



**FOR SALE**

**12,514 SF**

# STANDALONE OFFICE WITH WAREHOUSE

2822 O'NEAL LANE | BATON ROUGE, LA

**CBRE**

# EXECUTIVE SUMMARY

## Property Description

The subject property consists of two buildings on the West side of O'Neal Lane, South of Interstate 12, in Baton Rouge, LA. The primary building, located at the front of the property, offers  $\pm 9,300$  SF of office space. The secondary building is a  $\pm 3,200$  SF multi-bay warehouse located in the rear of the property. With an estimated 62 parking spaces, this property's parking ratio of 5:1000 is on the higher side for this market. Positioned in a high-traffic area of O'Neal Lane, this property offers convenient access to all areas of Baton Rouge, as well as Livingston Parish via I-12.

 **Baton Rouge**  
MARKET

  **$\pm 12,514$  SF**  
SQUARE FOOTAGE

 **Single**  
TENANCY

  **$\pm 9,324$  SF**  
OFFICE SPACE

  **$\pm 62$**   
PARKING SPACES

  **$\pm 3,280$  SF**  
WAREHOUSE SPACE



ASKING PRICE

**\$1,197,000**

PRICE PSF

**\$96**

## Building Features

- Centrally located with great access via I-12, O'Neal Ln & S Harrell's Ferry Rd
- $\pm 29$  offices
- 3 restrooms
- Kitchen Area
- Conference Room
- Ample Storage
- Detached Warehouse space currently built out as a Lab

# SITE AERIAL

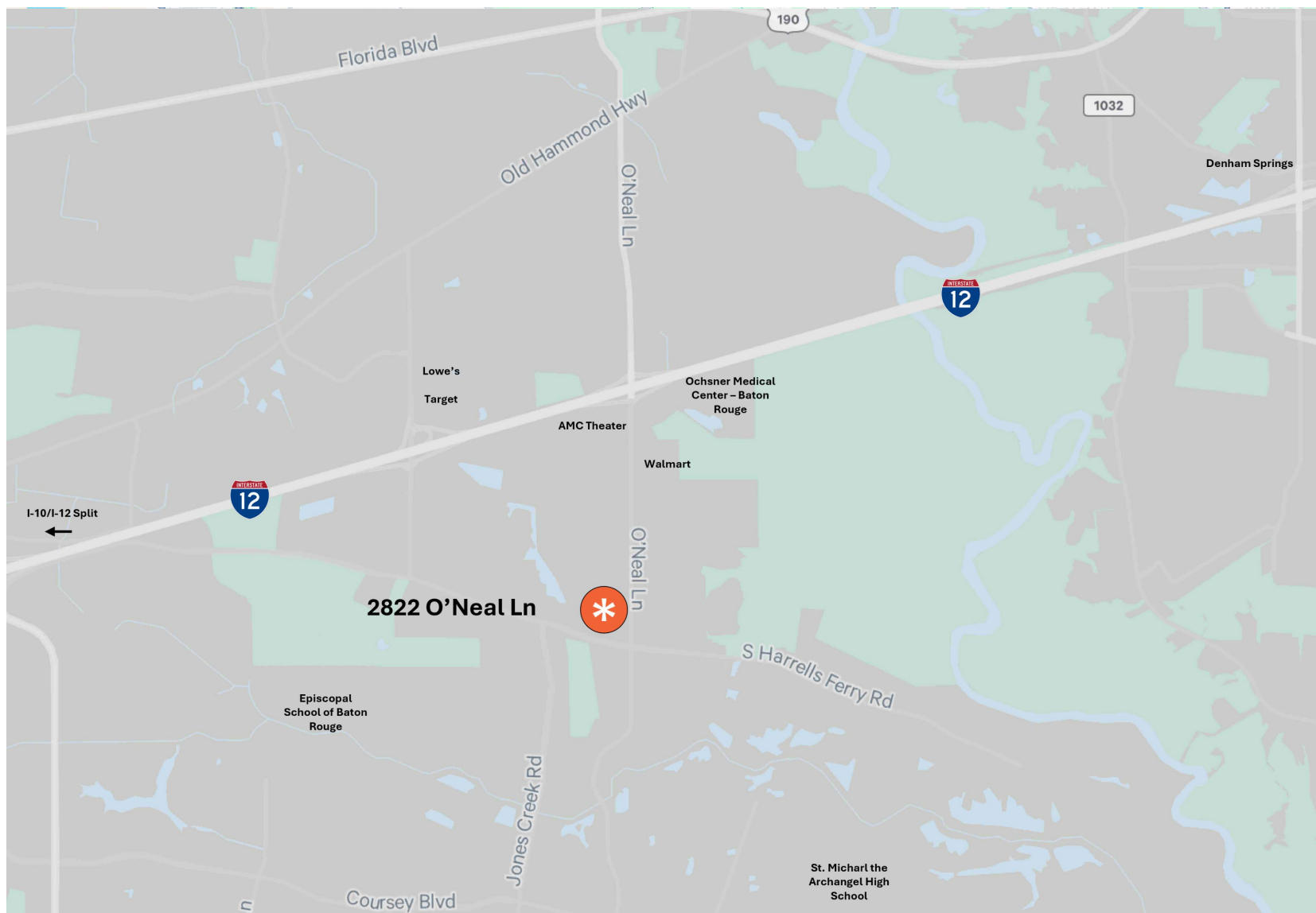




# INTERIOR PICTURES



# METRO MAP





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