



LARGE INDUSTRIAL / AUTO PROPERTY FRONTING FLORIDA BLVD

4520 FLORIDA BOULEVARD BATON ROUGE, LA 70806



OFFERED: FOR SALE

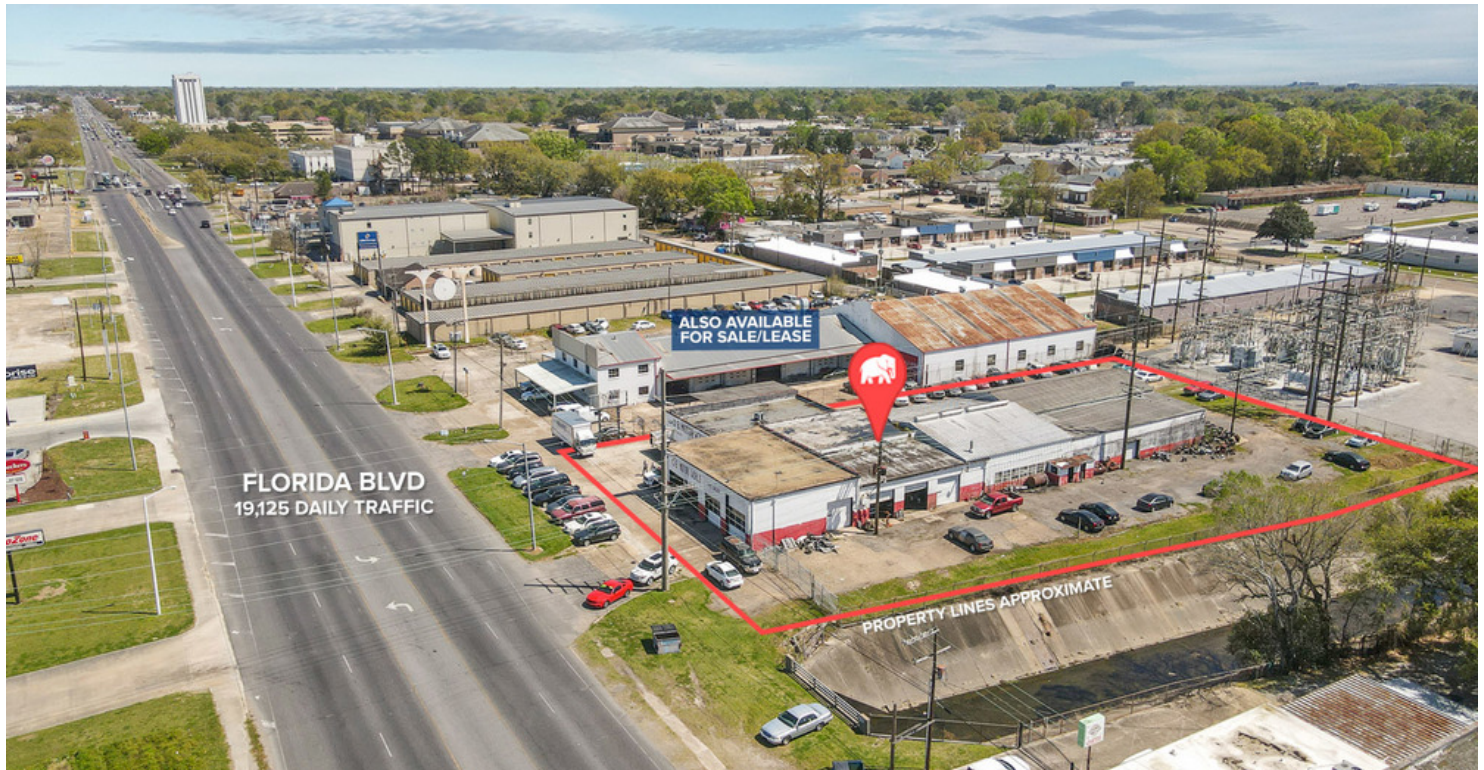
SALE PRICE: \$590,000 LEASE RATE: \$5,500/MO
14,896 SF | ±1.04 ACRES

