

For Sale HEAVY INDUSTRIAL WAREHOUSE CAMPUS

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5 BUILDING HEAVY INDUSTRIAL CAMPUS

Up to 24,683 square feet
available for sale.

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Offering Summary

Positioned for Logistics, Fabrication, and Service Operations

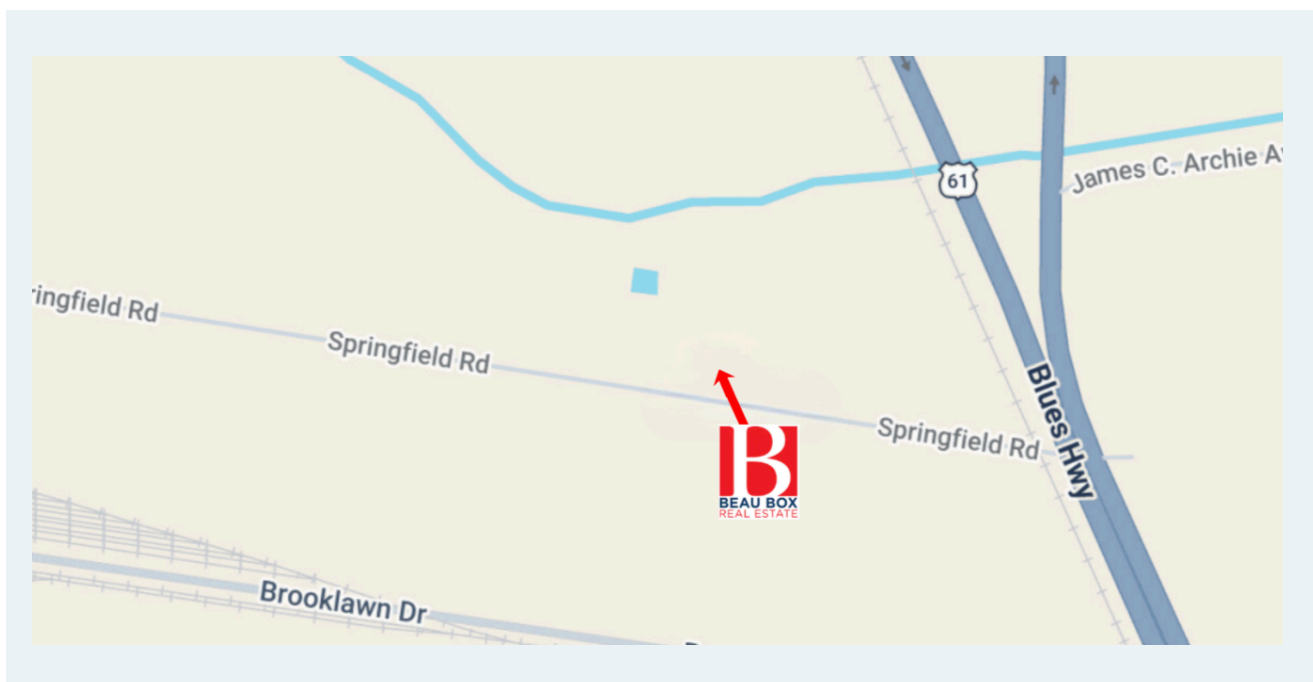
Five-building industrial campus totaling approximately 24,683 SF on 4.08± acres just off US Highway 61 (Airline Highway). The property includes a mix of warehouse, office and storage improvements with Heavy Industrial (M2) zoning and heavy 3-phase electrical service.

Dock-high and grade-level loading support a variety of warehouse, distribution, fabrication and service operations, while additional yard and outdoor storage potential provides added flexibility for equipment, materials and fleet needs.

Property Overview

\$1,495,000 Sale Price	±24,683 SF Total Building Area	5 Buildings
M2 Heavy Industrial Zoning	X Flood Zone	4.08 Acres Site Size

Map Overview



Property Breakdown

Five Distinct Buildings Create Flexible Industrial Functionality



Building 1

Warehouse + Office | 12,140 SF | 18' Eave Height

Sprinklered and dock served with three 12' x 13' dock-high loading doors, two 10' x 10' grade-level doors and approximately 1,910 SF of office space.

Building 4

Pump House | 515 SF

Dedicated structure housing equipment supporting the fire sprinkler system.

Building 2

Warehouse | 7,500 SF | 20' Eave Height

Sprinklered and dock served with two dock-high loading positions, one 10' x 10' grade-level side door and direct connectivity to Building 1.

Building 5

Storage Building | 1,680 SF | 24' Eave Height

High-clearance, sprinklered storage warehouse.

Building 3

Warehouse | 2,800 SF | 16' Eave Height

Non-sprinklered warehouse with two 10' x 13' grade-level drive-through doors for efficient equipment and vehicle flow.

