

INDUSTRIAL FOR SALE

6446, 6456 AND 6464 RENOIR AVE

6446, 6456, 6464 RENOIR AVENUE | BATON ROUGE, LA 70806



CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806



PRESENTED BY:

MIGUEL CASTRO, JR

Castro Real Estate Services

office: (225) 936-7643

cell: (225) 936-7643

miguel@castrorealestateservices.com

995703492, Louisiana

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PROPERTY SUMMARY

6446, 6456, 6464 RENOIR AVENUE | BATON ROUGE, LA 70806



Property Summary

Price:	\$399,000
Building SF:	11,000
Buildings	3
Lots	4
Price / SF:	\$50.00
Lot Size:	1.00 Acres
Occupancy:	Owner
Warehouse SF:	7,850 SF
Office Space	3,150 SF
Clear Height:	15'
Year Built:	1979
Zoning:	C1
Flood Zone	X
Opportunity Zone	Yes

The Offer: 6446, 6456 and 6464 Renoir Ave

Castro Real Estate Services LLC is bringing to market 3 adjacent properties in the Melrose East Industrial Neighborhood in Baton Rouge, La. This is a reconfiguration of a previous listing where the seller was only selling 2 of the properties. The seller has decided to sell all three properties.

This property consists of three buildings and a parking area sitting on one acre of land in the Melrose East Industrial Area. This entire property serves as the endcap of the block of Renoir Ave on the North, N Carrollton Ave on the East, and Executive Park Ave on the West.

Location Overview

Melrose East Industrial area is situated in the middle of Baton Rouge. It is a small well established industrial park where a lot of small businesses call home. It is only three miles from the new Amazon Fulfillment Center in Baton Rouge

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PROPERTY DESCRIPTION

6456 RENOIR AVENUE | BATON ROUGE, LA 70806



6446, 6456 and 6464 Renoir Ave, Baton Rouge, La 70806

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This property consists of three buildings and a parking area sitting on one acre of land in the Melrose East Industrial Area. This entire property serves as the endcap of the block of Renoir Ave on the North, N Carrollton Ave on the East, and Executive Park Ave on the West.

Land: 43,995.6 SF (1.01 Acre approximately)

Buildings: 11,000 SF

Property #1 (6446 Renoir Ave)

This property is currently owner occupied and serves as Douglas Flooring headquarters. Which is predominantly a commercial and residential floor installation company that has evolved to a full flesh commercial/industrial government contractor. They occupy the first building, which is approximately 3,000 SF with approximately 50% office space and 50% warehouse space. In addition to the buildings, there is a fenced in parking area or laydown yard of approximately $\frac{1}{2}$ of an acre.

Property #2 (6456 Renoir)

Also, occupying one of the buildings on the property is The Rug Wash. This company is operated by Douglas Flooring and it specializes in rug cleaning. They have a proprietary process and equipment that is still in the building. The equipment and the process is negotiable. This building is also approximately 3,000 SF with about $\frac{1}{2}$ of office space. However, the office space will need some updating. There is a small cover shed that extends from the back of the building and it houses a compressor.

Property #3 (6464 Renoir)

This building is approximately 5,000 sf with a 650 sf living quarters perfect for a foreman or a yard watchman. This building has 5 roll up doors. 3 facing N. Carrollton and 2 facing Renoir. This allows the building to recieve from both streets.

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PROPERTY BREAKDOWN

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Property Breakdown

Address	Parcel #	Lot#	Building SF	Land SF
Parking/Laydown Yard	609323	63	0.00	14,976.80
6446 Renoir Ave	609315	62	3,000.00	7,605.60
6456 Renoir Ave	609307	61	3,000.00	7,619.80
6464 Renoir Ave	585971	517	5,000.00	13,162.70
Total			11,000.00	43,364.90