CONTACT:

COLE BREWTON
936.585.3132

800.895.9329 | <https://elifinrealty.com> | April 2024
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

- Do not disturb tenants. Tours must be scheduled with agent.
- This large industrial property is approximately 1 acre and is improved with over 13,700 SF of warehouse and workshop space and ±1,100 SF of office space. The area around the buildings is paved and the property is fenced and gated.
- It features 13 grade level doors and 15.5' eave height.
- Formerly used as a mechanic and auto shop, some machining equipment is available to lessee or purchaser.
- Fronting Florida Blvd near BRCC, this property sees 19,125 vehicles per day, is 5 minutes from Downtown, and 7 minutes from the Florida Blvd / Airline Hwy interchange. 32,598 vehicles per day travel through the nearby intersection of Florida Blvd at N Foster Dr.
- The adjacent property at 4530 Florida Blvd is also available for sale or lease.

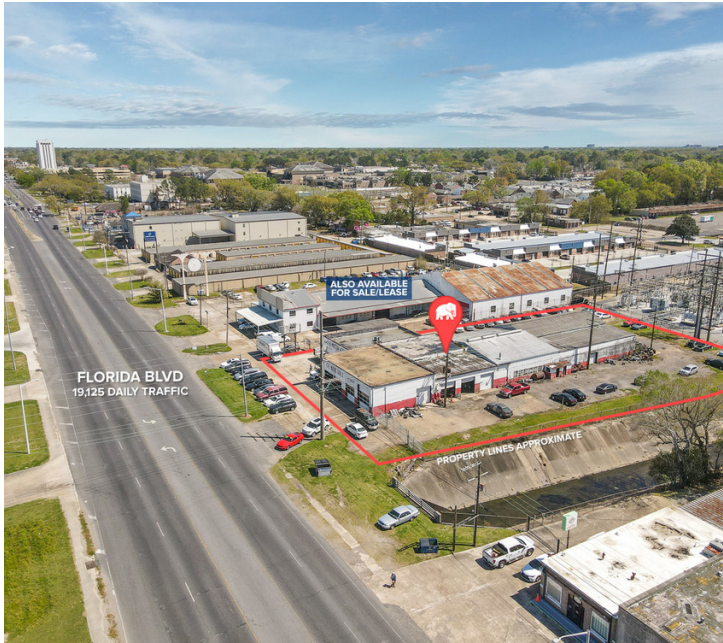
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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	4520 Florida Boulevard
City, State, Zip	Baton Rouge, LA 70806
County	East Baton Rouge Parish
Market	LA-Baton Rouge
Sub-Market	Mid City
Township	7S
Range	1E
Side Of The Street	South
Street Parking	No
Signal Intersection	No
Road Type	Highway
Market Type	Large
Nearest Highway	Fronting US-190 (Florida Blvd)
Nearest Airport	Baton Rouge Metropolitan

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Property Name	Large Industrial / Auto Property fronting Florida Blvd
Zoning	C2
Lot Size	1.04 Acres
APN #	668826
Lot Frontage	170 ft
Lot Depth	313.5 ft
Corner Property	No
Traffic Count	19,125
Traffic Count Street	Florida Blvd

BUILDING INFORMATION

Building Size	14,896 SF
Ceiling Height	15.5 ft
Grade Level Doors	13
Number Of Floors	1
Office Buildout	±1,100 SF

