

**FOR LEASE**  
**2 VERSATILE**  
**COMMERCIAL -**  
**INDUSTRIAL BLDGS.**

**11997 AIRLINE HWY.**  
**BATON ROUGE, LA. 70817**

**15,000 S.F. BLDG.**  
**1.496 ACRES**

**stirling**







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PROPERTY  
SUMMARY

BUILDING  
OVERVIEW

BLDG. 1  
PHOTOS

BLDG. 2  
PHOTO

MAP

DEMOGRAPHICS

## FOR LEASE

**LEASE PRICE: \$15,625 MO. (\$12.50 +/- S.F. YR.) N.N.N. "AS-IS"**  
(FOR YR. 1 + ANNUAL INFLATION ADJUSTMENT)

### LOCATION

11997 Airline Hwy., Baton Rouge, LA. 70817

- one of the best commercial / industrial locations in all of south Baton Rouge
- 1/2 block south of Airline Hwy / Jefferson Hwy., intersection
- Unlimited visibility to and direct ingress / egress to well traveled Airline Hwy. (35,000 +/- V.P.D.)
- Easy access to all of Baton Rouge & entire E. Baton Rouge Parish (457,000 +/- pop.) & all surrounding areas via Airline Hwy. (U.S. 61) & nearby I-10 & I-12.

### PROPERTY FEATURES

2 commercial / industrial buildings (15,00 +/- S.F. Total + 2,100 +/- S.F. attached covered storage/work area) on 1.496 acres (165'W. x 395'D.)

- Zoned M-1 (light industrial)
- Flood zone A-E
- Inside City of Saint George
- 1 acre concrete paved parking, driveways, & large outside storage area.
- Lamar billboard facing Airline Hwy. reserved by prop. owner
- 2/2026 +/- move in when existing tenant, CPI Compression, move to new location at 1402 Bridgview Dr., Port Allen, LA 70767.

FRONT BLDG 1



FRONT BLDG 2



## PROPERTY SUMMARY

## BUILDING OVERVIEW

## BLDG. 1 PHOTOS

## BLDG. 2 PHOTO

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### BUILDINGS

Two (2) very versatile, climate controlled commercial / industrial buildings (15,000+/- S.F. total plus 2,100 +/- S.F. attached storage/work area), both being pre-engineered, clear span, steel frame, insulated (closed cell foam) on metal exterior walls and roof, all on grade level concrete slabs. Compressed air lines in both buildings. All appear to be in very good condition.

### BUILDING 1

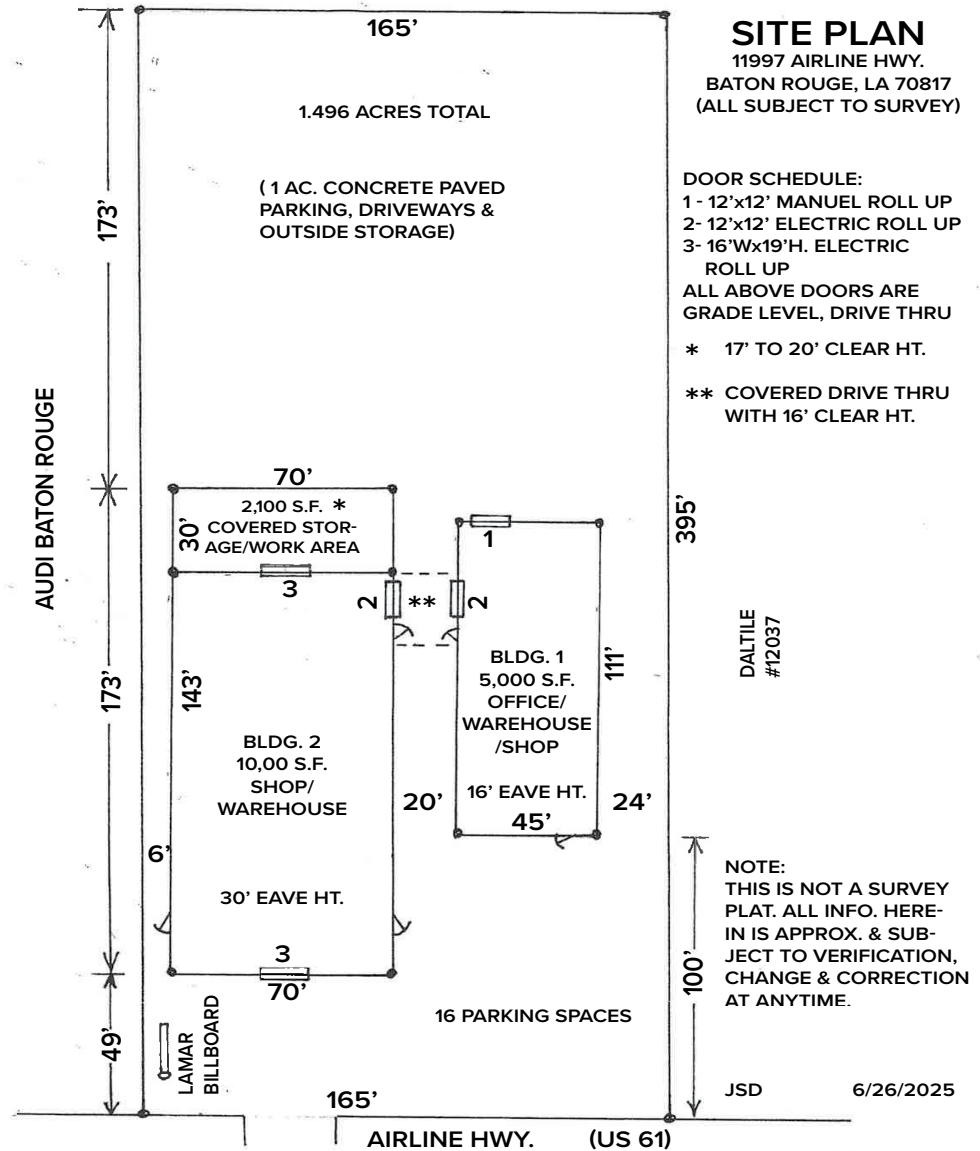
5,000 +/- S.F. TOTAL (45'W. x 116'D.) office / warehouse / shop bldg.

