



TURN-KEY INDUSTRIAL PROPERTY W/ LAYDOWN FOR LEASE

13941 JEFFERSON HWY BATON ROUGE, LA 70817



OFFERED: FOR LEASE

LEASE RATE: \$9,875.00 PER MONTH

±12,200 SQFT (TWO BUILDINGS) | ±4.23-ACRE LOT

- Turn-key property, ready for your operations
- Gated entry, 18-wheeler access and turnaround
- Stabilized laydown yard
- ±8,600 SF warehouse space, ±1,500 SF office, and ±2,100 SF covered area

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

- Seize the opportunity to lease a turn-key industrial property designed for seamless business operations.
- This secure property, complete with a gated entry, boasts a substantial laydown area, well-stabilized for heavy-duty use.
- There are two buildings on-premise. Building 1 includes $\pm 1,500$ sf of office space and $\pm 6,500$ sf of warehouse space with three roll-up doors. Building 2 offers approximately $\pm 2,100$ sf of enclosed warehouse space with four roll-up doors, and an additional 2,100 sf of covered space, perfect for a variety of industrial needs.
- Tailored for logistics efficiency, the property allows for 18-wheeler entry, ensuring smooth handling of large-scale transport.
- Its strategic location near Airline Hwy and the future I-10 access point at Pecue Lane positions your business advantageously for both local and interstate commerce.
- Lease terms are NNN.

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OFFICE & WAREHOUSE PHOTOS



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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

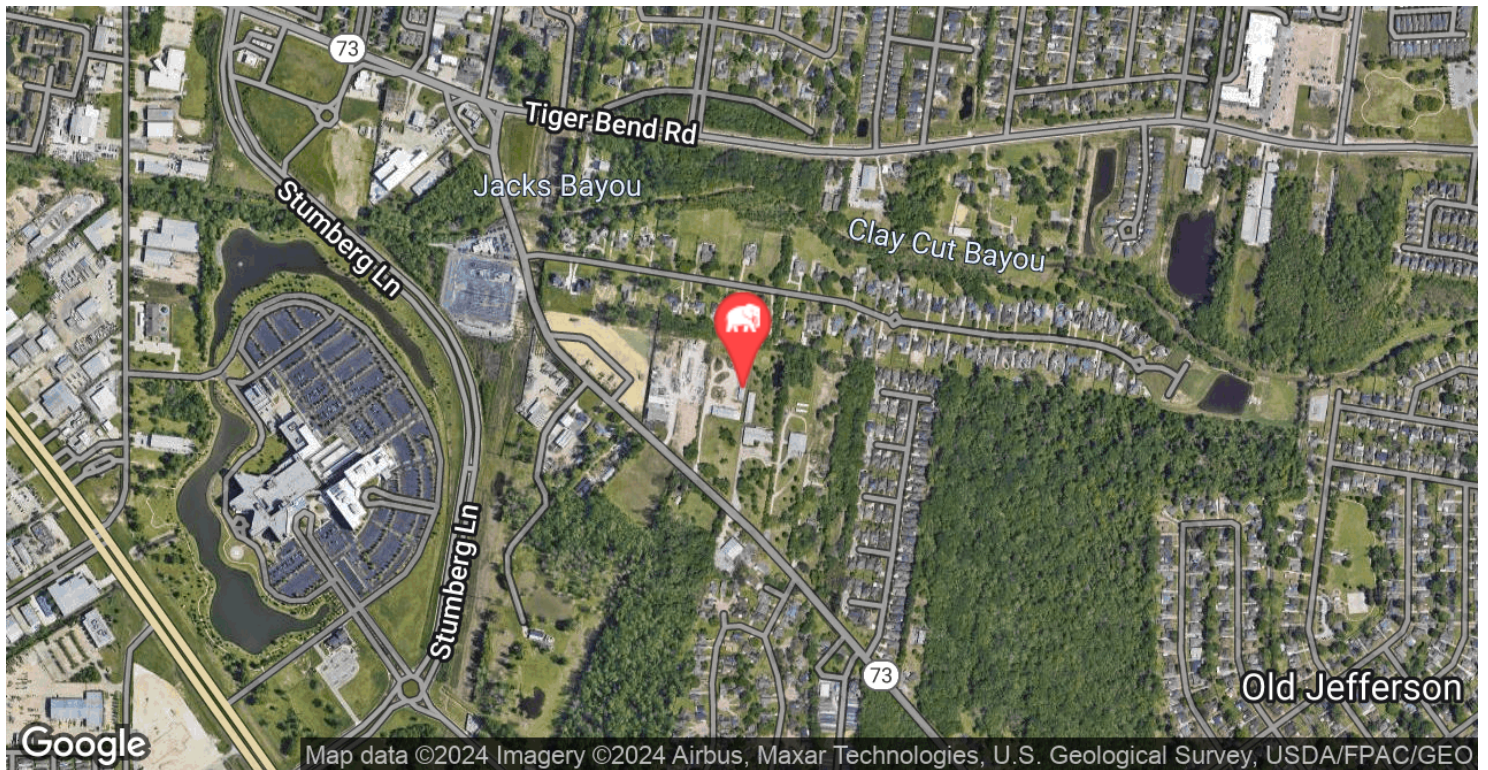
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LOCATION MAPS