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INTERIOR PHOTOS



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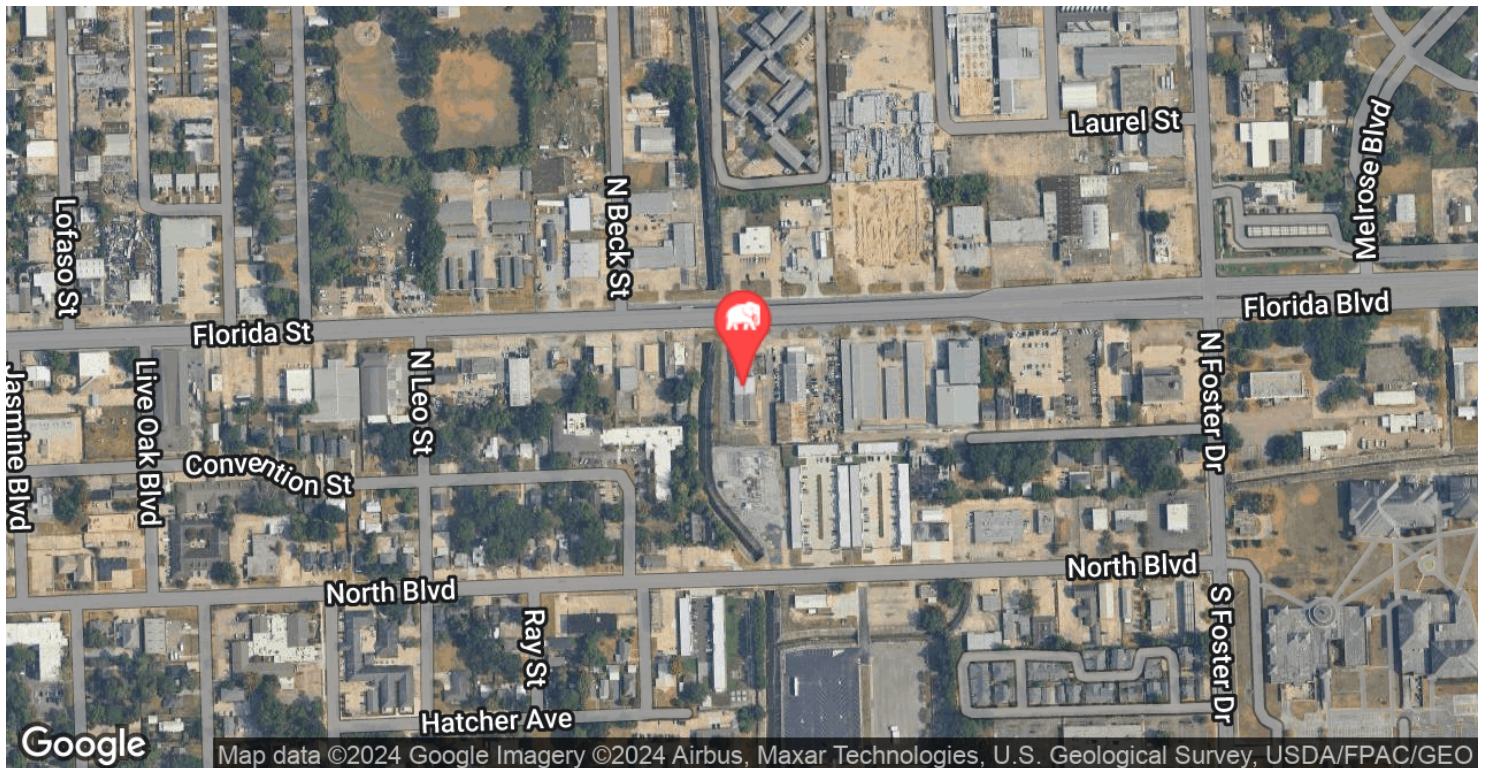
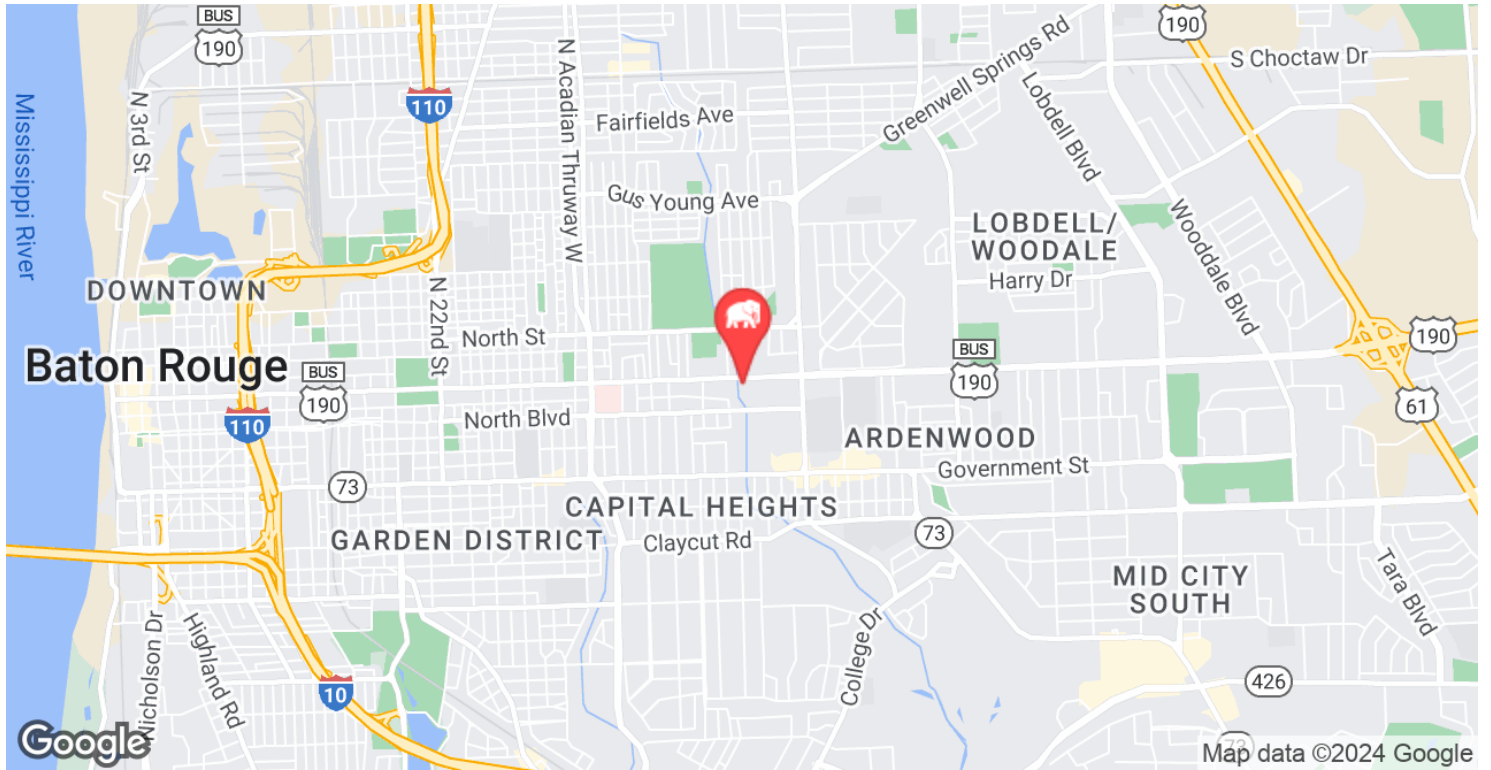
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LOCATION MAPS



