

Cold Storage / Food Processing Facility

601 Neosho Ave Baton Rouge, LA 70802

PROPERTY SUMMARY



Property Description

51,926 SF dock-high cold storage and food processing facility in Baton Rouge, LA. Designed for multiple freezer / blast freezer (-30 to -10 degrees) and refrigerated zones (40-50 degrees) with insulated construction. 5 dock-high loading doors + 1 drive-in ramp. 26' eave height. ±3,100 SF office + 48,826 SF cold storage / processing areas. Fenced and secured site. Ideal for food processing, distribution, or logistics/e-grocery use.

Located on Neosho Ave immediately south of the ExxonMobil refinery and other chemical/industrial operators. The site is accessed via I-110, providing connectivity to the greater region through I-10/I-12.

Offering Summary

Sale Price:	\$5,150,000
Building Size:	51,926 SF
Land Size:	1.84 Acres

Property Highlights

- Rare cold storage / food processing asset
- Industrial corridor location with interstate connectivity
- Positioned for food/logistics end-users
- Offered As Is

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ADDITIONAL SITE PHOTOS



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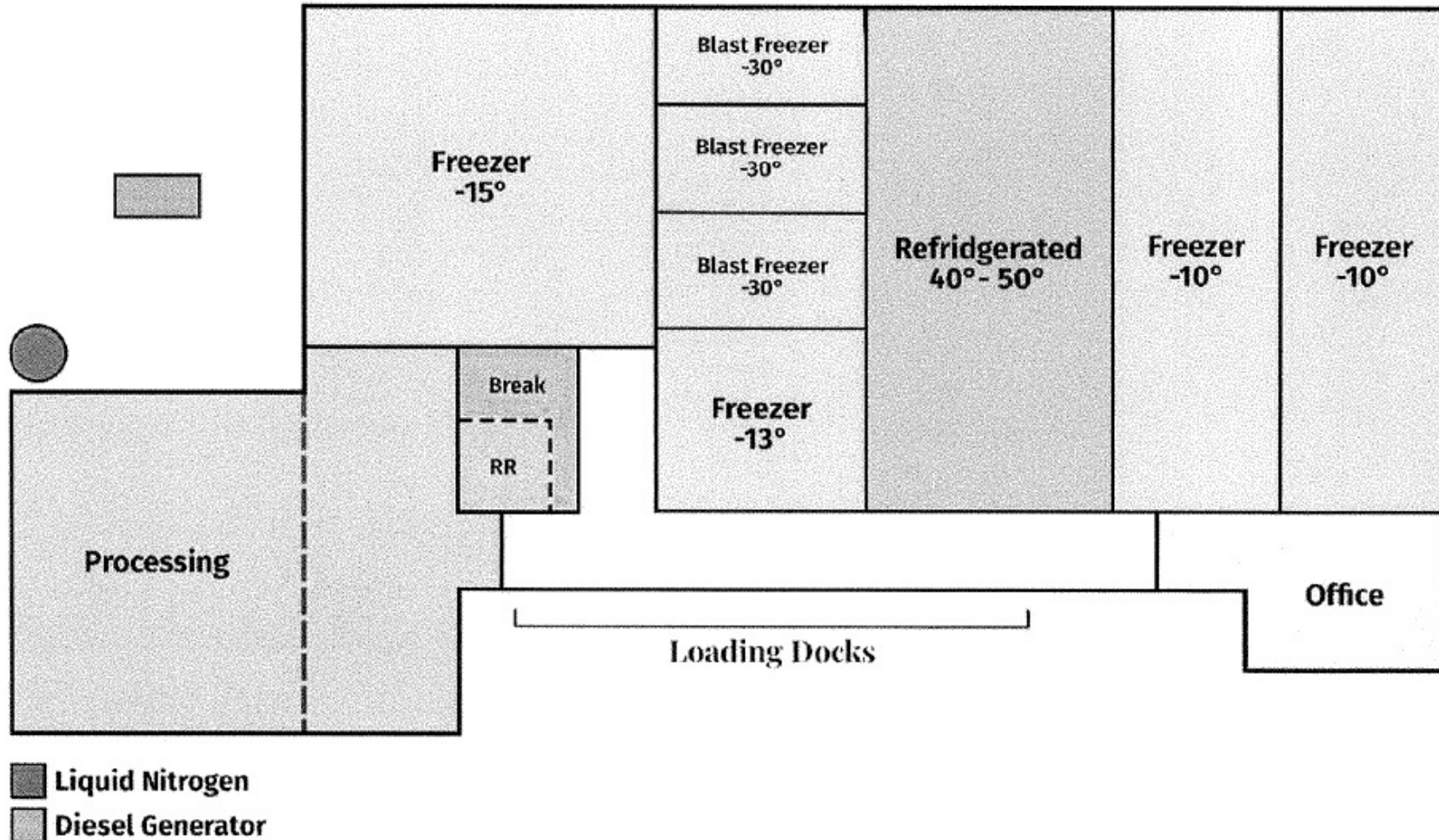


