# WAREHOUSE PROPERTY

# FOR SALE/FOR LEASE





## 15735 FLORIDA BLVD. BATON ROUGE, LA 70819

## $2,900,000

PRIME COMMERICAL INVESTMENT OPPORTUNITY
GREAT ACCESSIBILITY AND VISIBILITY
FLEXIBLE LAYOUT FOR BUISNESS OPERATIONS
SPECIOUS LAYDOWN YARD
3.22 TOTAL ACRES
28,500 TOTAL SQFT. BUILDING
90% OCCUPANCY RATE
8% CAP RATE
FLOOD ZONE X
ZONED M-1

TIFFANY McBRIDE

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8193 VINCENT RD. STE. M DENHAM SPRINGS, LA 70726
OFFICE: 225.304.6033
EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

CHT GROUP
REAL ESTATE

# 15735 FLORIDA BLVD.
# BATON ROUGE, LA 70819

## 0.3 MILES FROM O'NEAL LANE AND CENTRAL THROUGHWAY



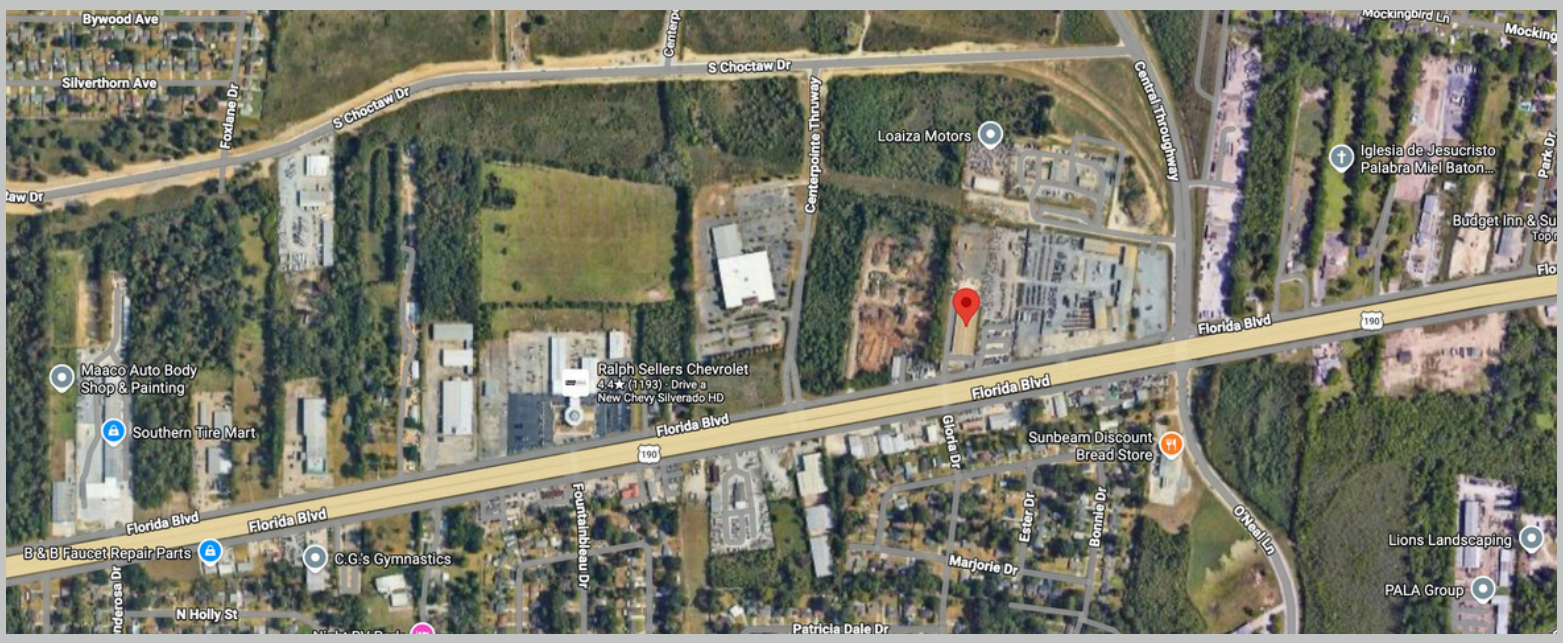

20,406 AVERAGE
DAILY TRAFFIC COUNT

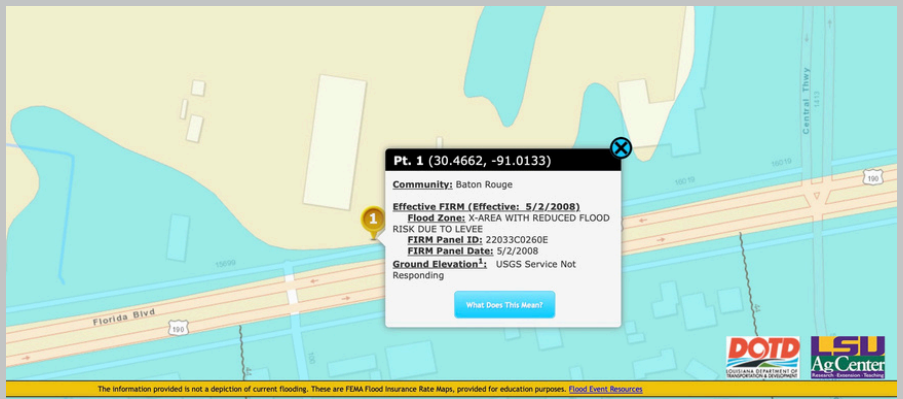