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ALL THREE PROPERTIES

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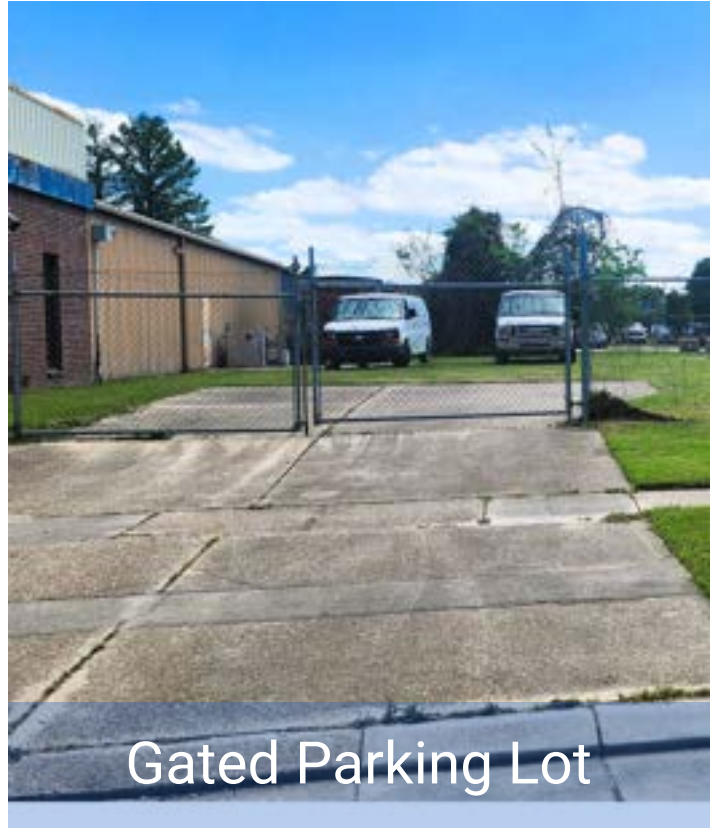
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BUILDING 1 PHOTOS