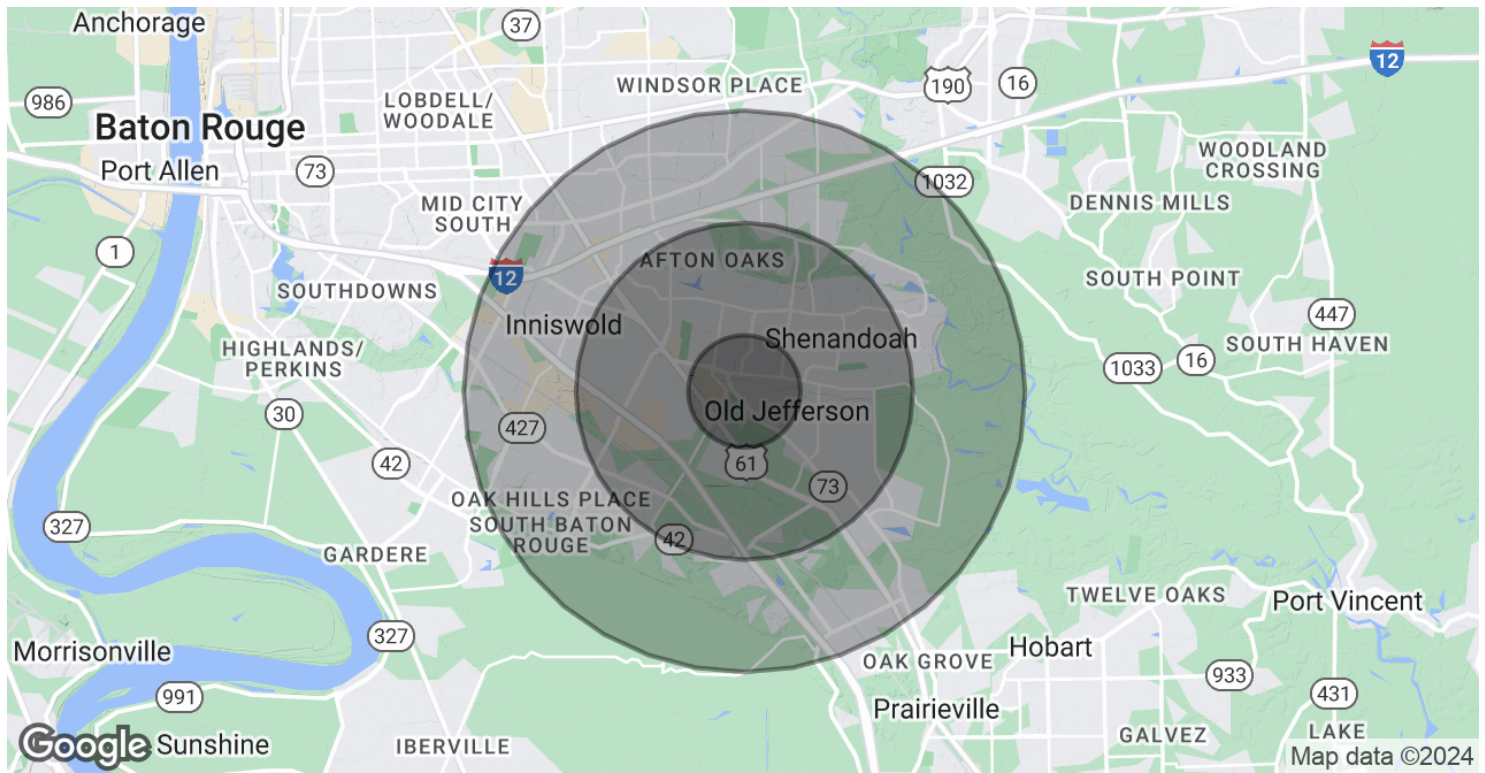


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,704	62,200	145,357
Average Age	38.7	38.4	38.5
Average Age (Male)	37.5	35.4	37.0
Average Age (Female)	37.8	39.3	39.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,728	26,382	62,913
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$84,185	\$92,986	\$89,994
Average House Value	\$222,013	\$241,448	\$237,764

* Demographic data derived from 2020 ACS - US Census

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