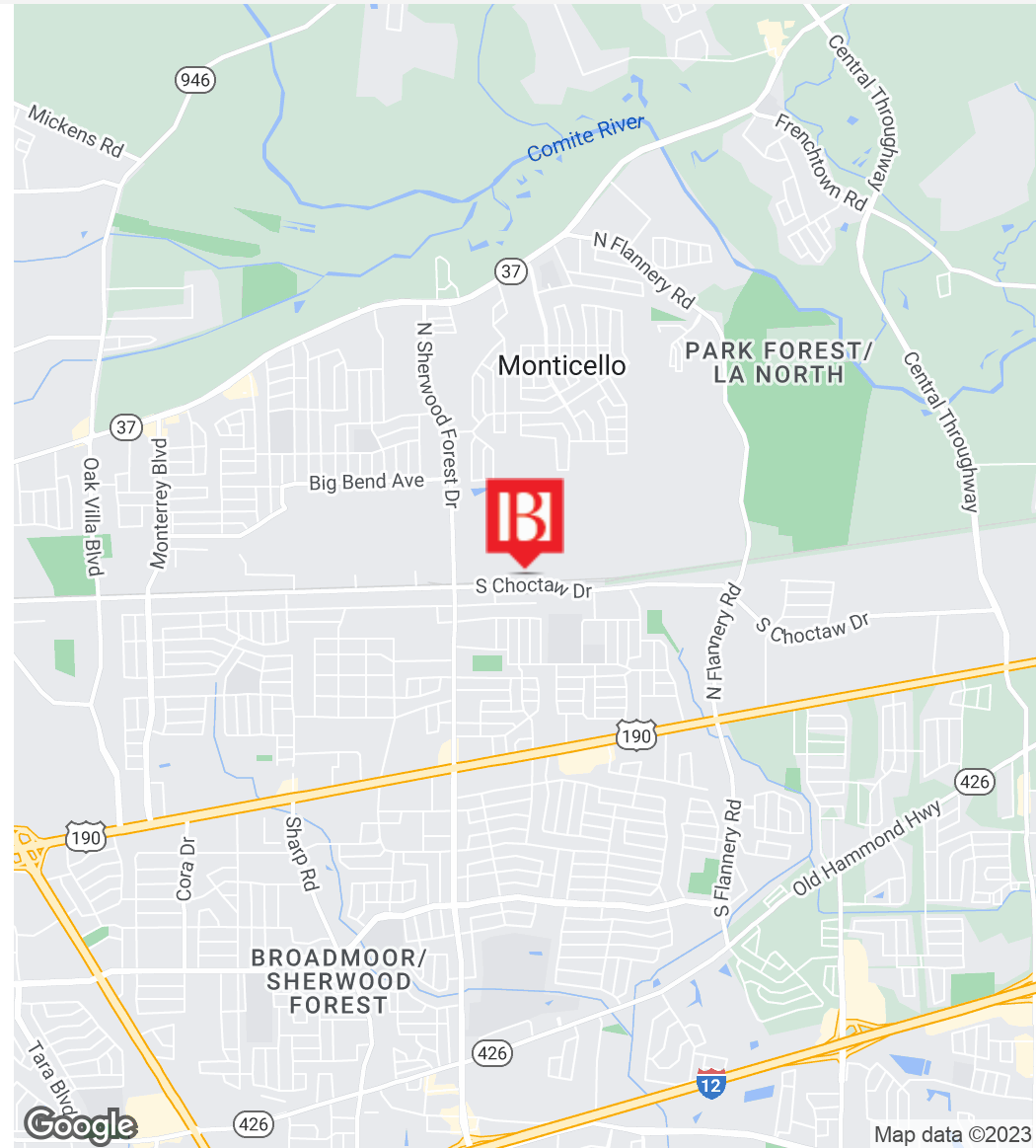
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LOCATION MAPS