6446 RENOIR AVENUE | BATON ROUGE, LA 70806



Gated Parking Lot



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BUILDING 1 PHOTOS

6446 RENOIR AVENUE | BATON ROUGE, LA 70806



Showroom



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BUILDING 2 PHOTOS

6456 RENOIR AVENUE | BATON ROUGE, LA 70806



The Rug Wash Building



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BUILDING 2 PHOTOS

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BUILDING 3 PHOTOS

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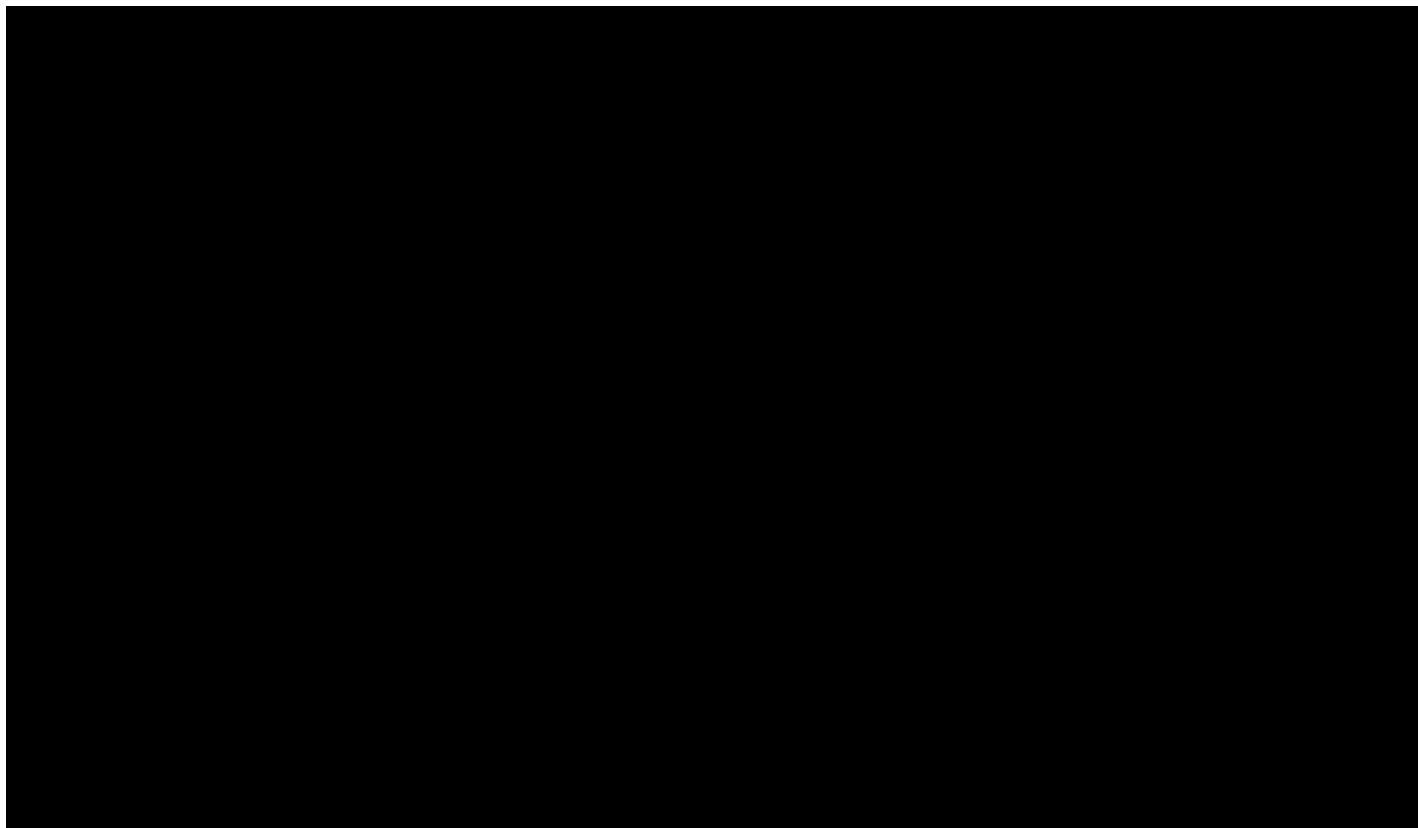
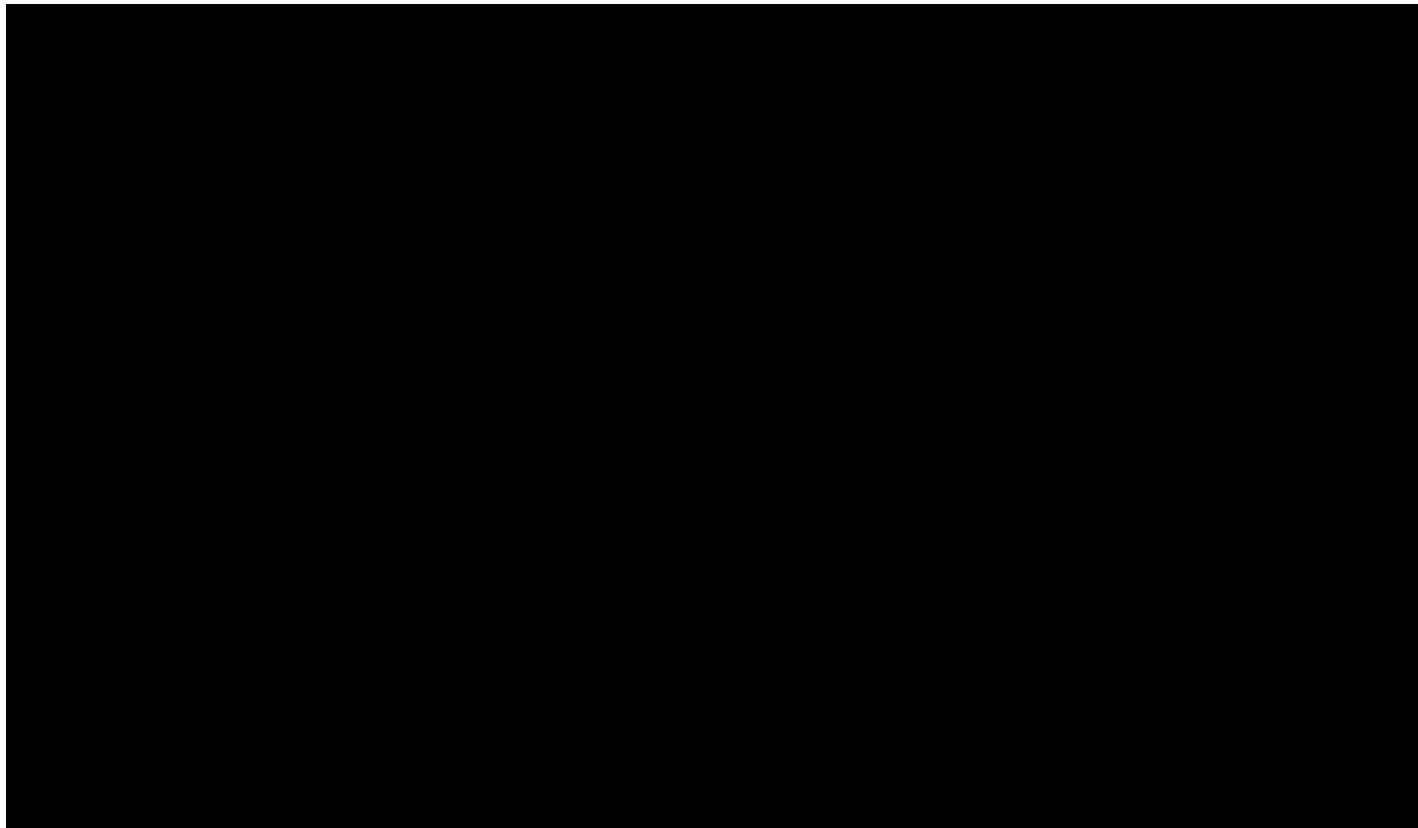
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LOCATION MAPS

