

OFFICE & WAREHOUSE BUILDINGS WITH YARD

9937 S. PERDUE AVE
BATON ROUGE, LA 70814

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Property Summary



OFFERING SUMMARY

Sale Price: \$650,000

Lot Size: 2.17 Acres

Building Size: 15,762 SF

Zoning: M-1

Price / SF: \$41.24

PROPERTY OVERVIEW

3 Buildings totaling 15,762 SF with 2,040 SF of Office Space and 13,722 SF of Warehouse Space.

2.17 Acre Site with Stabilized and Fenced Yard Area.

Zoned M1 - Light Industrial.

Building 1: 2,040 SF Office. Includes 4 Offices, Meeting Room/Large Office, Reception Room with built-in counter/desk, Kitchen, Break Room & 2 Restrooms.

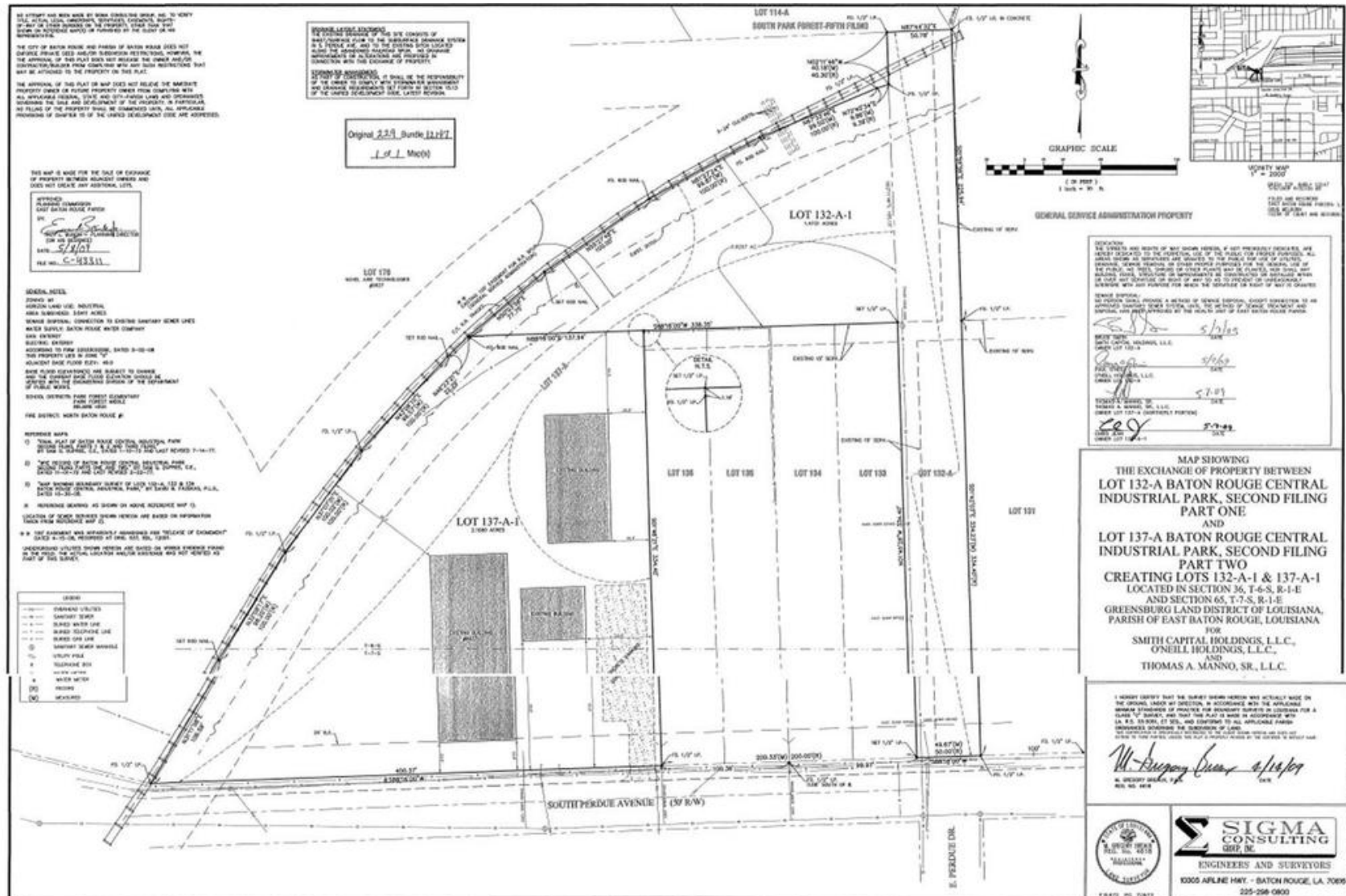
Building 2: 8,762 SF Warehouse. This building is divided into two spaces which are connected with a cased opening. 5,197 SF of Conditioned space on one side which has an office and 2 restrooms. The other side is 3,475 SF with 1 restroom. This side has a heater. Each side has 1 grade level roll-up door. Fully insulated building. 24 ft eave height.

