



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

12,723 SF INDUSTRIAL WAREHOUSE

7777 GREENWELL SPRINGS RD, BATON ROUGE, LA, LA 70814

\$765,000

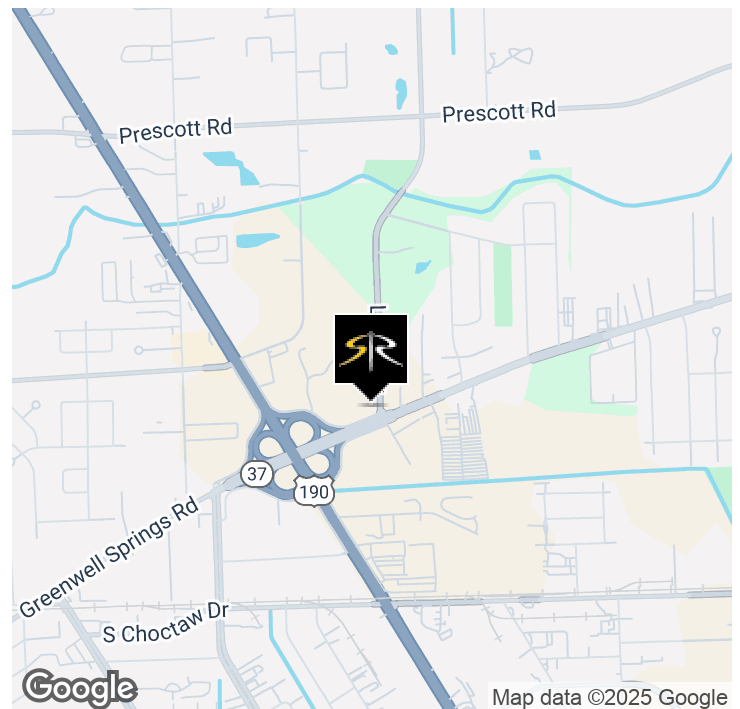


OFFERING SUMMARY

Sale Price:	\$765,000
Building Size:	12,723 SF
Lot Size:	1.16 Acres
Price / SF:	\$60.13

PROPERTY HIGHLIGHTS

- 12,723 SF Block Side Walls with Metal Roof
- 7,500 SF, 11' Clear and Sprinklered
- 1.16 Acre Site
- Three Phase Power
- Back Up Generator
- Zoned C-1
- Located corner of Greenwell Springs Rd. and Lanier Dr.



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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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This floor plan shows a building with a total width of 150' and a total depth of 50'. The layout includes several rooms and corridors with the following dimensions:

- Top Left Room:** 63' x 43' (trapezoidal shape).
- Top Right Section:**
 - Two 8'x21' rooms.
 - Three 9'x9' rooms.
 - A 40' wide corridor.
 - Two 8'x5' rooms.
 - A 10'x10' room.
 - A 12'x9' room.
- Bottom Left Section:**
 - A 40' wide corridor.
 - A 12'x6" room.
 - A 6'x7' room.
 - A 12'x14' room.
 - A 78' wide corridor.
- Bottom Right Section:**
 - A 6'x7' room.
 - A 12'x14' room.
 - A 12'x6" room.
 - A 32' wide corridor.
 - A 23'5" wide corridor.

The overall dimensions are 150' (width) and 50' (depth).

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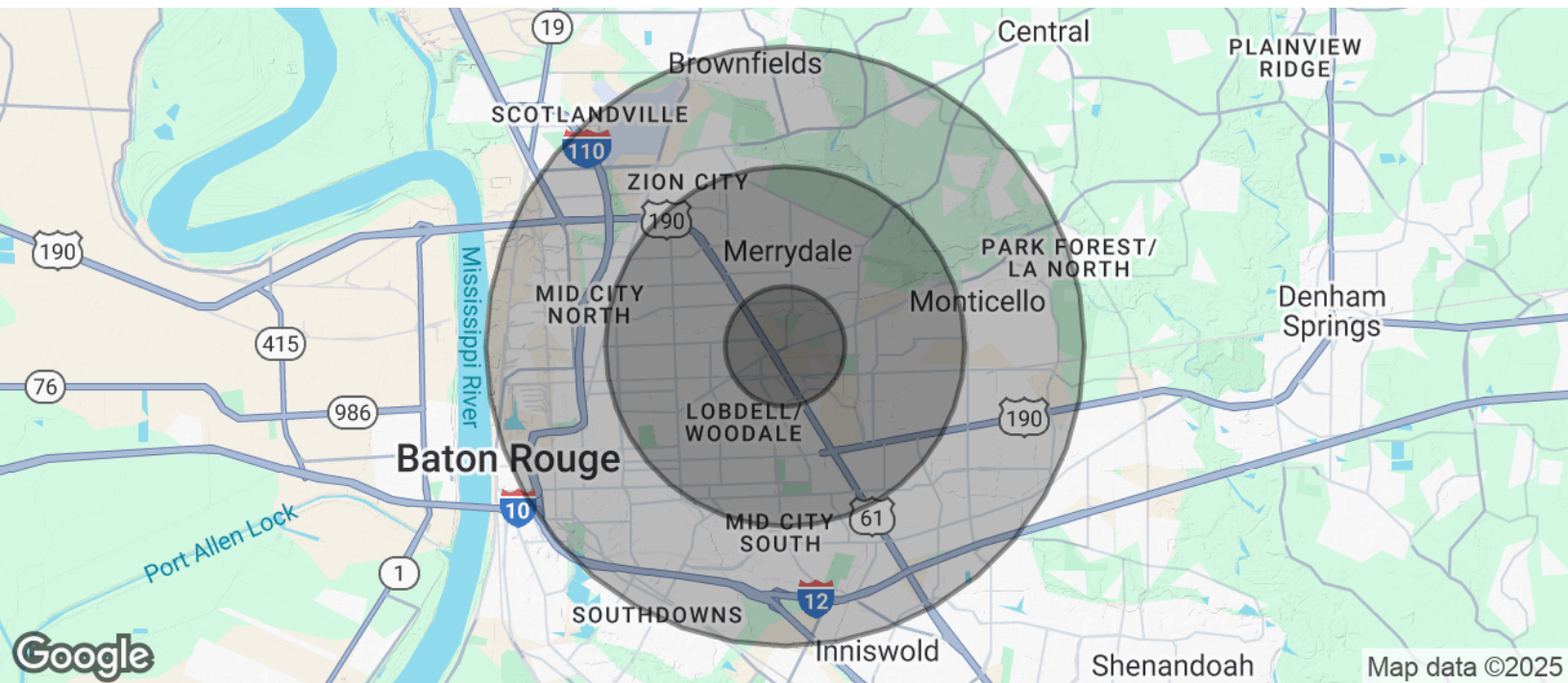
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DEMOGRAPHICS

12,723 SF INDUSTRIAL WAREHOUSE

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\$765,000



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,208	70,461	169,161
Average Age	37	39	40
Average Age (Male)	35	37	38
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,089	28,012	69,732
# Of Persons Per HH	2.5	2.5	2.4
Average HH Income	\$44,822	\$54,072	\$70,686
Average House Value	\$179,600	\$192,113	\$247,611

Demographics data derived from AlphaMap

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