

FOR SALE

PROPERTY SUMMARY

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.

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.

BUILDING INFO

- 3,800 SF

LISTING PRICE

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

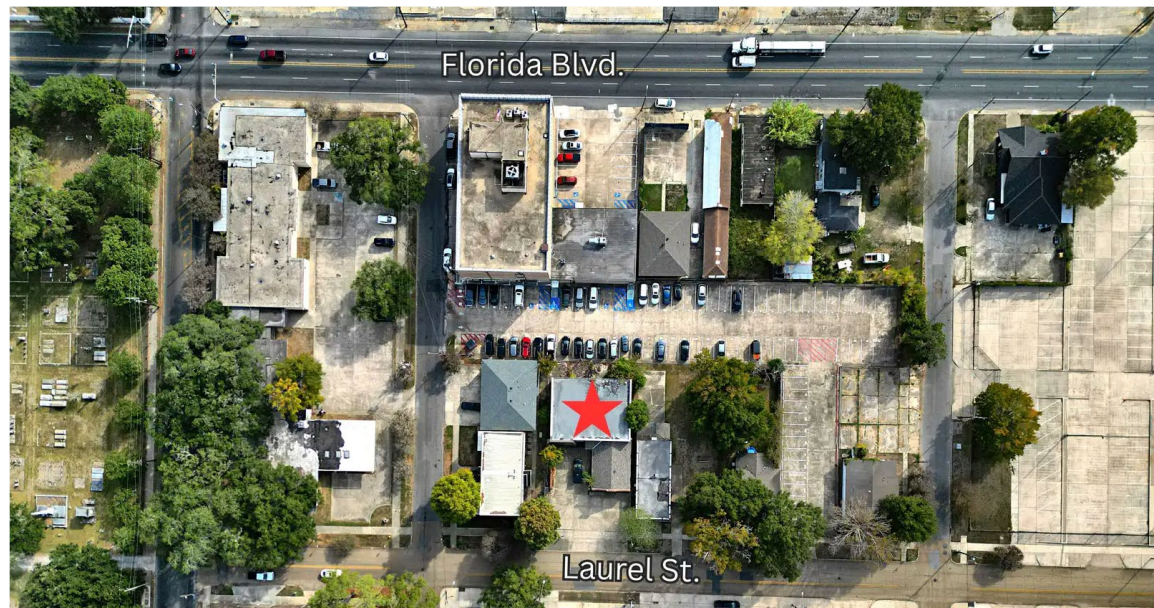
PROPERTY HIGHLIGHTS

- $\pm 3,800$ SF office/warehouse building on a ± 0.19 -acre site
- Fully climate-controlled throughout
- One (1) roll-up door for efficient loading and access
- Zoned C-2 Heavy Commercial
- Located in Flood Zone X

TRAFFIC COUNTS (ADT 2025)

- Florida Street: 12,384

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	11,336	75,363	155,291
Avg. HH Income	\$61,641	\$56,443	\$62,135



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FULLY CONDITIONED OFFICE WAREHOUSE

1750 Laurel St., Baton Rouge, LA