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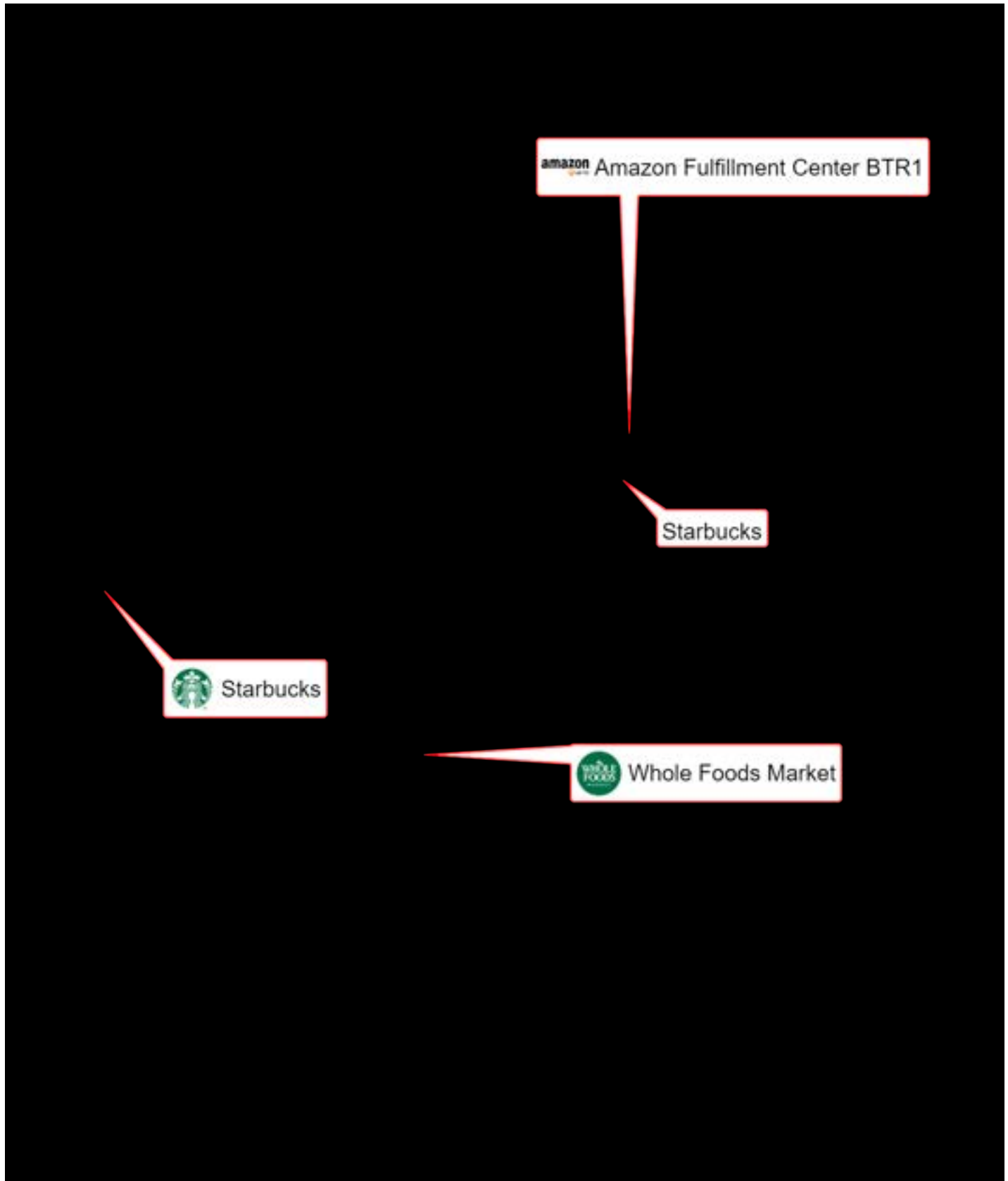


