

INDUSTRIAL FOR LEASE 1956 WOODDALE CT

1956 Wooddale Ct, Baton Rouge, LA 70806



PROPERTY DESCRIPTION

Strategically located at the heart of Baton Rouge's bustling industrial district, this versatile building on Wooddale Court offers unparalleled access to the highly trafficked Airline Highway, serving as an essential connection point for businesses seeking both local and regional reach. Nestled within a large, well-maintained industrial business park, the property benefits from a safe and professional environment that's ideal for a variety of industrial and commercial activities. This Wooddale Court location offers an exceptional blend of convenience, visibility, and adaptability, making it a prime choice for businesses aiming to establish a robust presence in Baton Rouge's industrial landscape.

PROPERTY HIGHLIGHTS

- Close Proximity to Airline Hwy
- Industrial Business Park
- Flexible Usage

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OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
Available SF:	5,600 SF
Building Size:	5,600 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	398	1,341	4,548
Total Population	679	2,472	8,902
Average HH Income	\$23,067	\$27,327	\$28,786

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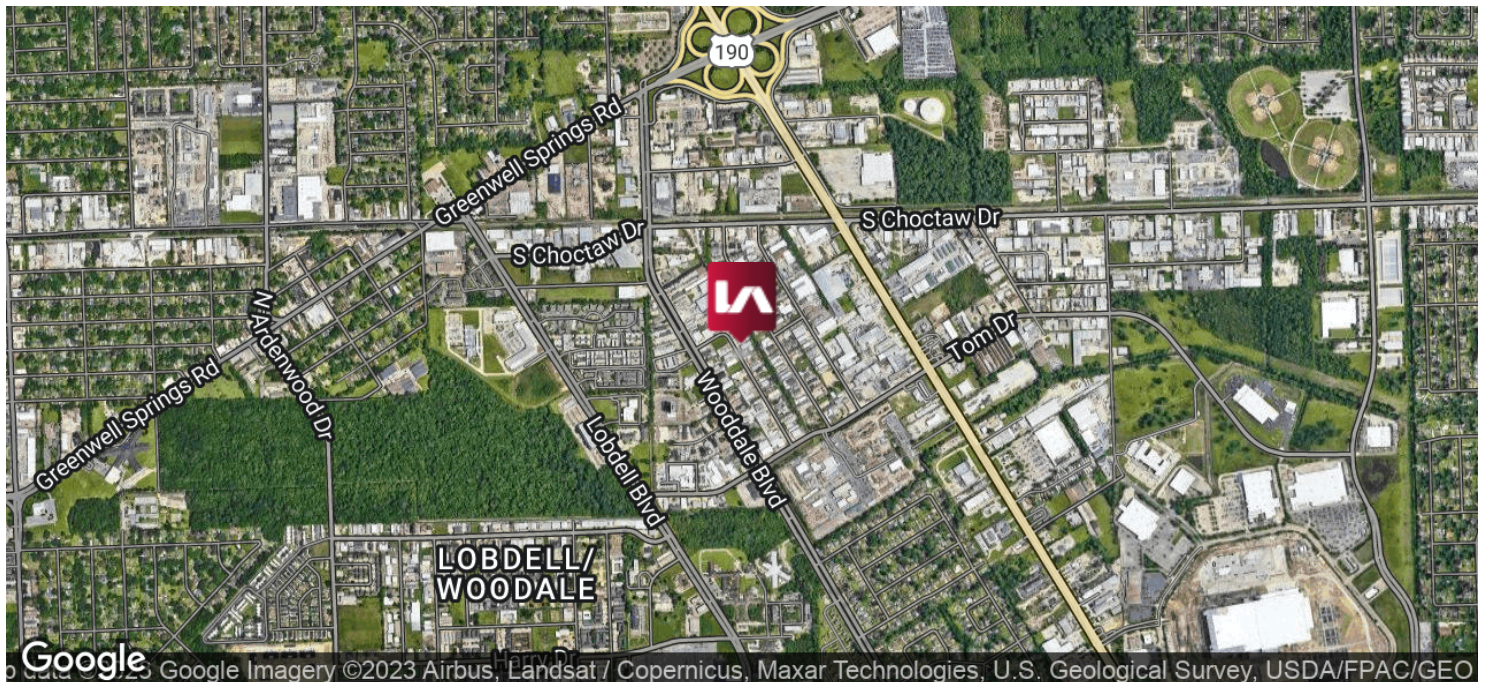


