

FOR SALE

FULLY CONDITIONED OFFICE WAREHOUSE

PROPERTY INFORMATION

PRICE

\$325,000.00 (\$85.53/SF)

PROPERTY ADDRESS

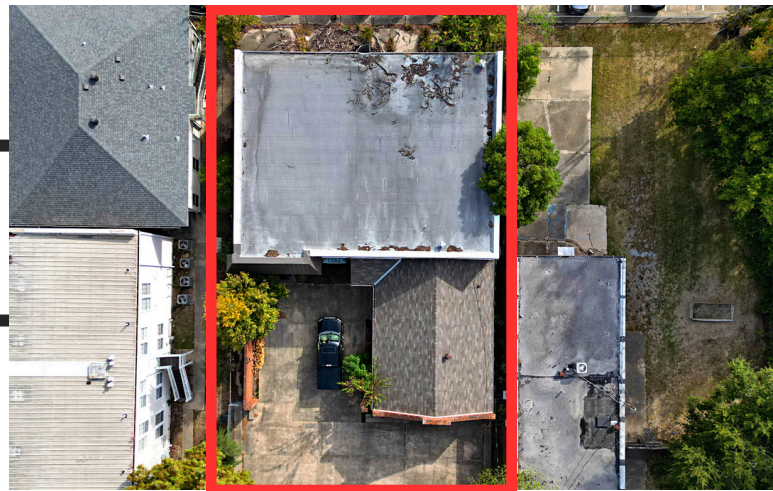
1750 LAUREL ST., BATON ROUGE, LA
70802

BUILDING SIZE:

3,800 SF

ZONING:

C2- HEAVY COMMERCIAL



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PROPERTY OVERVIEW

40512 LA-42 | Prairieville, LA

This well-located office/warehouse property offers approximately 3,800 SF of fully conditioned space situated on a ± 0.19 -acre lot in Mid-City Baton Rouge, just minutes from Florida Blvd. and Interstate 110. The building features a functional blend of office and warehouse space, making it ideal for owner-users or investors seeking flexibility across a variety of commercial uses.

Constructed with wood frame and masonry, the property is in good overall condition and includes a roll-up door, providing efficient access for light industrial, service, or distribution operations. The entire building is climate controlled, allowing for comfortable year-round use throughout both office and warehouse areas.

Zoned C-2 Heavy Commercial and located in Flood Zone X, the site supports a wide range of permitted uses. The property's central location offers convenient access to Downtown Baton Rouge, major transportation corridors, and surrounding commercial nodes.

This is a strong opportunity for users seeking a centrally located office/warehouse with solid fundamentals and adaptability in a supply-constrained market.

Highlights:

- $\pm 3,800$ SF office/warehouse building on a ± 0.19 -acre site
- Functional mix of office and warehouse space
- Fully climate-controlled throughout
- One (1) roll-up door for efficient loading and access
- Zoned C-2 Heavy Commercial
- Located in Flood Zone X
- Constructed with wood frame and masonry; building in good condition
- Excellent access to Florida Blvd. and Interstate 110
- Centrally located in Mid-City Baton Rouge, minutes from Downtown

