



HIGHLY SECURE, 100% CLIMATE CONTROLLED OFFICE WAREHOUSE

2724 MEEKER DR BATON ROUGE, LA 70814



OFFERED: FOR SALE

SALE: CONTACT BROKER LEASE: \$6/SF/YR

±20,873 SF | ±1.42 ACRES | NNN LEASE

- 100% Climate controlled office warehouse previously utilized as data center
- 480v/277 three-phase 6000 amp Square D switch gear
- Highly secure – Gated parking lot, keyless access, 12-screen video room
- Freight loading dock with ±20' automatic roll-up and ±2.5 ton hydraulic floor lift

CONTACT:

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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

- This ±20,873 SF office warehouse is 100% climate controlled throughout with ±400 tons of HVAC installed and advanced automation (digital) controls. Previously utilized as a Tier 3 data center this property offers incredible value to bring back into service as a data center or utilize for another heavy power demanding user.
- The property is fed by 2 substations with 1.5 Megawatts of power active from one substation. There is 480v/277 3 phase 6000 amp Square D switch gear currently in place, allowing extensive power distribution throughout the entire building. One 1500 kVa transformer currently feeds the building. This could be replaced with a 2500-3000 kVa transformer if desired. The property could also be expanded further in a few months by making capital expenditures to re-conductor lines feeding the property. Owner has other properties with 10 Megawatt or more available immediately within a 5 mile radius if building a larger data cluster for HPC, AI or crypto mining is desired. Good power rates and friendly business environment make this a great location for bitcoin mining and other traditional data center operations.
- The property is extremely secure with keyless access and security, a gate-accessed rear parking lot, and a 12-screen video room for monitoring (equipped with waterless FM-200 fire suppression, AC + DC power plants / switchgear, internal + external fiber networks including 10GB redundant fiber line). There is a battery backup system for security, lighting, and fiber.
- The property is built out with 277V LED lighting and a lighting protection system with full grounding.
- There is a freight loading dock opening into the gated parking lot. It includes a ±20' automatic roll-up door and ±2.5 ton hydraulic floor lift.
- There is extensive storm / emergency features including hardened structure designed to withstand major hurricane, RV / portable generator hook ups in rear parking lot, washer / dryer connections, and a shower.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	2724 Meeker Dr
City, State, Zip	Baton Rouge, LA 70814
County	East Baton Rouge
Market	LA - Baton Rouge
Subdivision	South Park Forest
Cross-Streets	W Perdue Dr / Mammoth Ave / Meeker Dr
Lots	159, 158-A, T-1-B-2
Township	6S
Range	1E
Section	35
Side Of The Street	East
Off-Street Parking	Yes
Road Type	Paved
Nearest Highway	Hwy 37 (Greenwell Springs Rd)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Industrial
Zoning	M1 – Light Industrial
Lot Size	±1.42 Acres
APN #	1676849, 1240722, 1602209
Lot Frontage	±232.53 ft
Lot Depth	±456.99 ft
Traffic Count	±2,021
Traffic Count Street	Mammoth Ave / W Perdue Dr

BUILDING INFORMATION

Building Size	±20,873 SF
Parking Type	Gated, Surface
Free Standing	Yes
Number Of Buildings	1