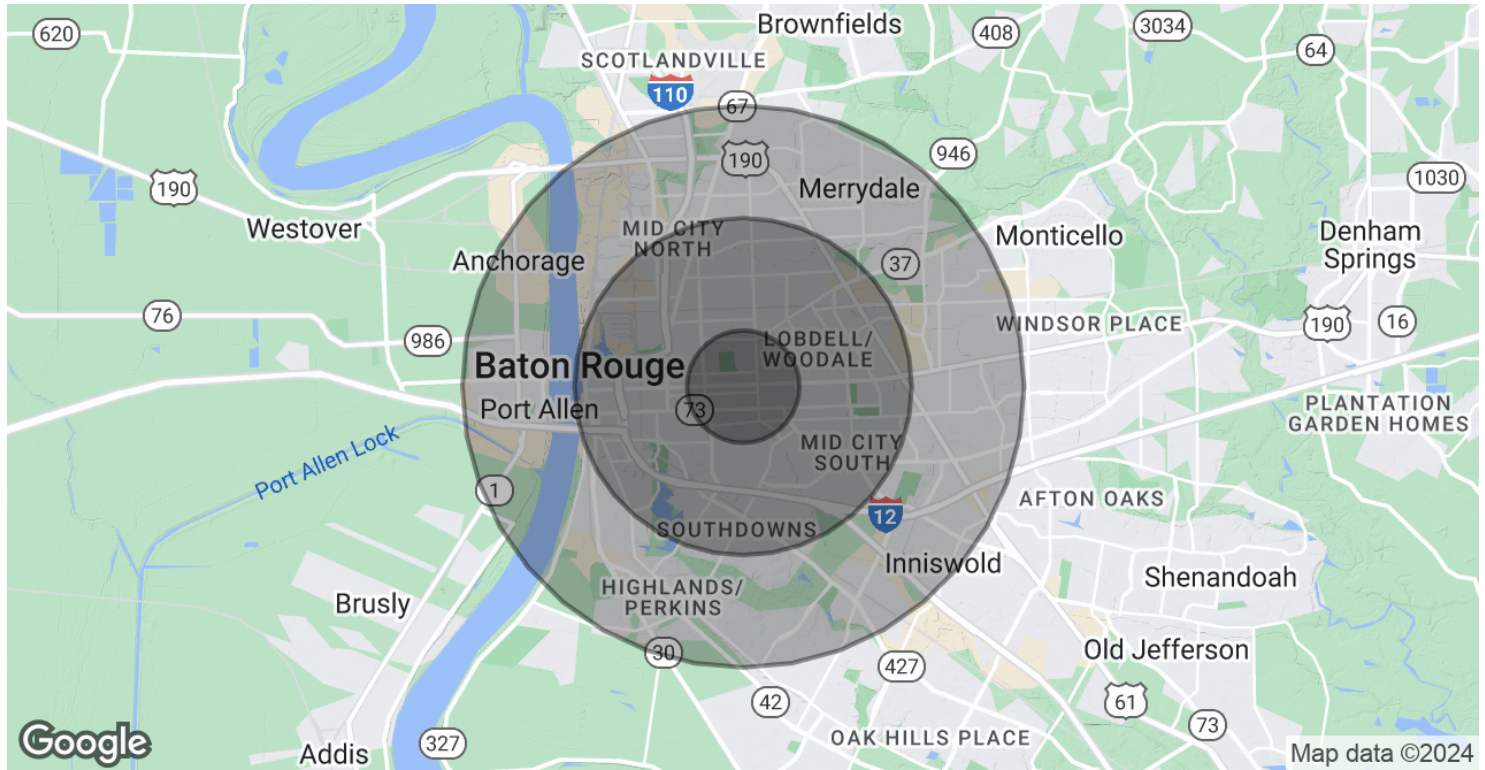
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,722	92,730	196,223
Average Age	35.5	32.6	32.9
Average Age (Male)	34.1	30.0	30.6
Average Age (Female)	37.2	35.1	35.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,188	36,452	76,428
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$60,656	\$54,824	\$57,613
Average House Value	\$226,430	\$234,040	\$251,311