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BUSINESS MAP

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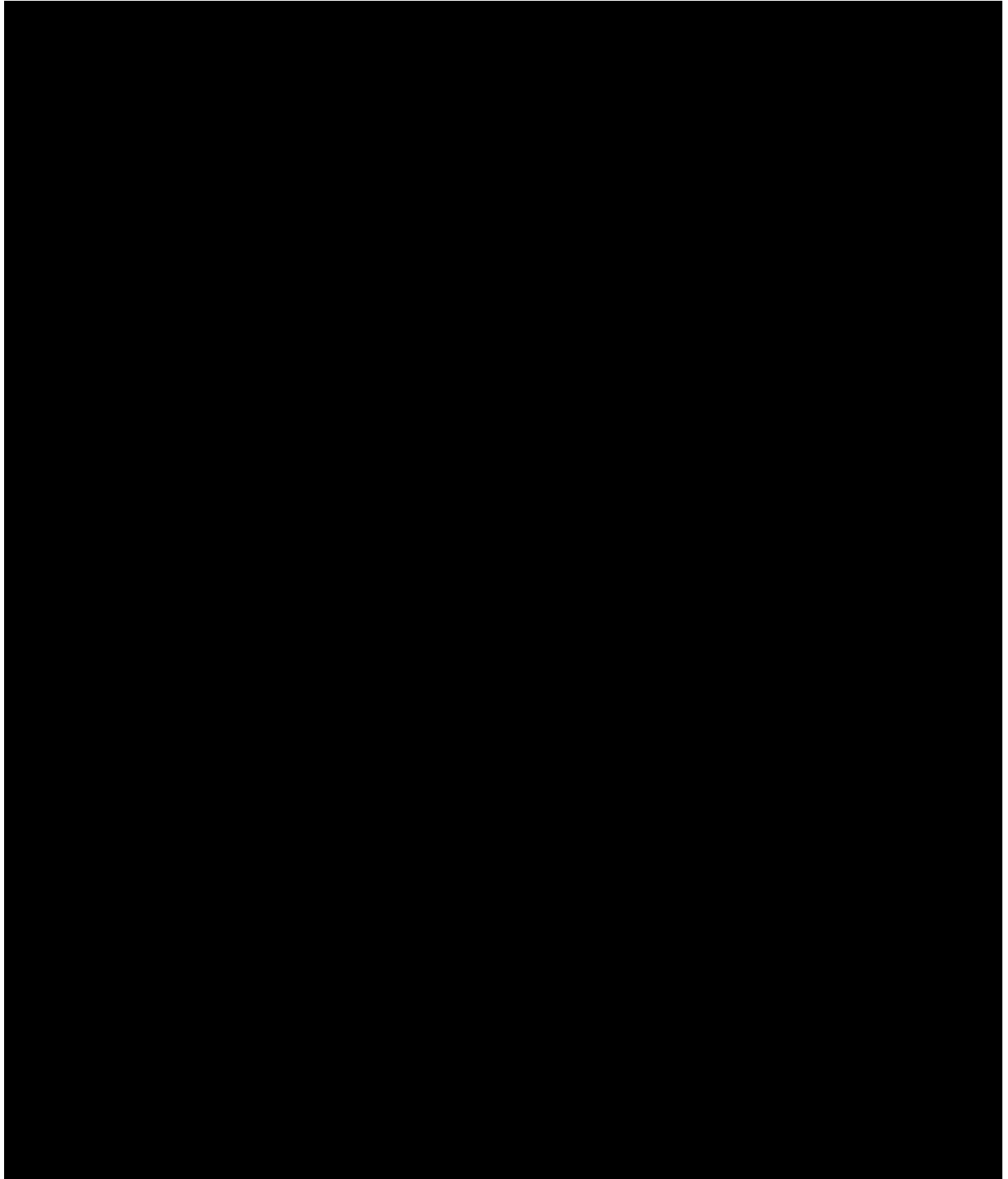