Operational Highlights

M2 Zoning | Heavy 3-Phase Power

Dock-high and grade-level loading options across the campus with additional yard and outdoor storage potential support warehousing, fabrication, distribution and field-service users.

Aerial Overview

Industrial Location with Access to Airline Highway and the Mississippi River Corridor.

The site is positioned just off US Highway 61 (Airline Highway), with proximity to Baton Rouge, Baker and Zachary. Its location supports industrial users serving the broader petrochemical and manufacturing network along the Mississippi River corridor.



US 61 | Airline HWY

Immediate corridor access

Industrial Users

Warehouse | Logistics | Fabrication

Outdoor Capacity

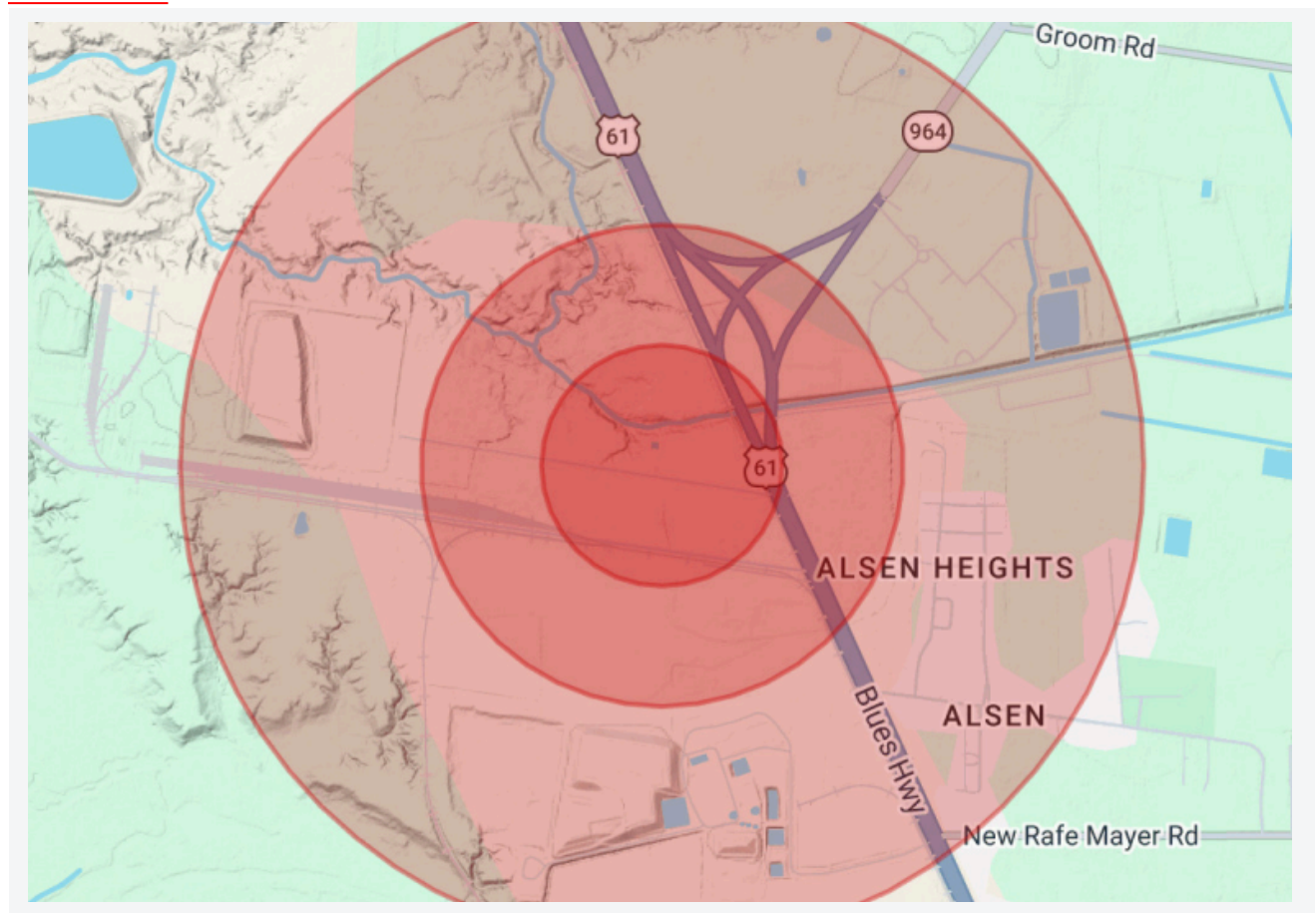
Additional laydown and storage potential

Demographics

Map and Report

Key Demographic Indicators Surrounding the Property

0.25 / 0.5 / 1 Mile Radius



	0.25 Miles	0.5 Miles	1 Mile
Population	5	55	303
Households	1	16	90
Average HH Income	\$149,535	\$72,605	\$65,956
Average Age	50.5	44.6	43.7



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