



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

RENOVATED INDUSTRIAL OFFICE WAREHOUSE FOR LEASE S. CHOCTAW DR.

**9170 S Choctaw Dr
Baton Rouge, LA 70815**

JACK HERRINGTON, CCIM
Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

INDUSTRIAL FOR LEASE

RENOVATED OFFICE/WAREHOUSE ON S. CHOCTAW DR.

9170 S CHOCTAW DR, BATON ROUGE, LA 70815

8,340 SF

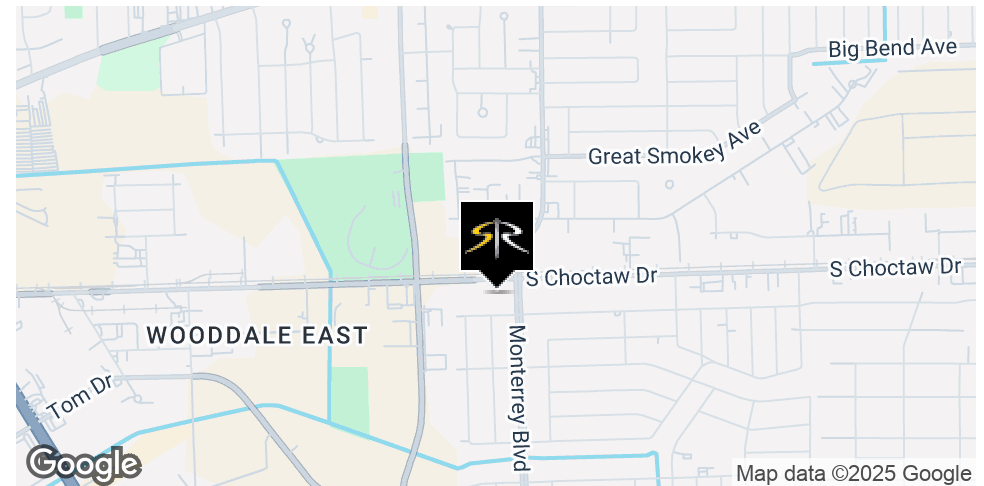


OFFERING SUMMARY

Lease Rate:	\$9.25 SF/yr (MG)
Building Size:	12,349 SF
Available SF, Suite 9170:	8,340 SF
Lot Size:	38,485 SF
Zoning:	M1

PROPERTY OVERVIEW

8,340 SF Office/Warehouse Space Available for Lease on S. Choctaw Dr. between Oak Villa Blvd. and Monterrey Blvd.



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PROPERTY HIGHLIGHTS

- Office/Warehouse Available For Lease on S. Choctaw Dr.
- Located on S. Choctaw between Oak Villa Blvd. and Monterrey Blvd.
- 100% Climate Controlled
- 3-Phase Electrical
- 3 Roll-up Doors
- 8,800 SF Fenced Rear Storage Yard
- 1,650 SF Covered Storage
- Highly Visible Pylon Sign on S. Choctaw Dr.
- Zoned M-1
- Modified Gross Lease