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AERIAL MAP

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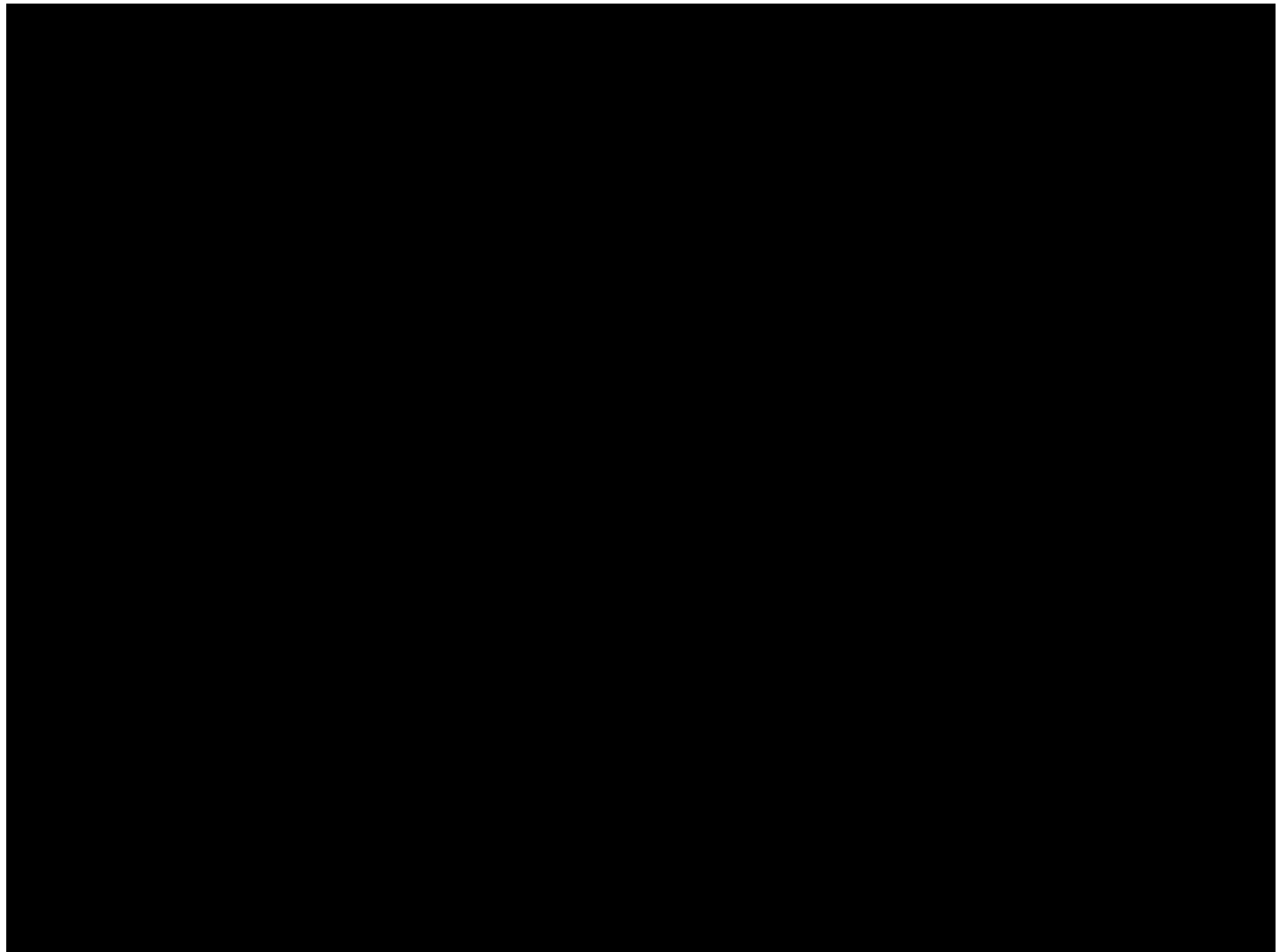