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INTERIOR PHOTOS



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AERIAL PHOTOS



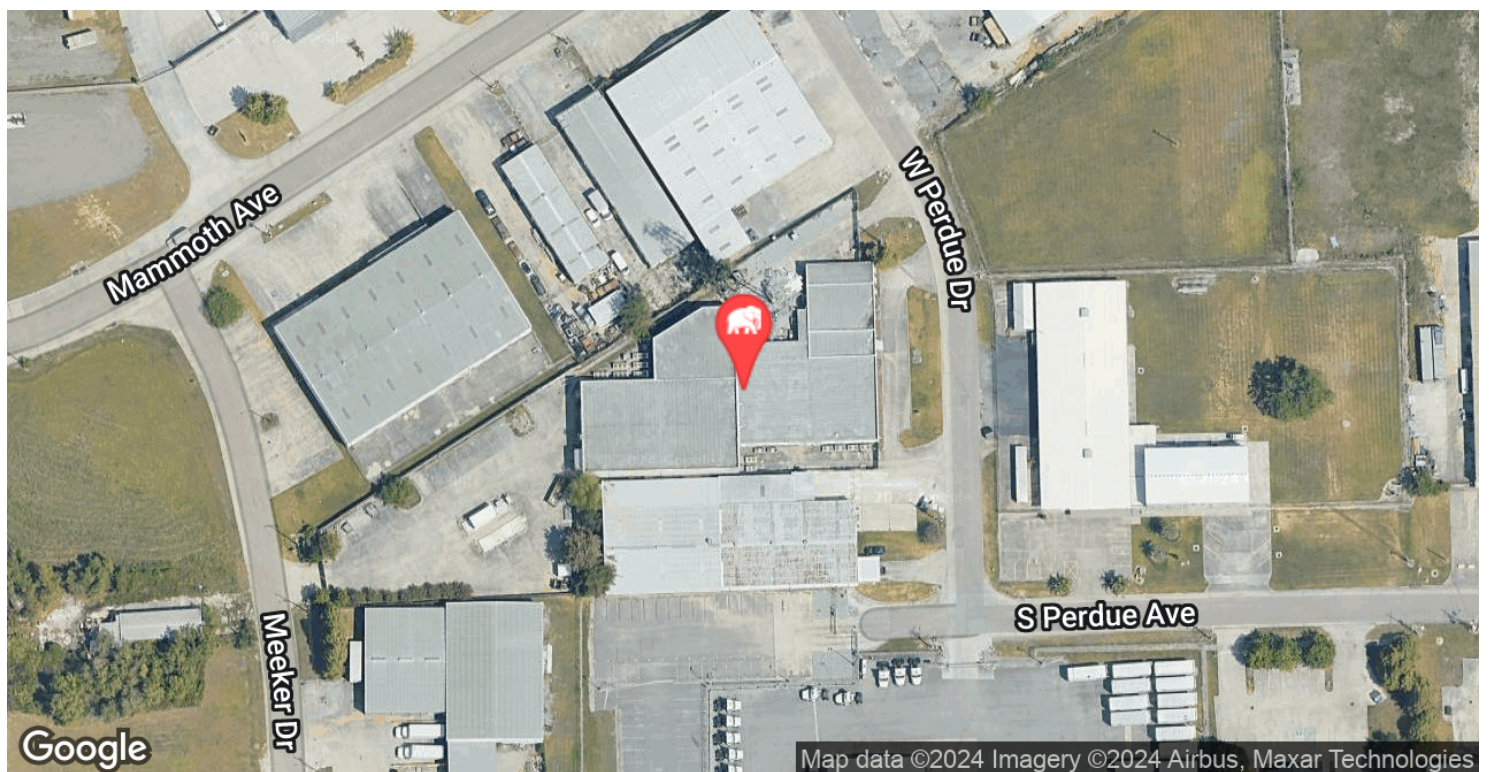
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LOCATION MAP

