

OFFICE BUILDING FOR LEASE
NOVEMBER 2024

**6109 HOLLYFIELD
DR**

BATON ROUGE, LA

stirling





PROPERTY DESCRIPTION

The office warehouse at 6109 Hollyfield Dr. in Baton Rouge offers versatile space with essential amenities suited for a variety of business operations. The property features a substantial 12-foot wide, 12-foot high overhead door, providing easy access for loading and unloading, complemented by a 12-foot high covered secure area measuring 80 feet deep and 25 feet wide. Inside, the warehouse space spans +/-60 feet deep by 30 feet wide, providing ample room for storage and operational needs.

The office area includes a single office with restroom measuring approximately 300 SF, creating a comfortable and functional environment for administrative tasks. Two restrooms, one within the warehouse and another in the office area, enhance convenience for staff. A covered parking area to the side of the building provides additional access through a side overhead door, making this property ideal for businesses requiring flexible space and secure on-site access.

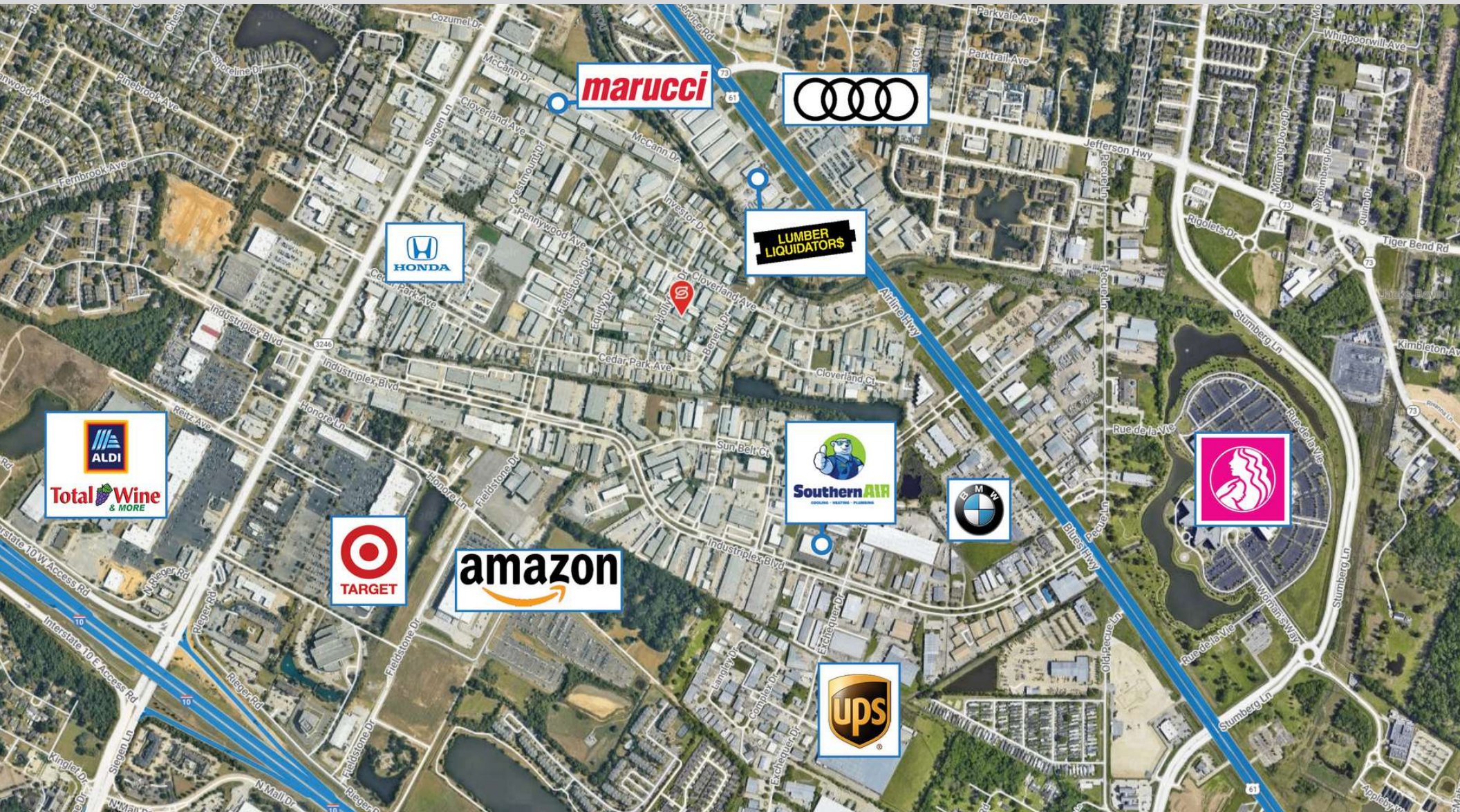
LOCATION DESCRIPTION

The area surrounding 6109 Hollyfield Dr. in Baton Rouge, LA, is situated within an active commercial and industrial corridor, making it ideal for businesses looking to tap into the city's bustling economic landscape. Located near Airline Highway, this area offers excellent connectivity to major transportation routes, including I-12 and I-10, allowing for efficient logistics and ease of access for clients and employees alike. The neighborhood is characterized by a mix of industrial facilities, warehouses, and service-oriented businesses, creating a vibrant business community.

Nearby amenities include a range of dining options, retail centers, and essential services, providing convenience for employees working in the area. The vicinity is also close to several residential neighborhoods, providing a local labor pool and further supporting the business-friendly environment. Overall, the Hollyfield Dr. area offers both functional infrastructure and convenient access to Baton Rouge's broader commercial and industrial sectors.

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	3,600 SF (1,800-3,600SF)
Lot Size:	5,936 SF



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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	186	884	4,758
Average Age	36	38	40
Average Age (Male)	35	37	38
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	78	369	2,075
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$70,641	\$78,565	\$91,191
Average House Value	\$259,756	\$271,571	\$284,480

Demographics data derived from AlphaMap