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# PROPERTY HIGHLIGHTS

- **PRICE: $2,900,000**
- GATED ENTRY
- 28,500 SQFT. BUILDING
- 3.22 ACRES (1.16 ACRE LAYDOWN YARD)
- ZONED M-1
- FLOOD ZONE X
- 190.5 FT. ROAD FRONTAGE
- INTERIOR AND EXTERIOR REMODELED IN 2026
- 25,225 SQFT HEATED/COOLED
- FULLY SPRINKLERED
- 3 WAREHOUSE UNITS
- 21,160 SQFT. WAREHOUSE AREA
- GREAT VISIBILITY & EASILY ACCESSIBLE
- 3-12 FT. OVERHEAD DOORS
- 90% OCCUPANCY RATE
- 8% CAP RATE
- 16 OFFICES
- 8 RESTROOMS
- ADA-COMPLIANT DESIGN
- 50 PARKING SPOTS
- STABILIZED YARD SPACE- COULD BE USED FOR FLEET PARKING
- 15 NEW HVAC UNITS





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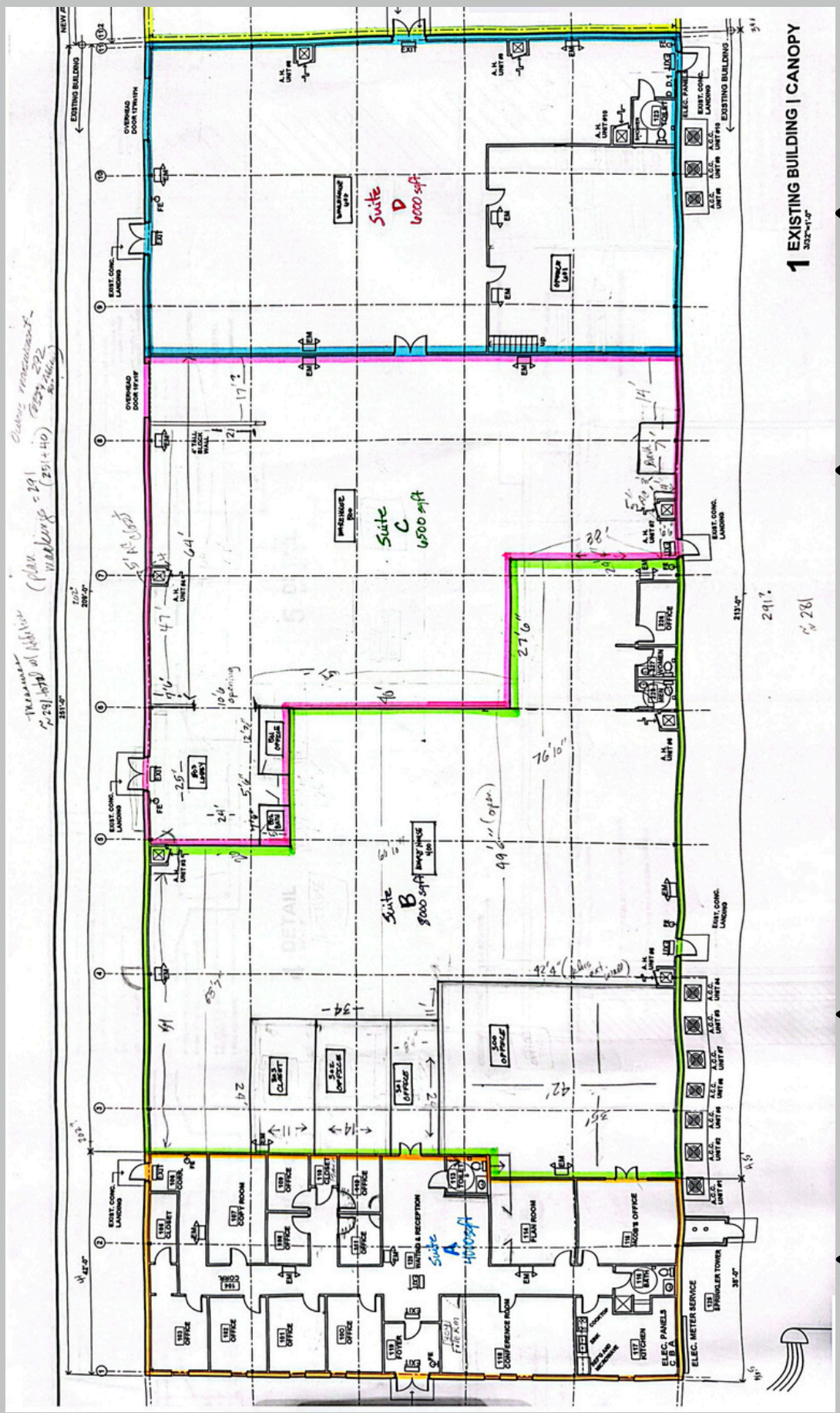
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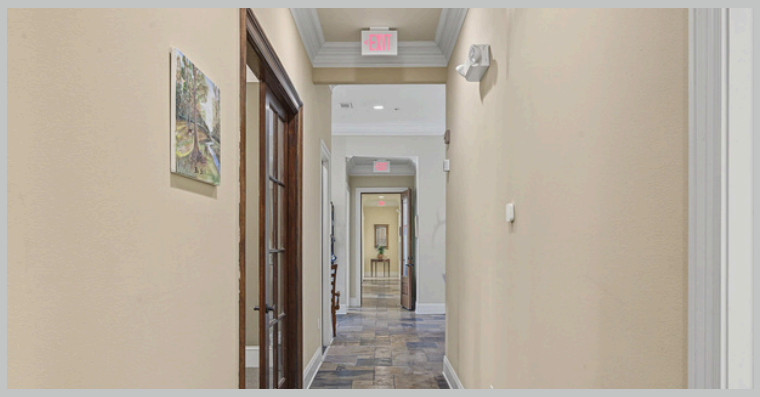
# SUITE A