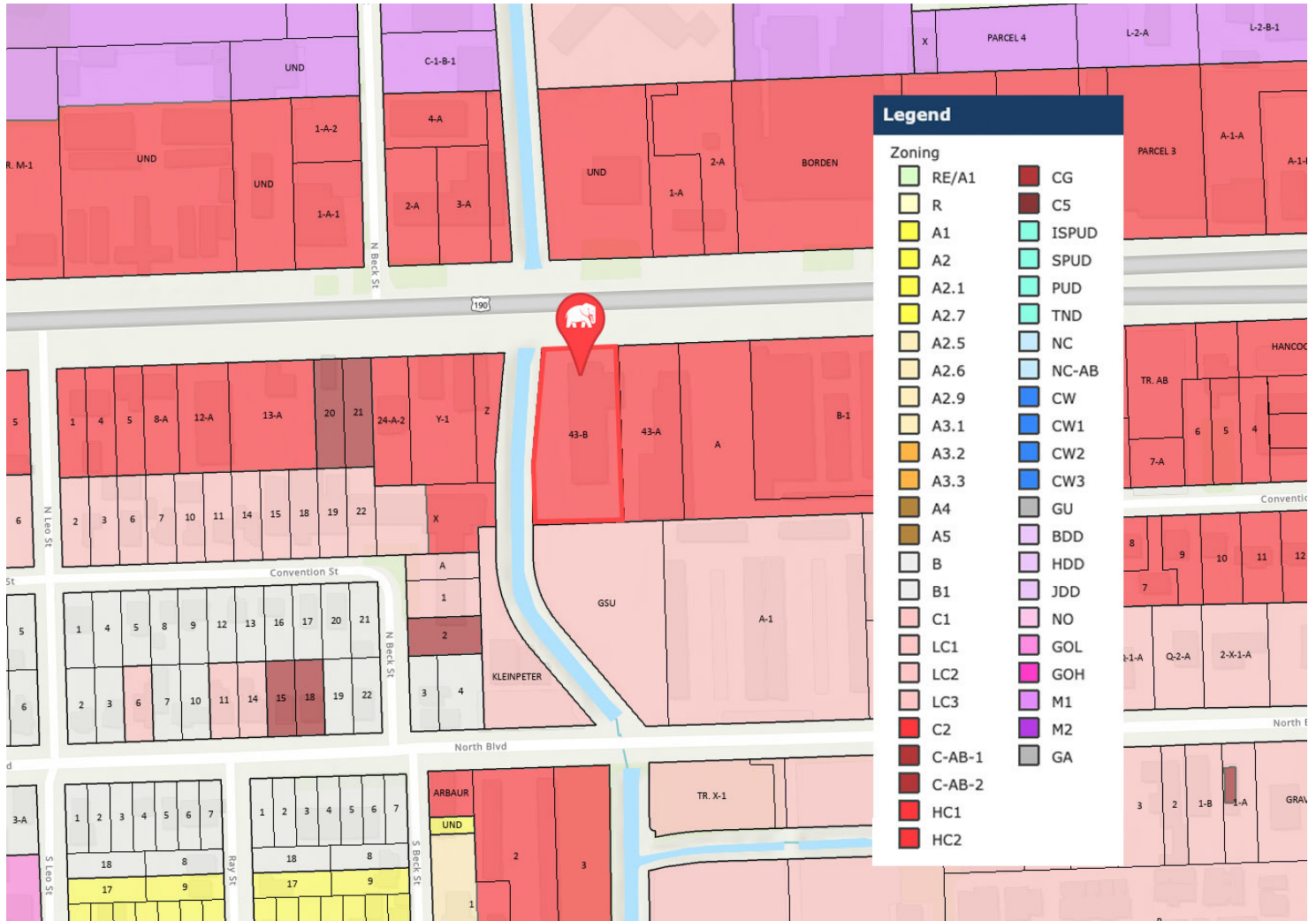
* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