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DETAILED DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,938	43,292	97,862
Female	6,607	48,737	108,064
Total Population	12,545	92,029	205,926
Housing	1 Mile	3 Miles	5 Miles
Total Units	5,398	41,444	90,919
Occupied	4,780	37,365	82,266
Owner Occupied	1,184	18,065	42,760
Renter Occupied	3,596	19,300	39,506
Vacant	618	4,079	8,653
Race	1 Mile	3 Miles	5 Miles
White	1,905	25,820	69,723
Black	10,283	64,182	128,487
Am In/AK Nat	N/A	15	89
Hawaiian	15	17	17
Hispanic	653	2,301	7,726
Multi-Racial	646	2,374	8,294

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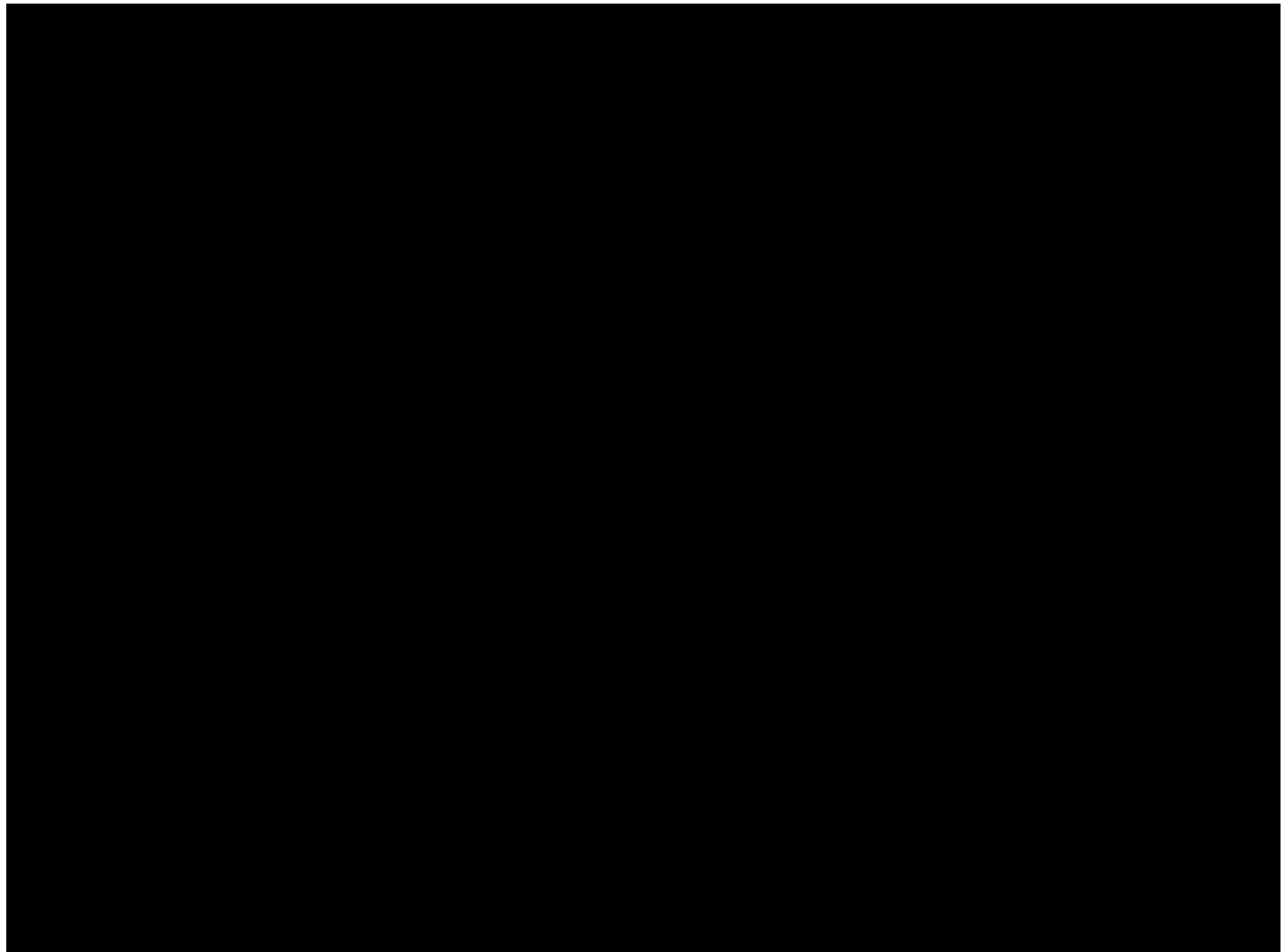