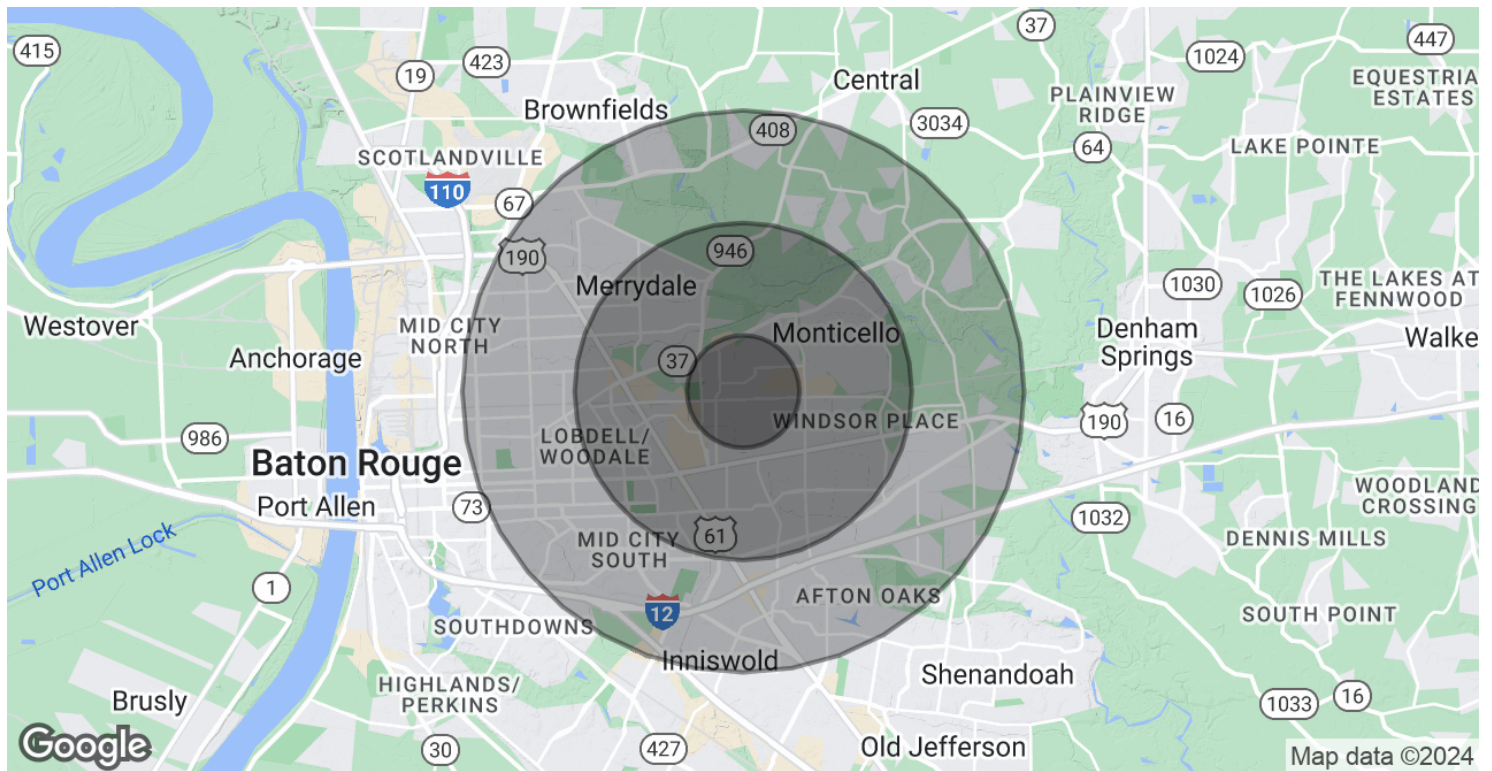


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,303	60,836	175,079
Average Age	41.5	37.0	35.9
Average Age (Male)	33.9	34.9	33.7
Average Age (Female)	48.5	39.5	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,671	26,019	77,075
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$44,860	\$53,118	\$59,764
Average House Value	\$141,987	\$161,237	\$171,060

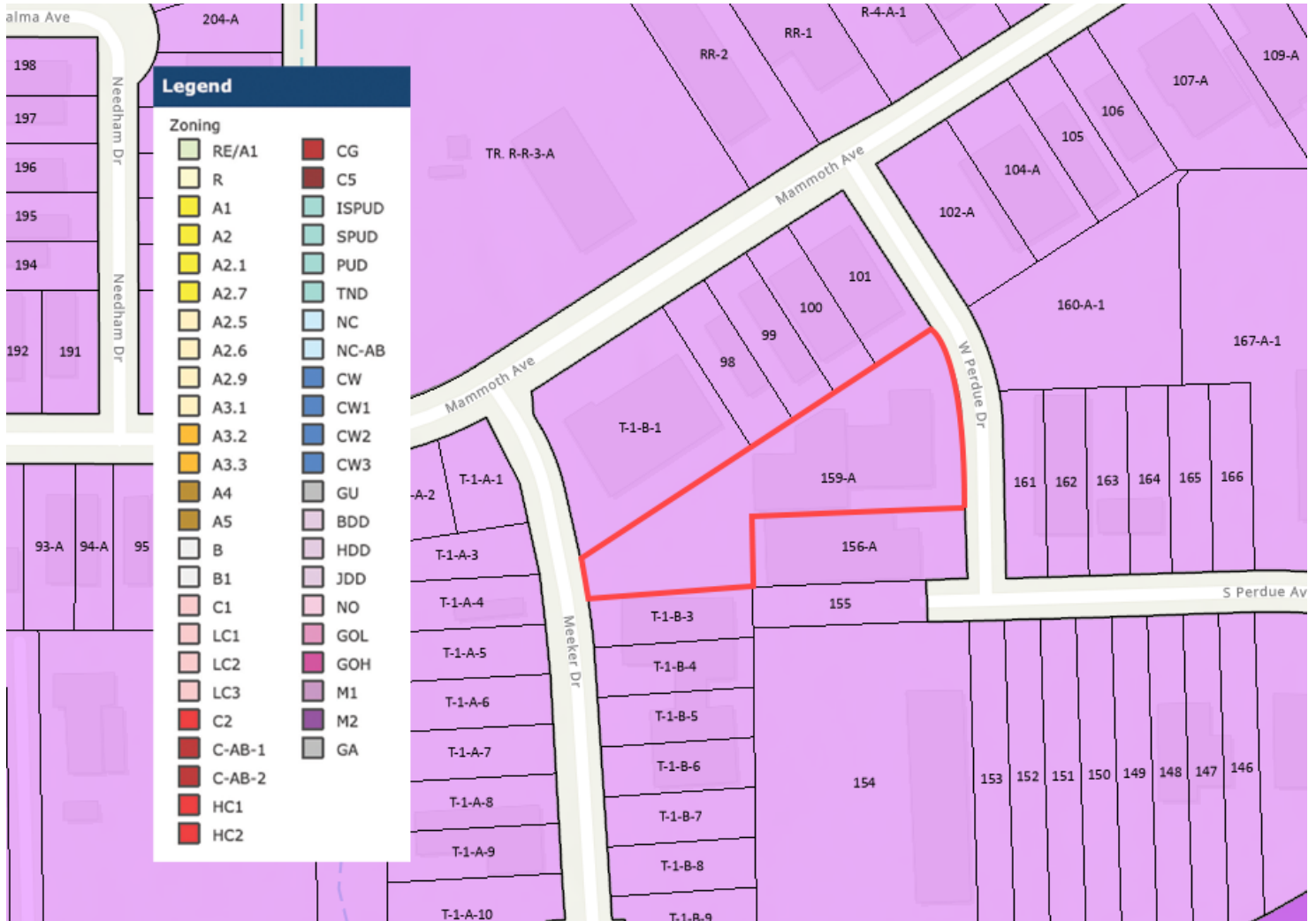
2020 American Community Survey (ACS)