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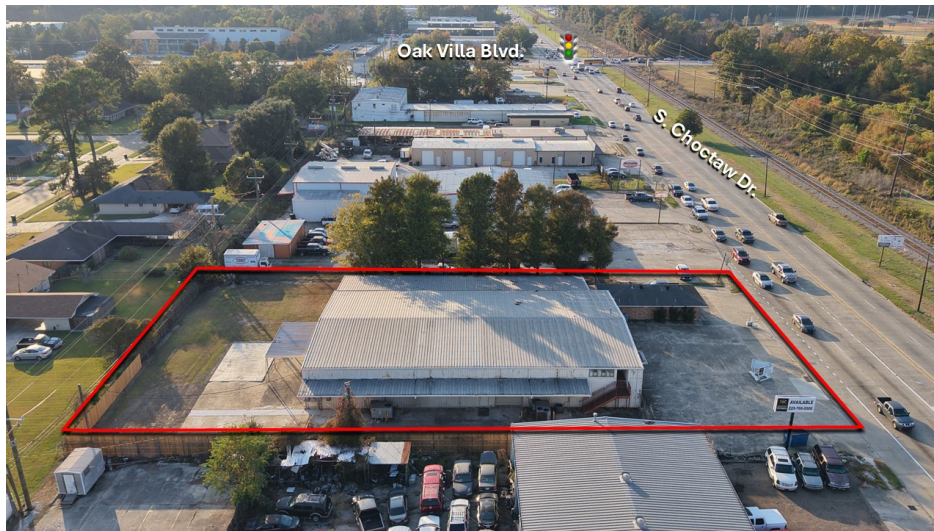
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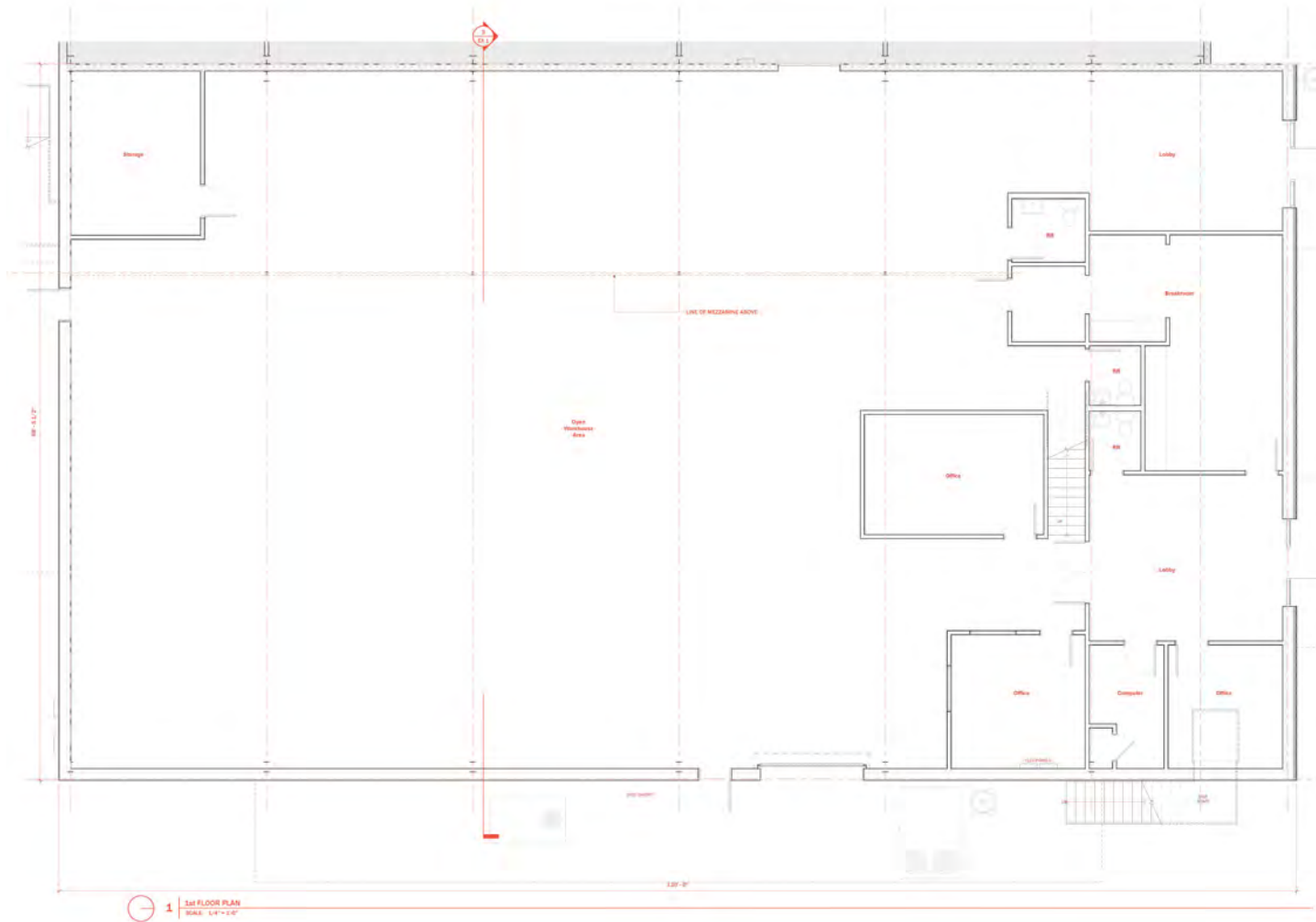
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PROPOSED FLOOR PLAN

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JAMES DESHOTELS ARCHITECT

Get Your Wings LLC
9170 S. CHOCTAW
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Project No. 1902