- 16' eave ht. - 18' roof peak
- 2,700 nicely finished office area having reception area + 6 private offices + conference room + 3 restrooms + equipment room + large breakroom with sink & built in cabinets
- 2,300 S.F. warehouse / shop; well lighted; two - 12'x12' grade level metal roll up doors (one electric & one manuel); 12' high metal wainscoat on most walls; 16' to 17" ceiling ht. in shop

### BUILDING 2

10,000 +/- S.F. TOTAL (70'W. x 143'D.) office / warehouse bldg. Plus 2,100 S.F. (70'W. x 30'D.) attached covered storage/work area with concrete slab.

- 30' eave ht. - 33' roof peak
- Two 16'W x 19'H and one 12' x 12' gradelevel, metal, electric roll up doors
- Large service for electric & natural gas
- 13'6" high metal wainscoat on all walls
- Two large locker rooms / restrooms (27' x 18' = 486 S.F. total)
- 60'W. x 138'L. craneway with 22' high steel rails in place for 10 ton travelig bridge crane (bridge, crane and hoists not included)
- Used as machine shop for CPI compression
- Electric service: 480 volt, 3 phase, 600 amp





# stirling

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## PROPERTY SUMMARY

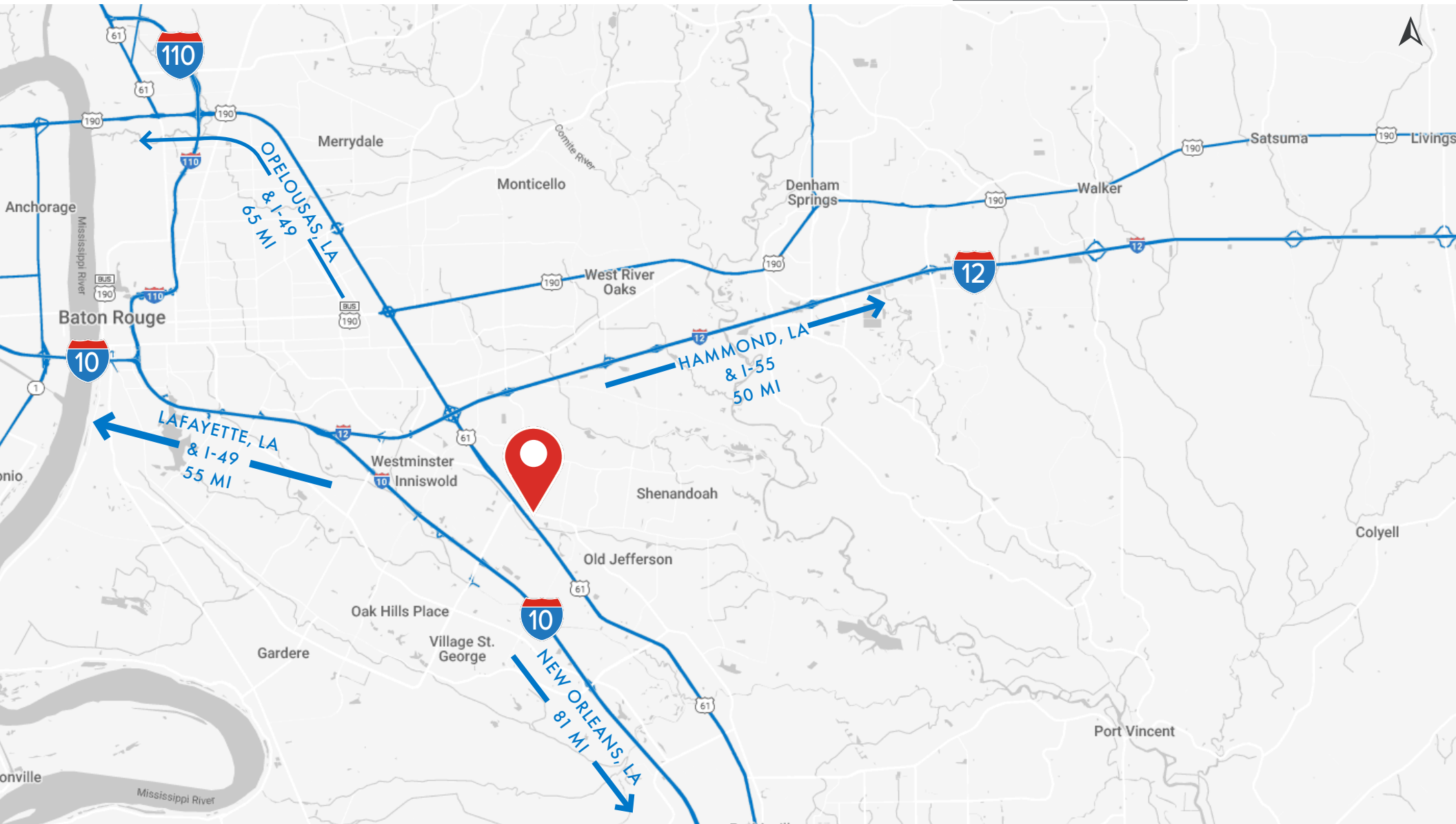
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## BLDG. 1 PHOTOS