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INTERIOR LAYOUT

601 Neosho Ave – 51,926 SF



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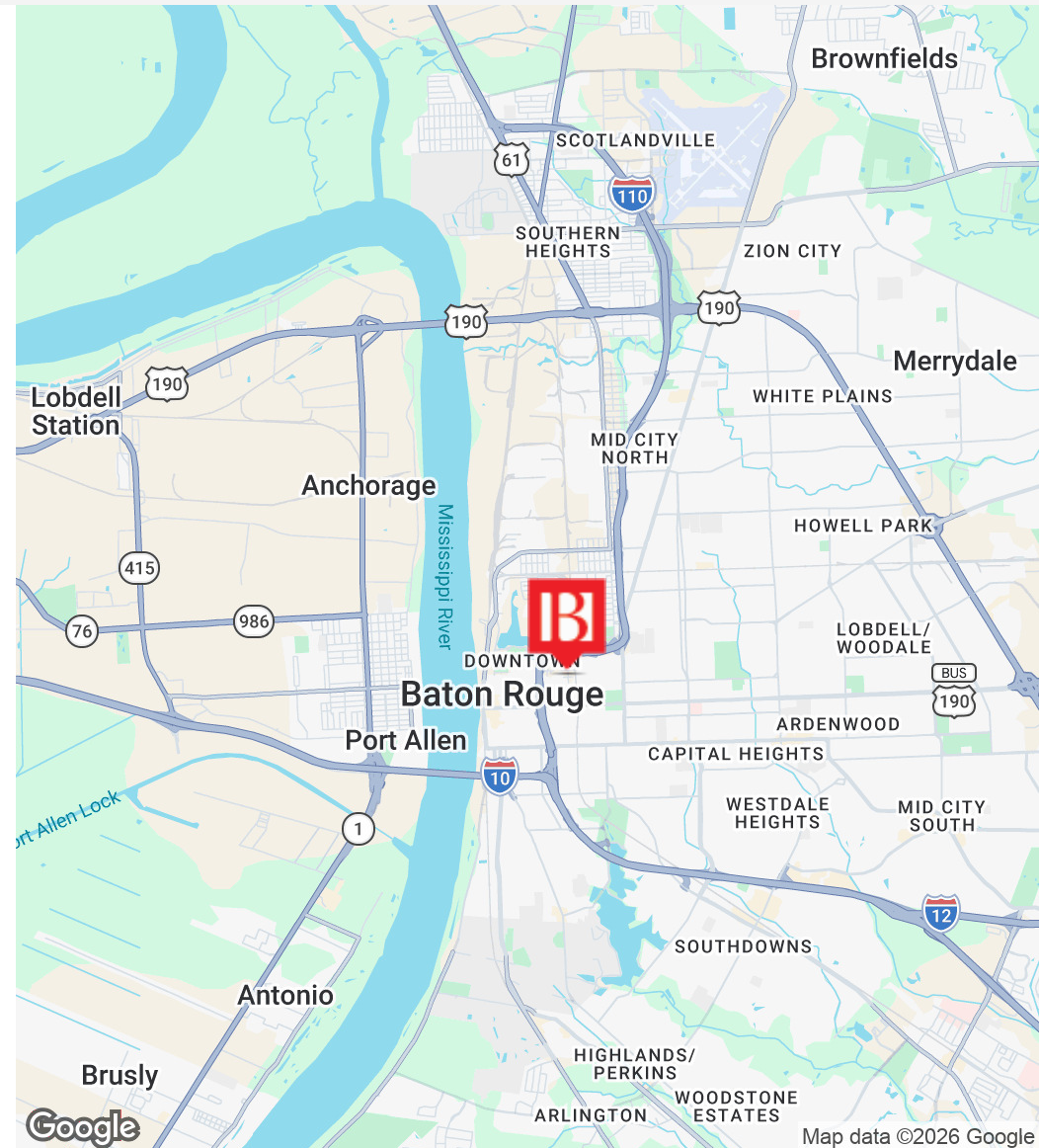