03/19/25

EXISTING CONDITIONS

1ST FLOOR PLAN

EX 2

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LOCATION MAP

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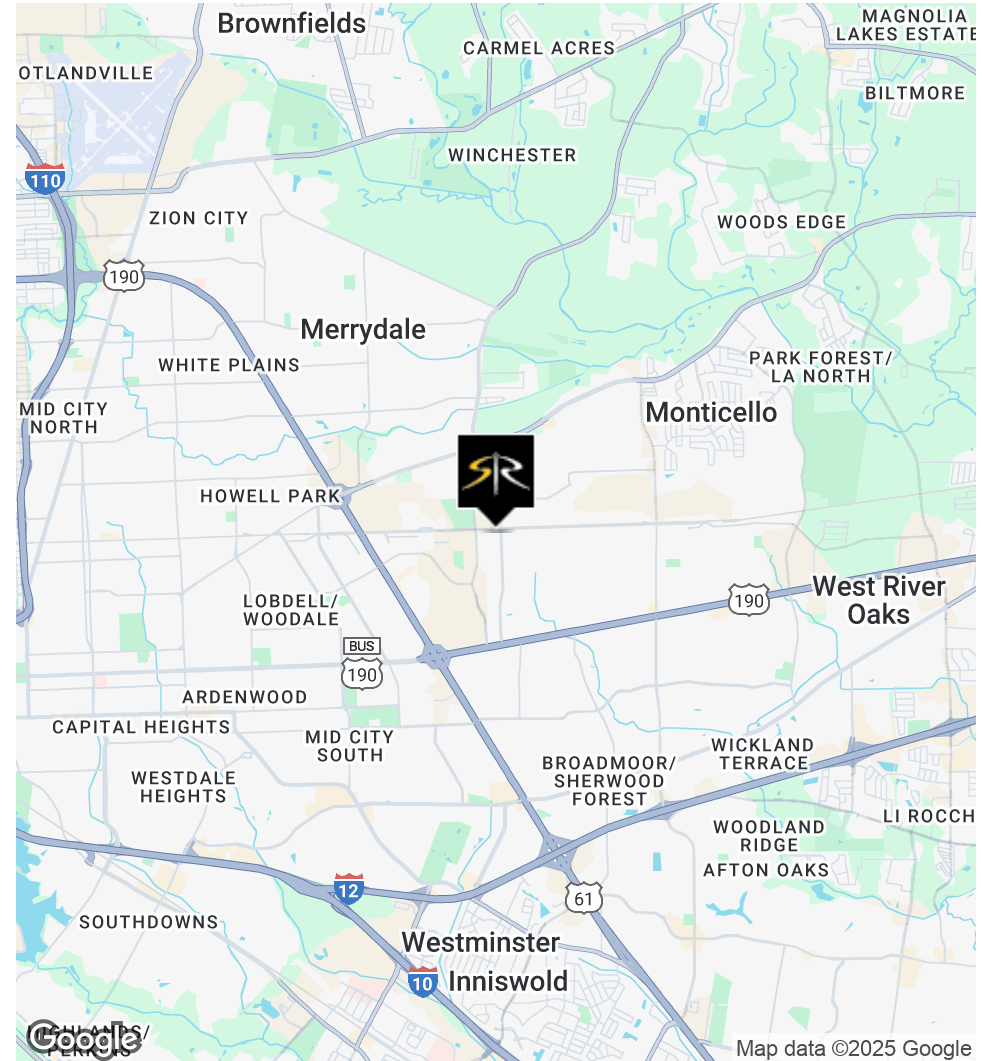
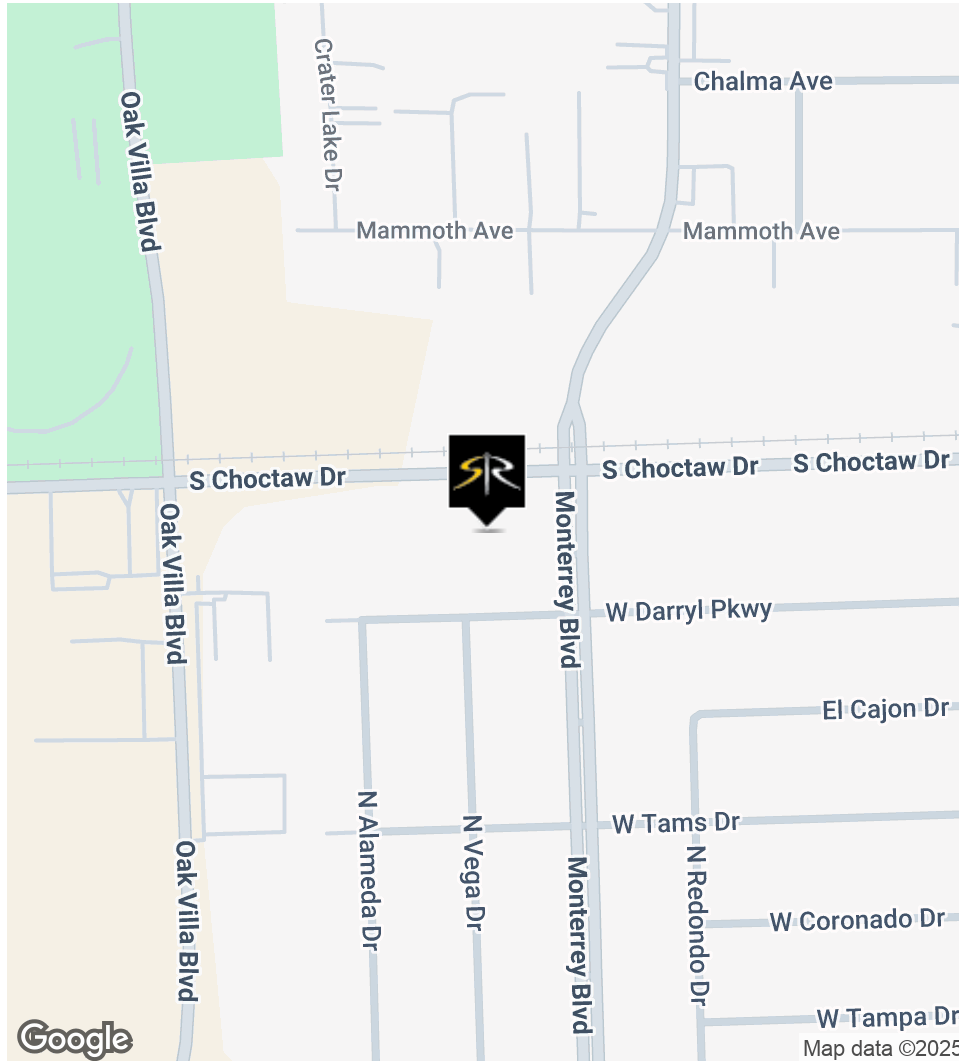
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LOCATION MAPS