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AERIAL



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EXTERIOR FRONT PHOTO



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EXTERIOR WEST SIDE PHOTO



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EXTERIOR REAR PHOTO



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INTERIOR WAREHOUSE PHOTO



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INTERIOR OFFICE PHOTO



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ASSESSOR MAP



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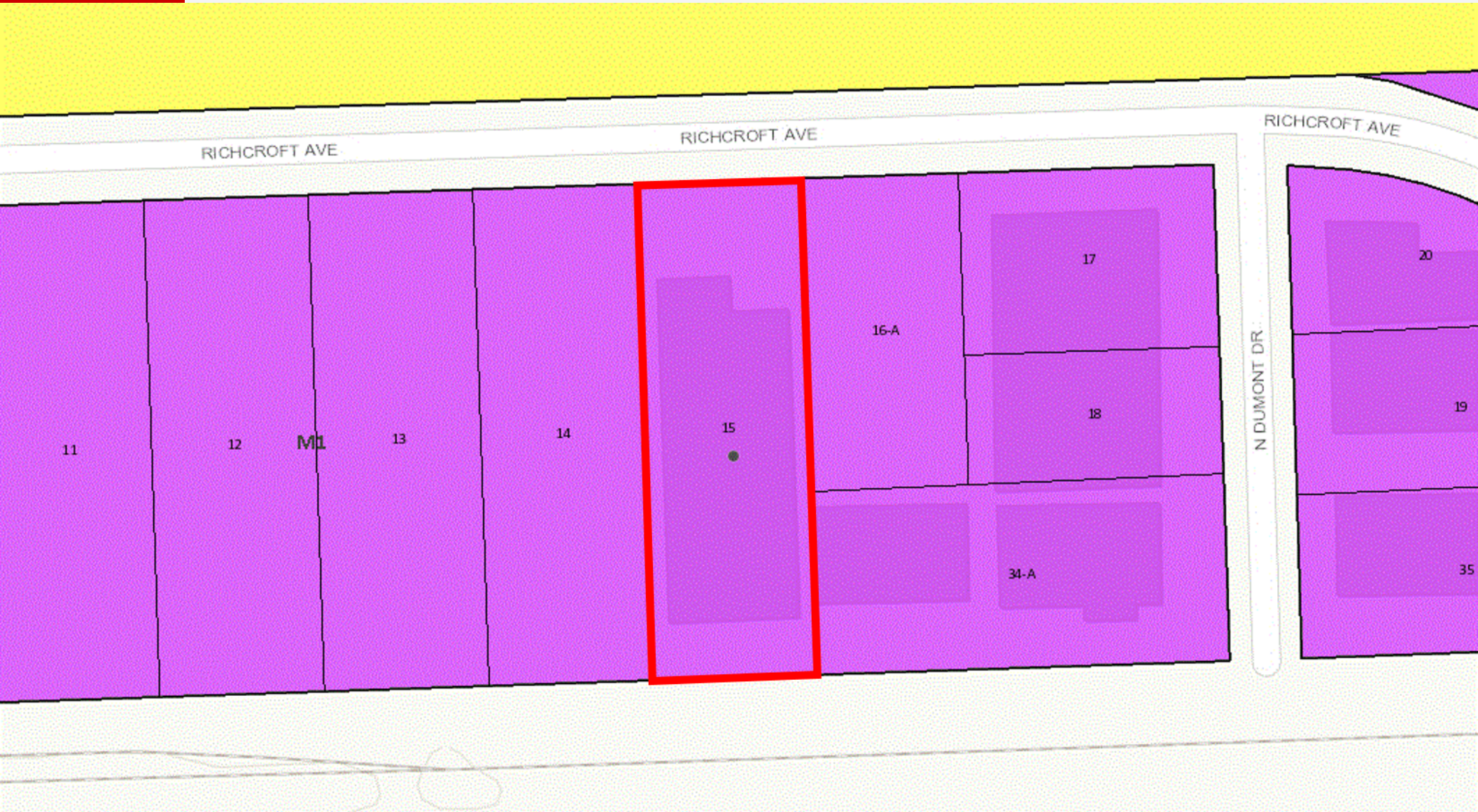
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ZONING MAP