C2 - HEAVY COMMERCIAL

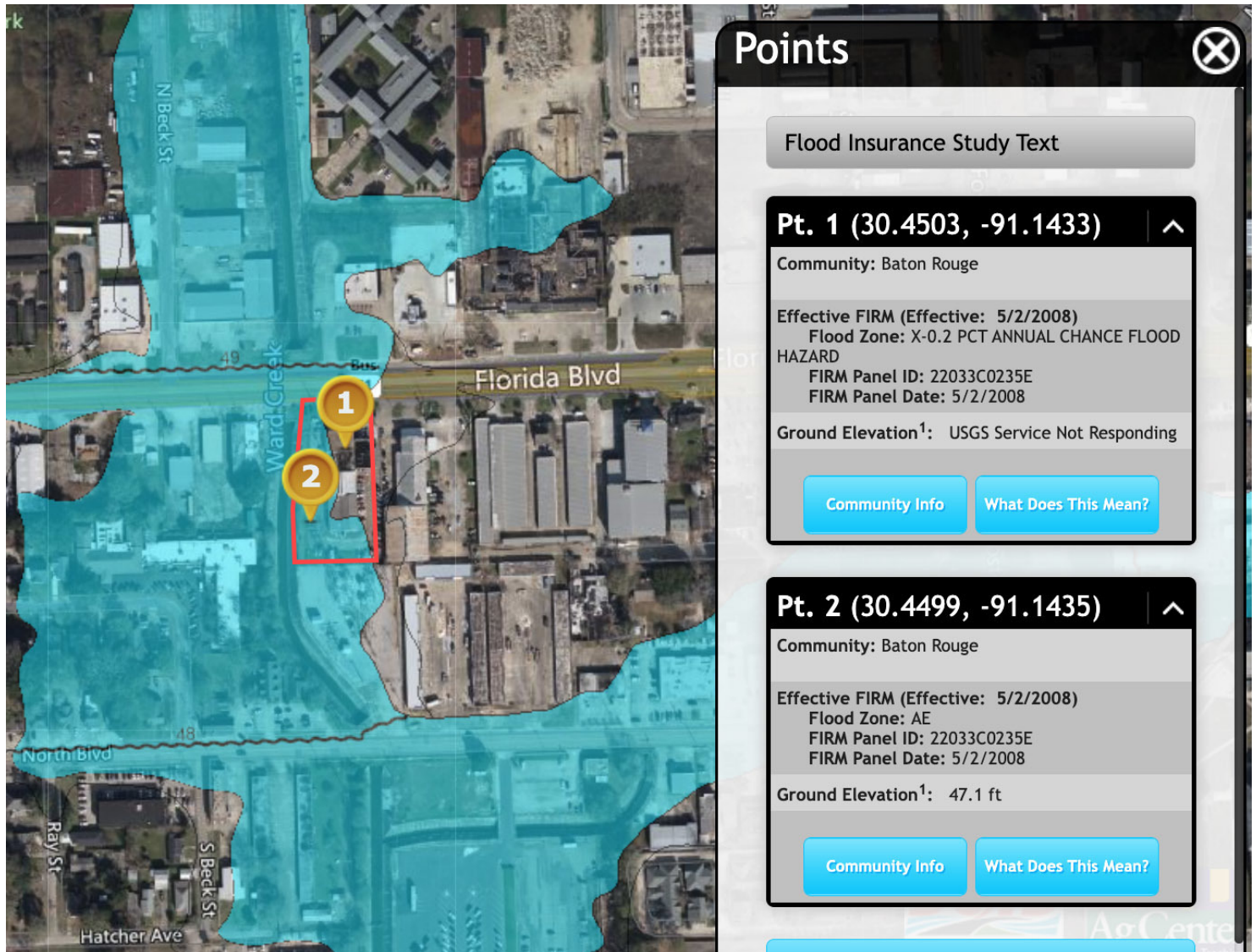
Source: The municipality in which the property is located

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FLOOD ZONE MAP



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