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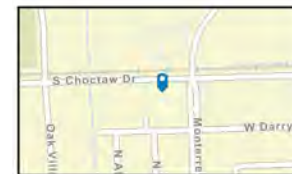
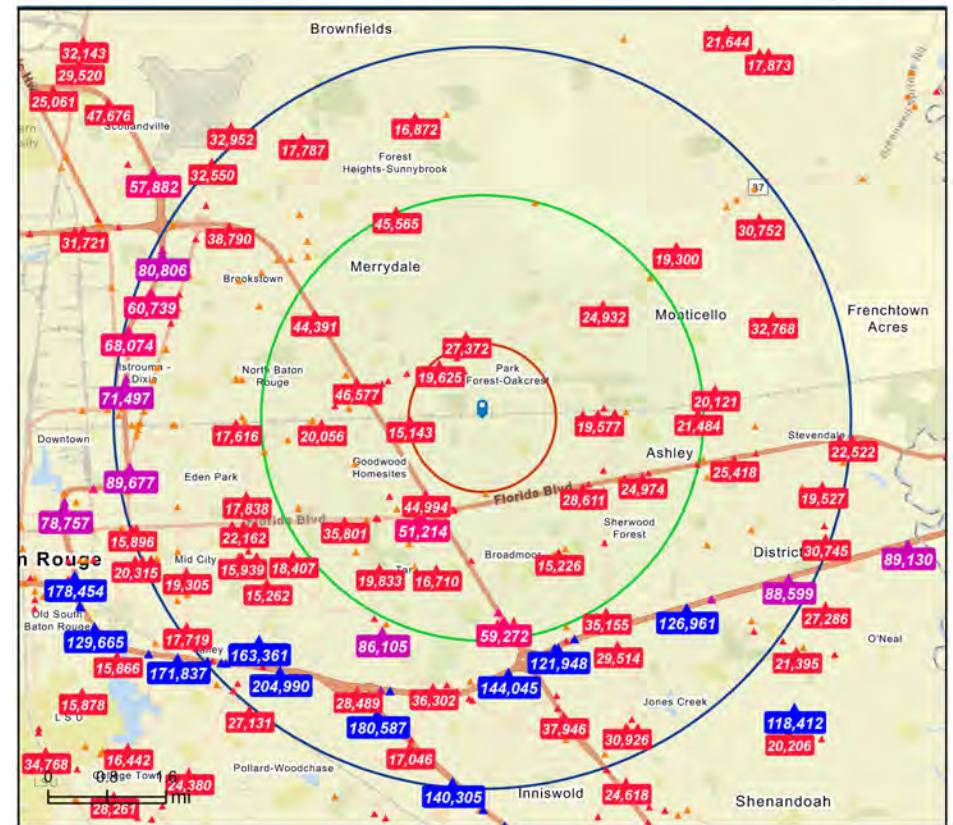
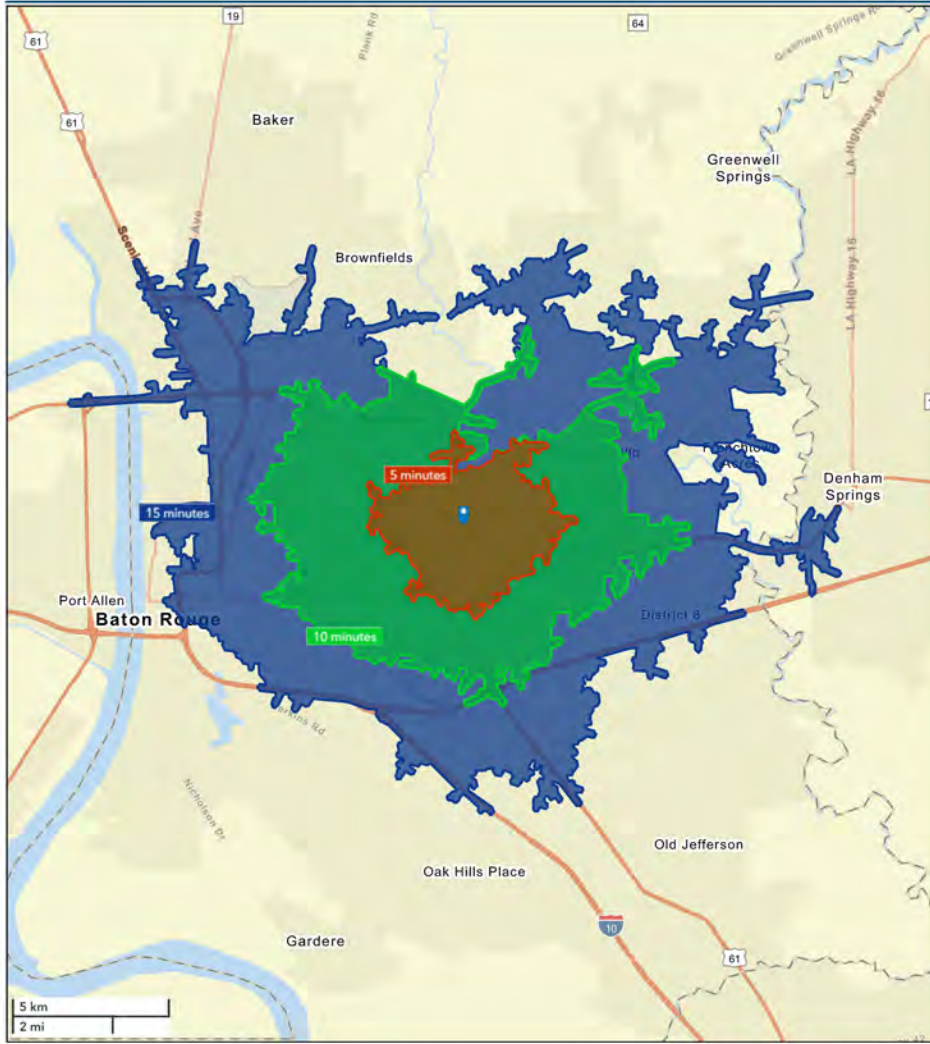


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DRIVE TIME MAP & TRAFFIC COUNT MAP RENOVATED OFFICE/WAREHOUSE ON S. CHOCTAW DR.

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Source: ©2024 Kalibrate Technologies (Q4 2024).

Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



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