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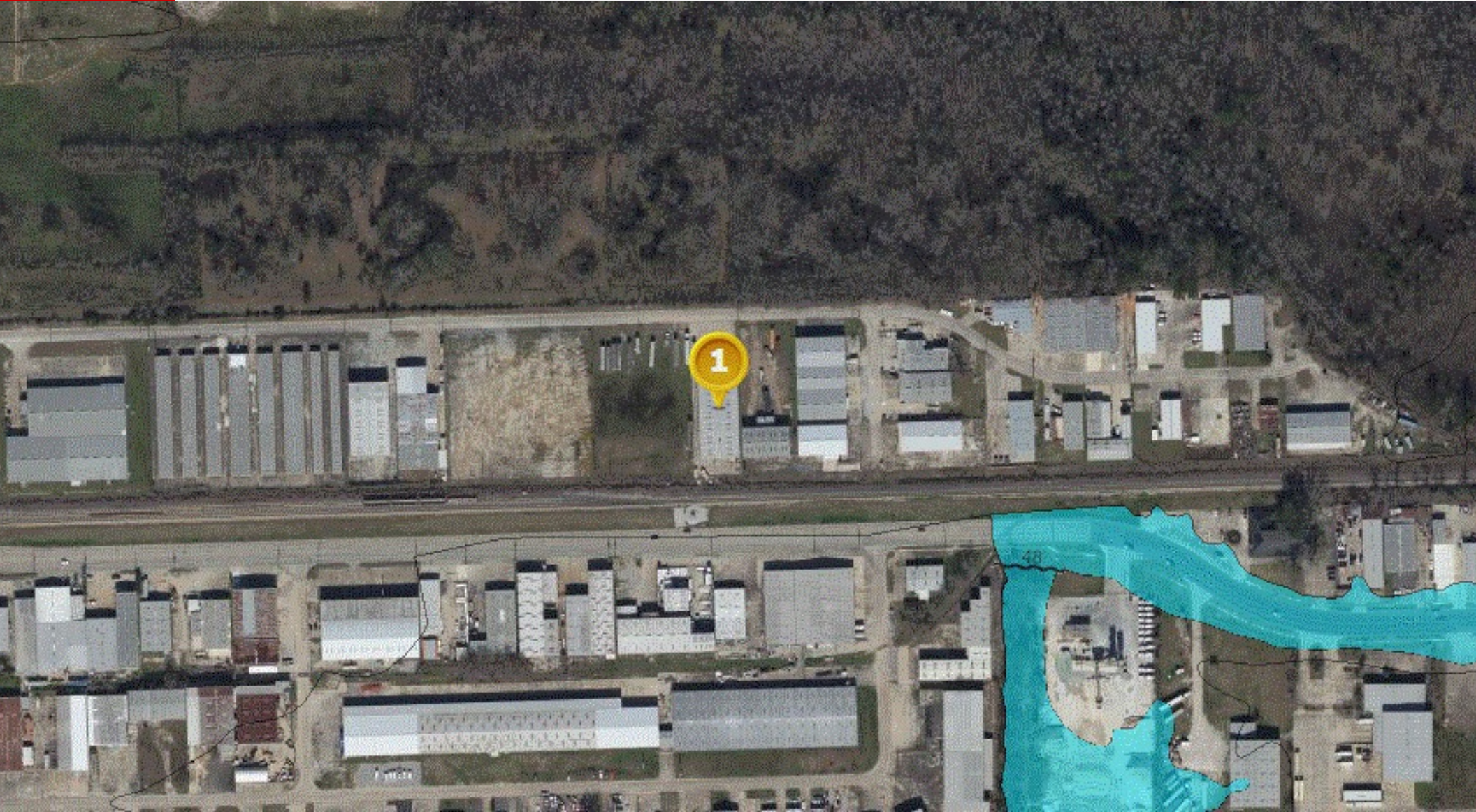
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FLOOD MAP



