



VACANT PROPERTY FOR SALE

1933 Wooddale Blvd

Baton Rouge, LA 70806

Presented By:

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PROPERTY DESCRIPTION

1933 Wooddale Boulevard presents a value-add redevelopment opportunity in Baton Rouge's industrial corridor. The property consists of approximately 25,674 square feet on a 1.24-acre site zoned M1 & M2 (Light Industrial), offering flexibility for a variety of industrial and commercial uses.

The existing Class C building, constructed in 1970, is currently vacant and appears to have reached the end of its functional life. Prospective purchasers should evaluate the structure for potential demolition, making this an attractive opportunity for a new industrial, warehouse, flex, or owner-user development.

The site benefits from approximately 120 parking spaces, frontage on Wooddale Boulevard, and convenient access to major transportation corridors throughout the Baton Rouge market. With industrial land becoming increasingly scarce, this property offers investors, developers, and owner-users the chance to reposition or redevelop a well-located site to meet current market demand.

PROPERTY HIGHLIGHTS

- ±25,674 SF existing building
- ±1.24-acre site (54,014 SF)
- M1 & M2 (Light Industrial) zoning
- Vacant and available for immediate redevelopment
- Approximately 120 parking spaces
- Frontage on Wooddale Boulevard
- Redevelopment or industrial owner-user opportunity

OFFERING SUMMARY

Sale Price:	\$355,000
Lot Size:	1.24 Acres
Building Size:	25,674 SF

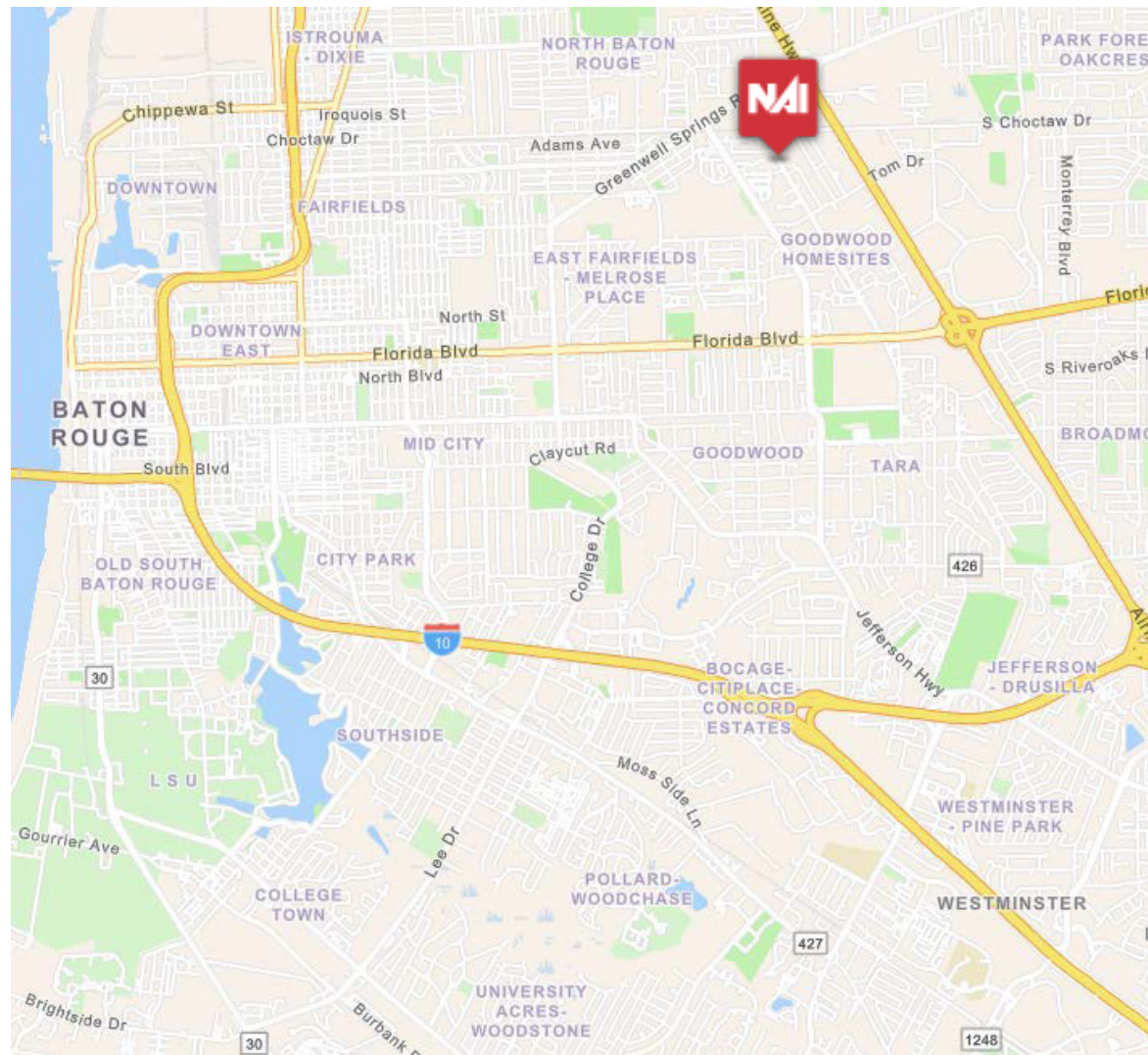
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