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ZONING MAP



M1 – LIGHT INDUSTRIAL

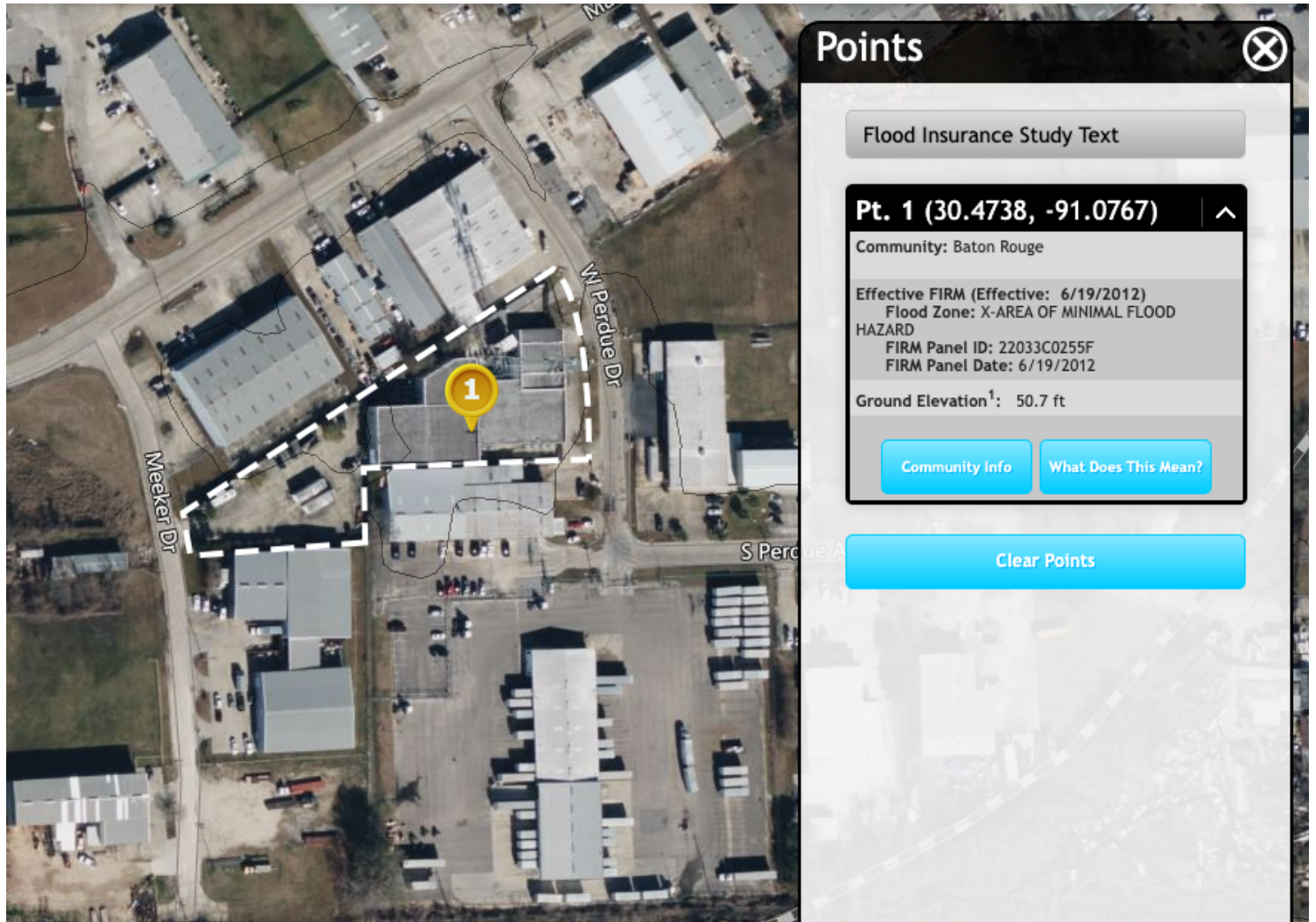
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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