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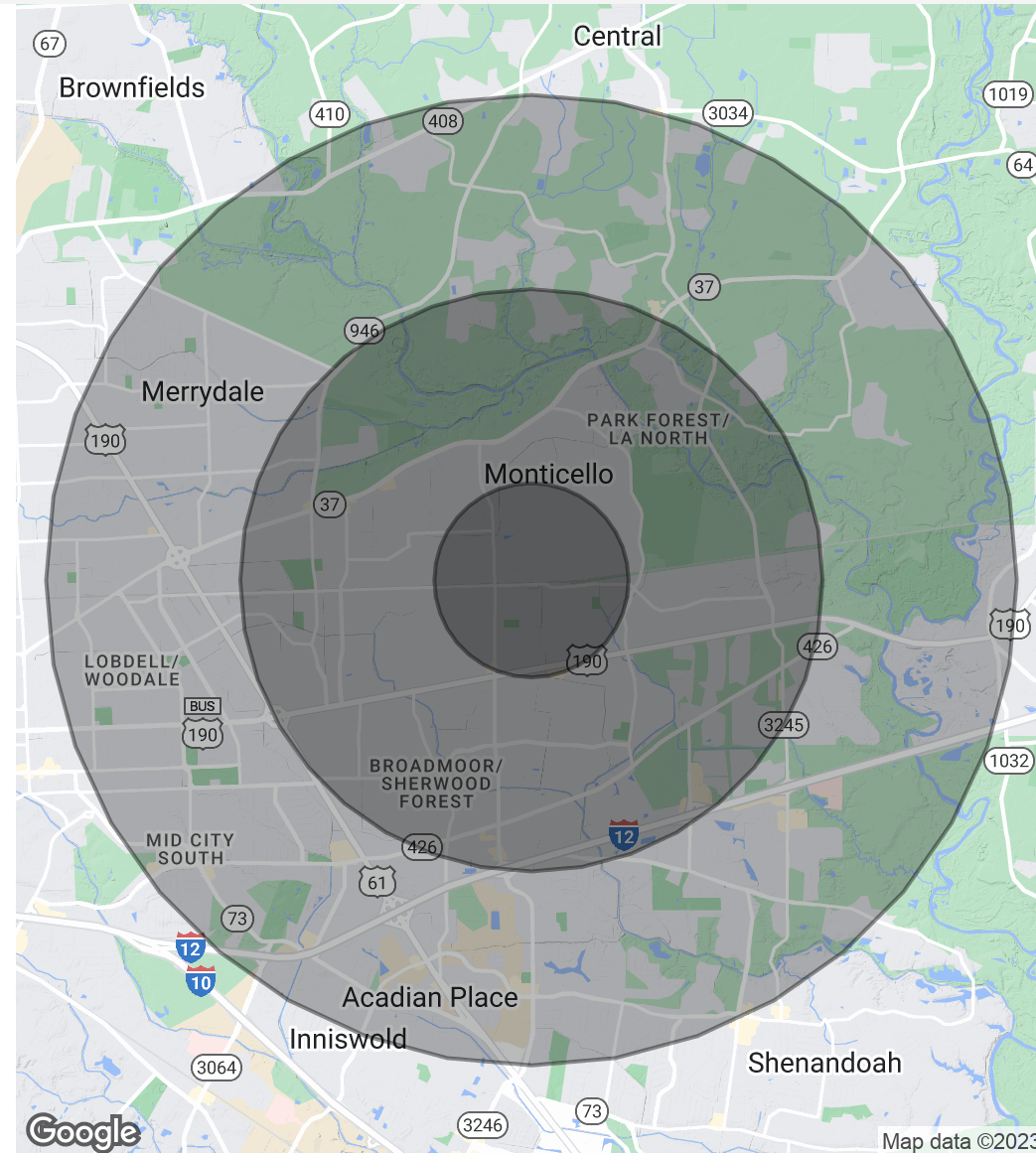
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	10,692	61,342	144,738
Average Age	29.7	34.2	34.9
Average Age (Male)	28.4	32.6	32.8
Average Age (Female)	30.7	35.8	36.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,939	23,213	57,519
# Of Persons Per HH	2.7	2.6	2.5
Average HH Income	\$43,548	\$58,340	\$61,661
Average House Value	\$123,429	\$146,086	\$166,104

* Demographic data derived from 2020 ACS - US Census



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