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DETAILED DEMOGRAPHICS

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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	913	5,586	12,102	Median	\$24,995	\$31,484	\$34,294
Ages 5-9	1,136	6,978	14,860	< \$10,000	983	5,005	10,378
Ages 10-14	1,087	6,594	13,923	\$10,000-\$14,999	580	3,294	6,542
Ages 15-19	1,026	6,432	13,773	\$15,000-\$19,999	589	3,367	6,740
Ages 20-24	968	6,505	14,601	\$20,000-\$24,999	393	2,800	5,757
Ages 25-29	962	6,628	15,791	\$25,000-\$29,999	533	2,662	4,843
Ages 30-34	988	6,645	15,997	\$30,000-\$34,999	287	2,595	5,132
Ages 35-39	992	6,628	15,552	\$35,000-\$39,999	371	1,963	3,879
Ages 40-44	923	6,417	14,719	\$40,000-\$44,999	363	2,193	4,126
Ages 45-49	835	6,408	14,063	\$45,000-\$49,999	157	1,448	3,618
Ages 50-54	721	6,116	13,116	\$50,000-\$60,000	172	2,576	6,024
Ages 55-59	613	5,624	12,073	\$60,000-\$74,000	298	2,748	6,652
Ages 60-64	473	4,688	10,281	\$75,000-\$99,999	153	2,330	7,018
Ages 65-69	336	3,644	8,160	\$100,000-\$124,999	190	1,704	4,222
Ages 70-74	214	2,543	5,903	\$125,000-\$149,999	75	646	2,219
Ages 74-79	126	1,683	4,091	\$150,000-\$199,999	51	930	2,157
Ages 80-84	75	1,069	2,696	> \$200,000	31	1,299	2,448
Ages 85+	157	1,841	4,225				

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PROFESSIONAL BIO

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Castro Real Estate Services, LLC.
6777 Jefferson Hwy
Baton Rouge, La 70806
225-936-7643 [Mobile]
miguel@castrorealestateservices.com
<http://www.castrorealestateservices.com>

Miguel has managed Real Estate transactions since 1996. He currently guides his clients with all their Commercial Real Estate needs.

Miguel has a degree in Finance with concentration in Investments and Real Estate from the University of New Orleans where he was a member of the Finance and Economics Association.

He has 17 years of Banking experience working for one of the most respected global financial institutions. He has helped many clients in the areas of Banking, Investments and Real Estate Financing.

He is married, has three children and lives in the Baton Rouge area. He is an avid golfer and an astute soccer player.

He attends Healing Place Church where he always finds an uplifting message.

DISCLAIMER

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