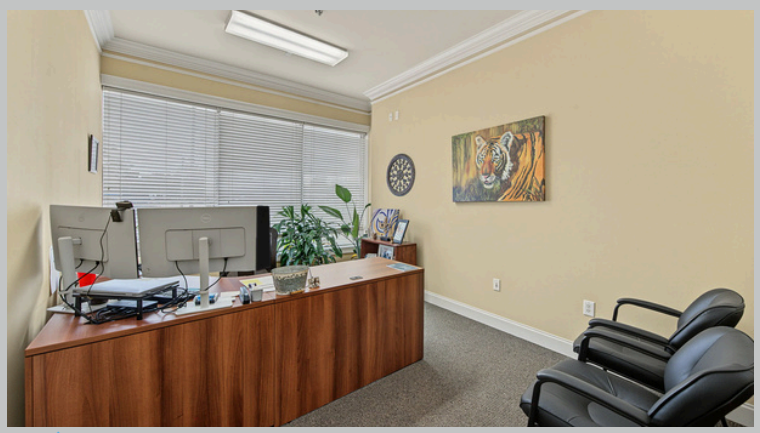














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# SUITE B









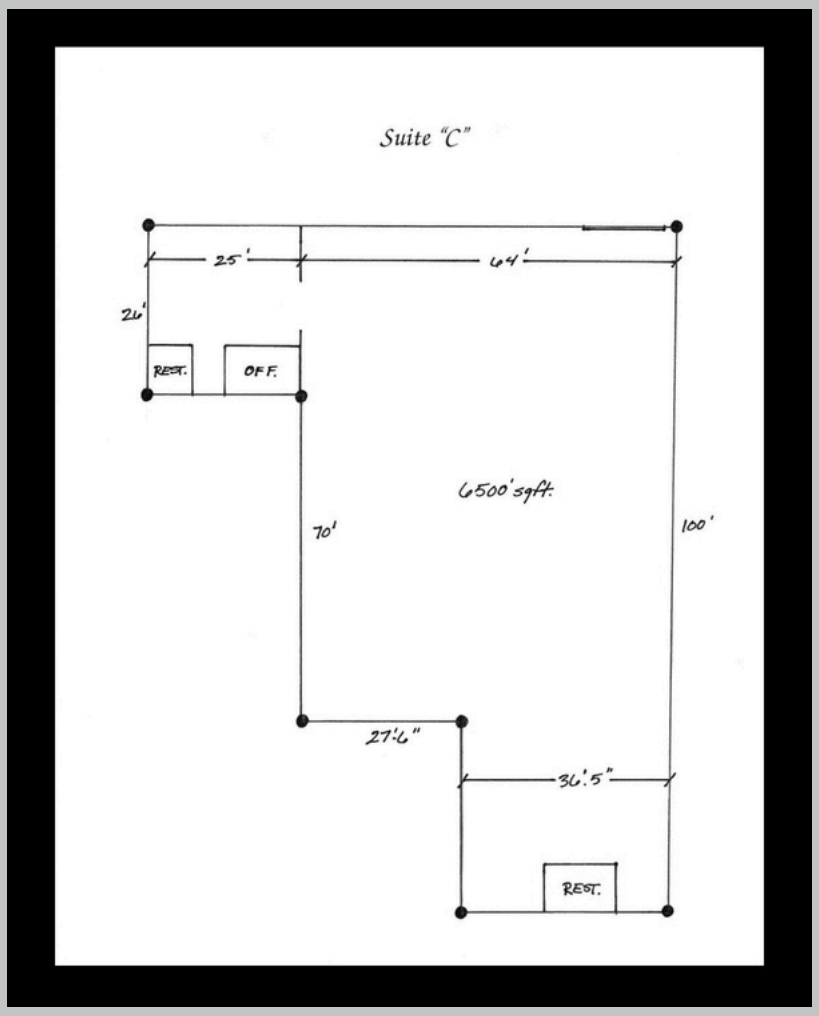







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# SUITE C - FOR LEASE




## $6,500/MONTH
## CAM: $1,800/MONTH

- AVAILABLE IMMEDIATELY
- PRIVATE ENTRY
- LEASABLE AREA: 6,500 SQFT
- 6,000 SQFT. WAREHOUSE SPACE
- LOBBY
- 1 OVERHEAD DOOR
- 12 FT. ROLL UP DOOR
- 1 OFFICE
- 2 RESTROOMS
- 8 PARKING SPOTS
- CLIMATE CONTROLLED
- NEW HVAC
- FULLY SPRINKLERED
- M-1 LIGHT INDUSTRIAL ZONING
- 20,406 DAILY AVERAGE DAILY TRAFFIC COUNT
- NEW HVAC



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# SUITE C - FOR LEASE



## IMMEDIATE AVAILABILITY







## 6,000 SQFT. WAREHOUSE SPACE
## 12 FT. ROLLUP DOOR

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# SUITE D