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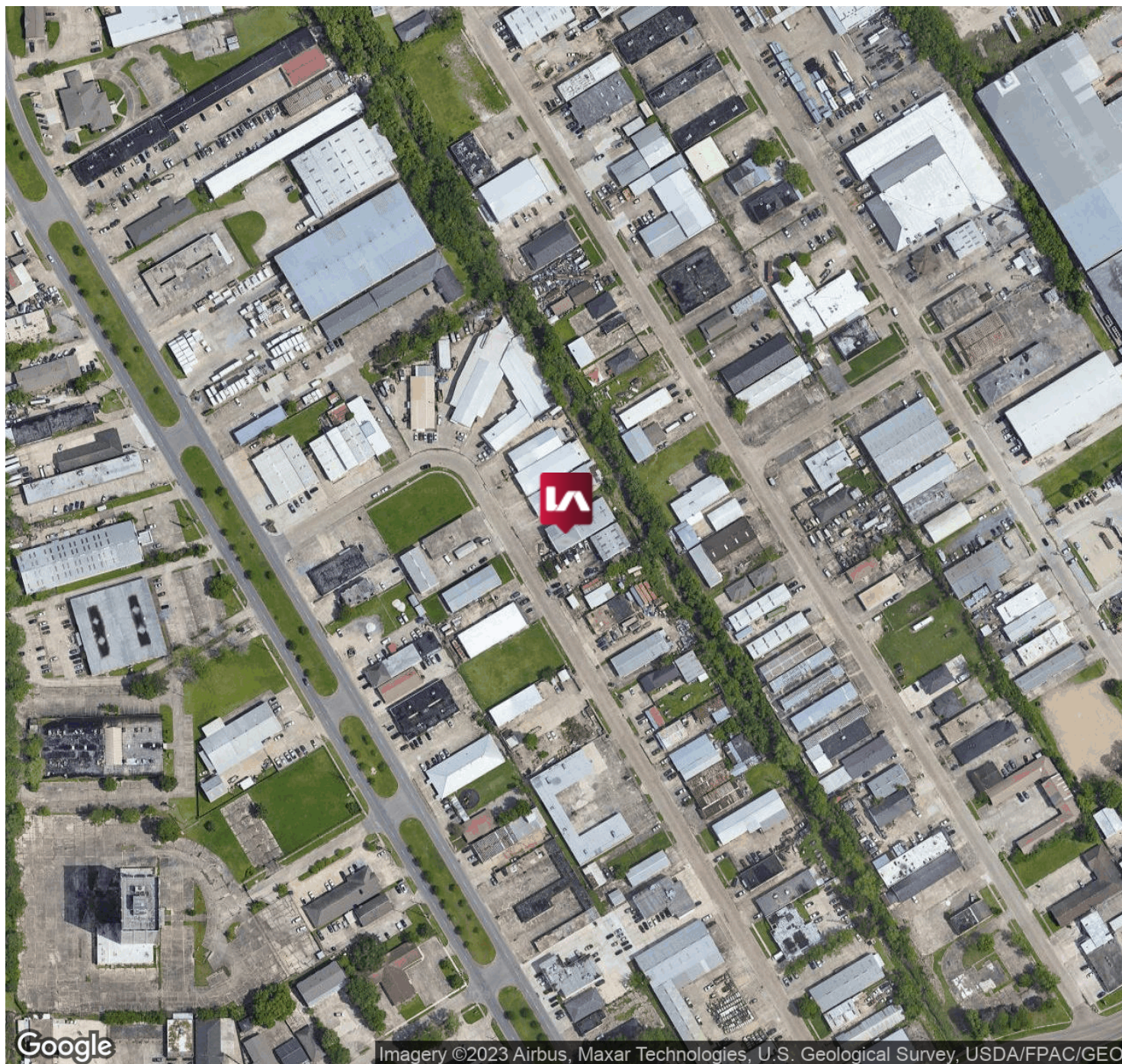
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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