

SUMMARY

LOCATION AERIAL

PHOTOS

DEMOGRAPHICS

FOR SALE

AVAILABLE

- +/-6.183 Acres

PROPERTY DESCRIPTION

Industrial Zoned Site located on Florida Blvd right at the Central Thruway/ O'Neal Ln intersection. This site includes a recently renovated +/-2,000 SF office building with 5 offices, a large meeting/conference room, break area/ kitchen, and 2 restrooms, one of which is a full bath with a shower. The interior of the office area was recently renovated with new paint and new vinyl plank flooring.

The site is zoned M1 which is a light industrial zoning district allowing all heavy commercial uses and most insutrial uses. This is a great site for any business that requires a large laydown yard for storage of materials, equipment, and/ or vehicles.

This property is located only 1 mile from Denham Springs via Florida Blvd (Hwy 190) and just 5 miles East of Airline Hwy (Hwy 61). The location of this site also provides easy access to I-12 via O'Neal Ln.

PROPERTY HIGHLIGHTS

- ±4 Acres of fenced, stabilized area
- M-1 Industrial Zoning
- ±200 FT of frontage
- Prime Location: Florida Blvd. (Hwy 190)
- Nearby Intersection: Central Thruway / O'Neal Lane
- Easy Interstate Access: ±1.65 miles to I-12

PRICE

- \$625,000



stirling

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+/- 6.18 ACRES INDUSTRIAL LAND

16271 & 16161 Florida Blvd, Baton Rouge, LA

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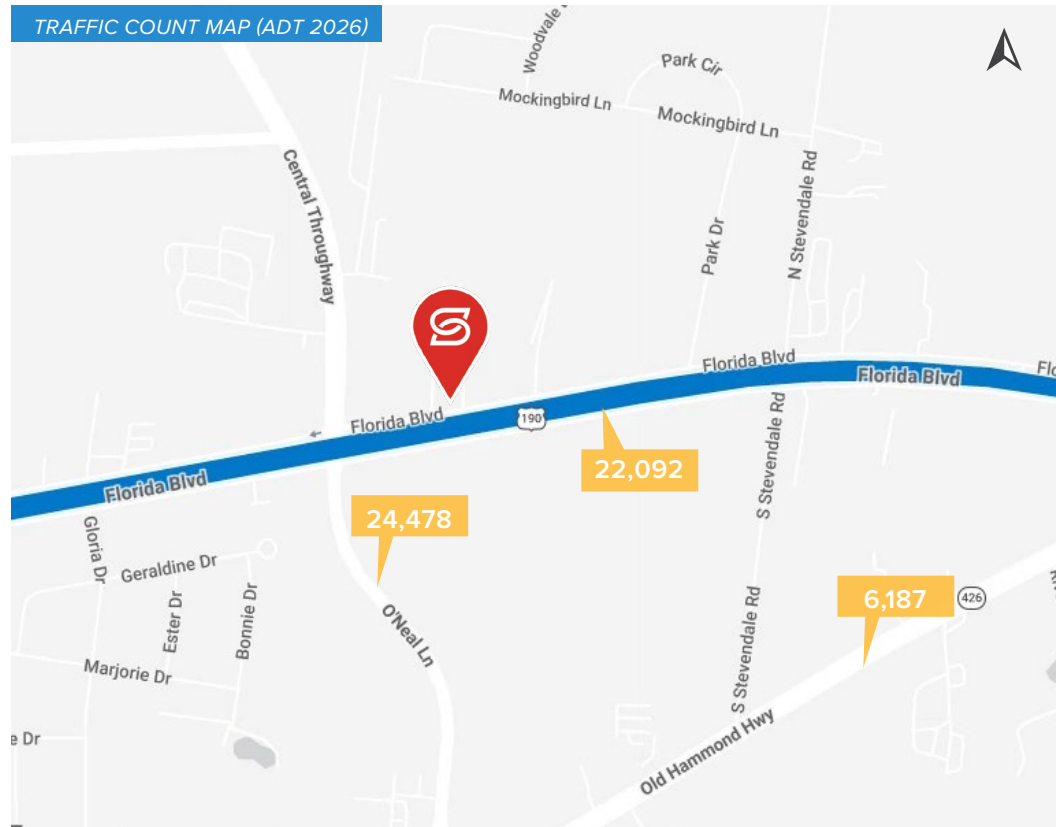
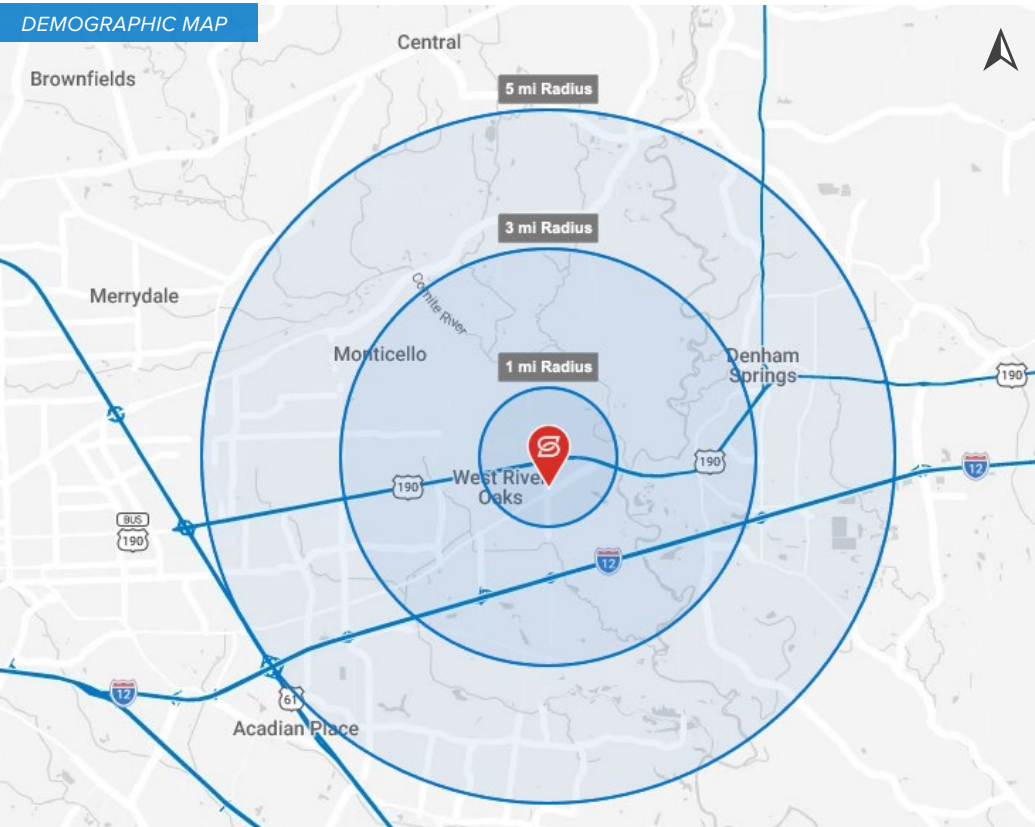


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2026 DEMOGRAPHICS



POPULATION

1 MI	3 MI	5 MI
5,339	42,399	132,593



AVG. HH INCOME

1 MI	3 MI	5 MI
\$92,540	\$91,334	\$101,254



HOUSEHOLDS

1 MI	3 MI	5 MI
1,854	15,724	51,511