## BLDG. 2 PHOTO

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## BUILDING OVERVIEW

## BLDG. 1 PHOTOS

## BLDG. 2 PHOTO

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## DEMOGRAPHICS

### 2025 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

6,202

72,173

166,126



AVG. HH INCOME

\$106,238

\$118,595

\$123,139



HOUSEHOLDS

2,671

30,987

69,119





**JIM DOWLING, SIOR**  
senior Advisor/Broker Associate

Jim Dowling, SIOR is a Senior Advisor / Associate Broker with Stirling, specializing in brokerage, leasing, and development of all types of land and commercial, industrial and investment properties. Including retail, office, warehouse, and manufacturing properties, as well as urban land and farms, acreage, and timberland. Jim has extensive experience in site searches, evaluations and acquisitions, land assemblage, feasibility studies, property valuations, highest and best use studies, rezoning, land development, build-to-suit, and real estate investment acquisitions.

Jim has been a licensed real estate broker since 1974. Prior to joining Stirling in 2016, he served as president of J. Wesley Dowling & Associates, Inc. Realtors and Coldwell Banker Dowling Beauvais & Associates, Inc. Realtors.

Jim is a member of the Society of Industrial and Office Realtors (SIOR); past president of the LA/MS/AL/NWFL chapter of SIOR; graduate of the Louisiana Real Estate Institute (GRI); member of the National Association of Realtors (NAR); and member of Louisiana Commercial Database (LACDB).

Jim attended Louisiana Tech University in Ruston, LA, and is a graduate of Louisiana State University in Baton Rouge, LA.



**STEVE LEGENDRE, CCIM**  
Regional Vice President  
Market Leader - Baton Rouge

Steve Legendre, CCIM serves on Stirling's Commercial Brokerage Division as Regional Vice President and Baton Rouge Market Leader. Since 1995, Steve has focused on helping clients with the acquisition, disposition and site selection related to Industrial and Office Properties, Land, and Real Estate Investments across Louisiana and the Gulf South. As a consistent Top Producer, Legendre has built a strong reputation in the industry based on his track record of successful transactions, professionalism and ethical conduct. Legendre is committed to understanding and meeting the specific needs of his clients, offering personalized advice and solutions tailored to their investment goals and requirements. Legendre fulfills a "Player/Coach" role as Market Leader for Stirling's Baton Rouge Brokerage Office.

Before joining Stirling, Steve, along with Ben Graham, CCIM, and Justin Langlois, CCIM, founded SVN | Graham, Langlois & Legendre (SVN GLL), a full-service commercial real estate brokerage firm based in Baton Rouge servicing Louisiana's Gulf Coast.

Steve earned his Bachelor of Science degree in General Business Administration from the University of New Orleans' College of Business Administration in 1990. He began his commercial real estate career in 1995. In 2001, Legendre achieved the Certified Commercial Investment Member (CCIM) designation. In 2014, Legendre earned his Louisiana Broker's License. Over the course of his career, Steve has held several board positions, including the Greater Baton Rouge Association of Realtors (GBRAR) Trends Committee, the GBRAR Commercial Investment Division (CID), and the CCIM Louisiana Chapter.