Building 3: 5,050 SF Warehouse. Fully insulated warehouse with heaters. 2 grade level roll-up doors. 12 ft eave height.

Great location right off of S. Choctaw Dr with easy access to Florida Blvd and Airline Hwy.

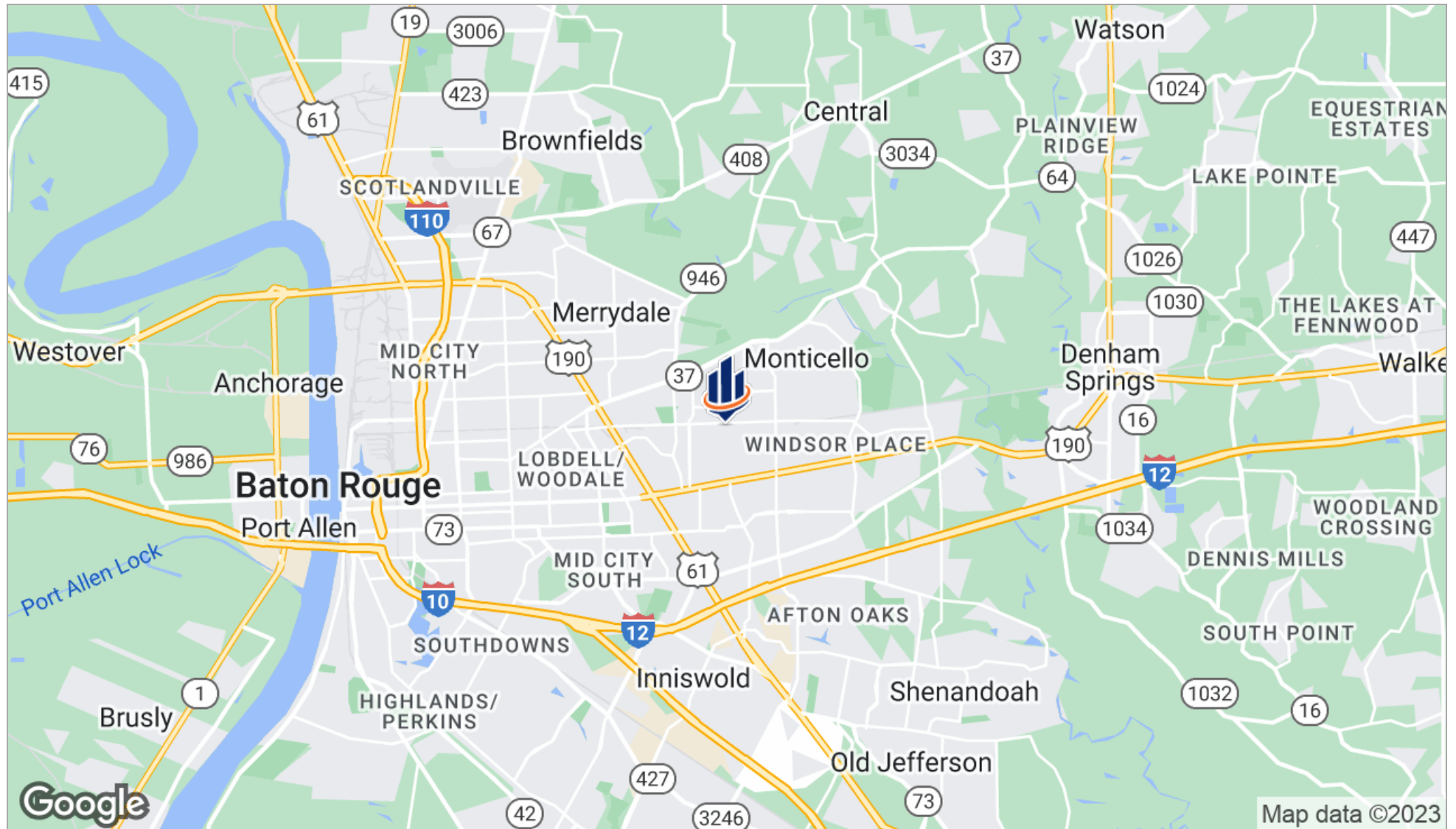
Aerial With Dimensions





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Location Maps



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