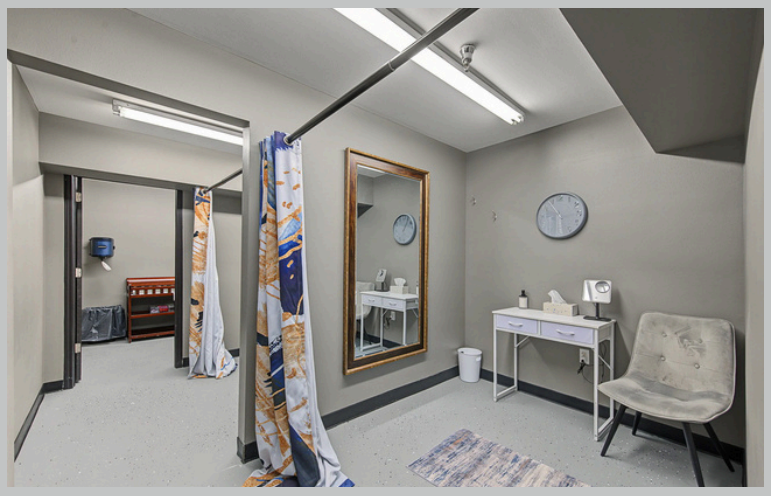














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- 4,000 SQFT. COVERED AREA
- 20 FT. EAVES
- LEASED



# OPEN COVERED WAREHOUSE APRON

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# LAYDOWN YARD-FOR LEASE

## 1.16-ACRES



- VERSATILE COMMERCIAL & INDUSTRIAL USE POTENTIAL
- IDEAL FOR FLEET PARKING, TRUCK & TRAILER STORAGE
- SUITABLE FOR HEAVY EQUIPMENT, MACHINERY & MATERIAL STORAGE
- EXCELLENT OPPORTUNITY FOR CONTRACTORS, CONSTRUCTION & SERVICE-BASED BUSINESSES
- FUNCTIONAL SPACE FOR OUTDOOR STORAGE, INVENTORY & EQUIPMENT STAGING
- FLEXIBLE SITE LAYOUT TO ACCOMMODATE OPERATIONAL NEEDS & BUSINESS EXPANSION
- CONVENIENT ACCESS FOR COMMERCIAL VEHICLES & EQUIPMENT
- IDEAL FOR A VARIETY OF COMMERCIAL STORAGE & OPERATIONAL APPLICATIONS
- PRIVATE ENTRY

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