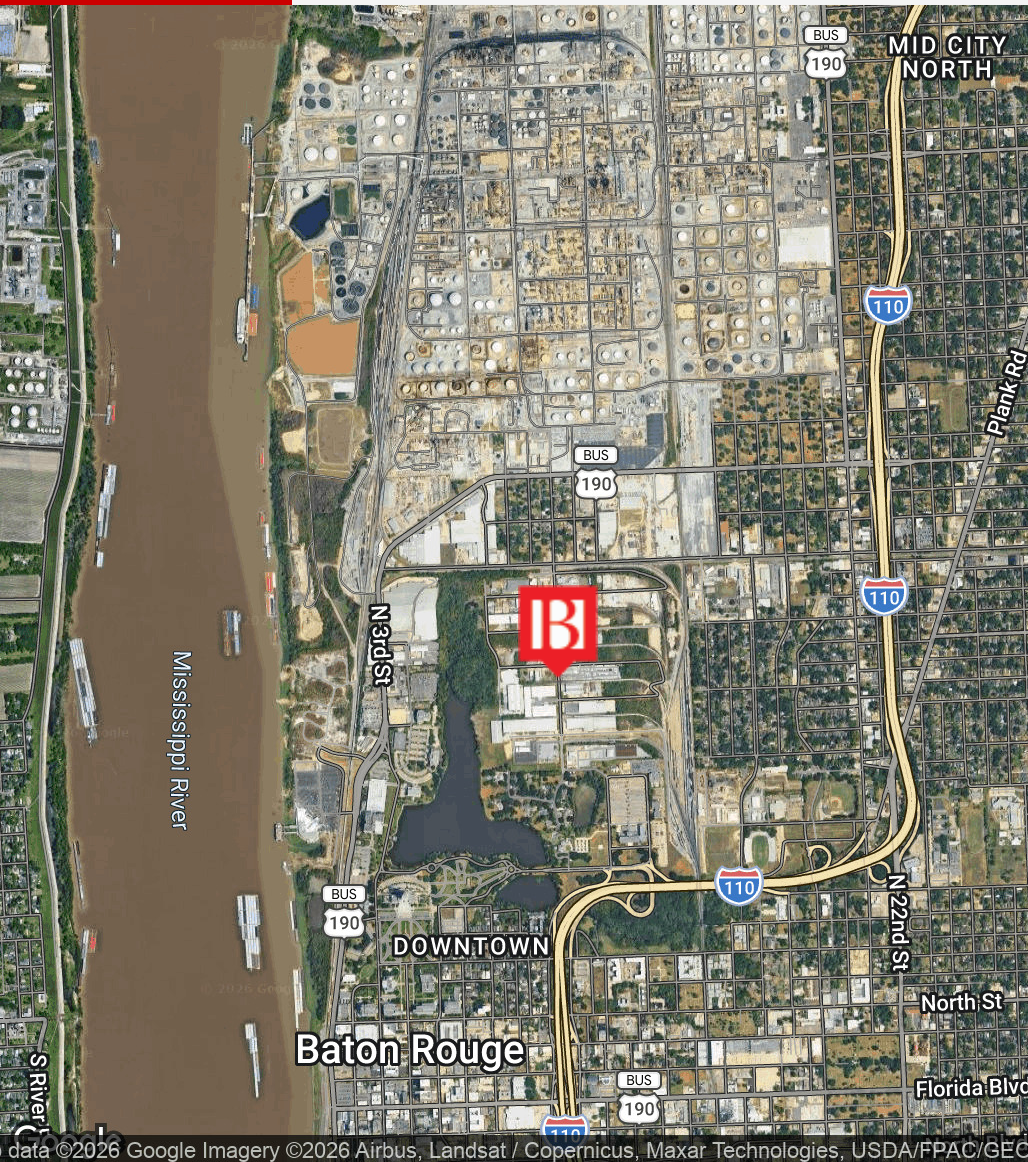
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LOCATION MAP



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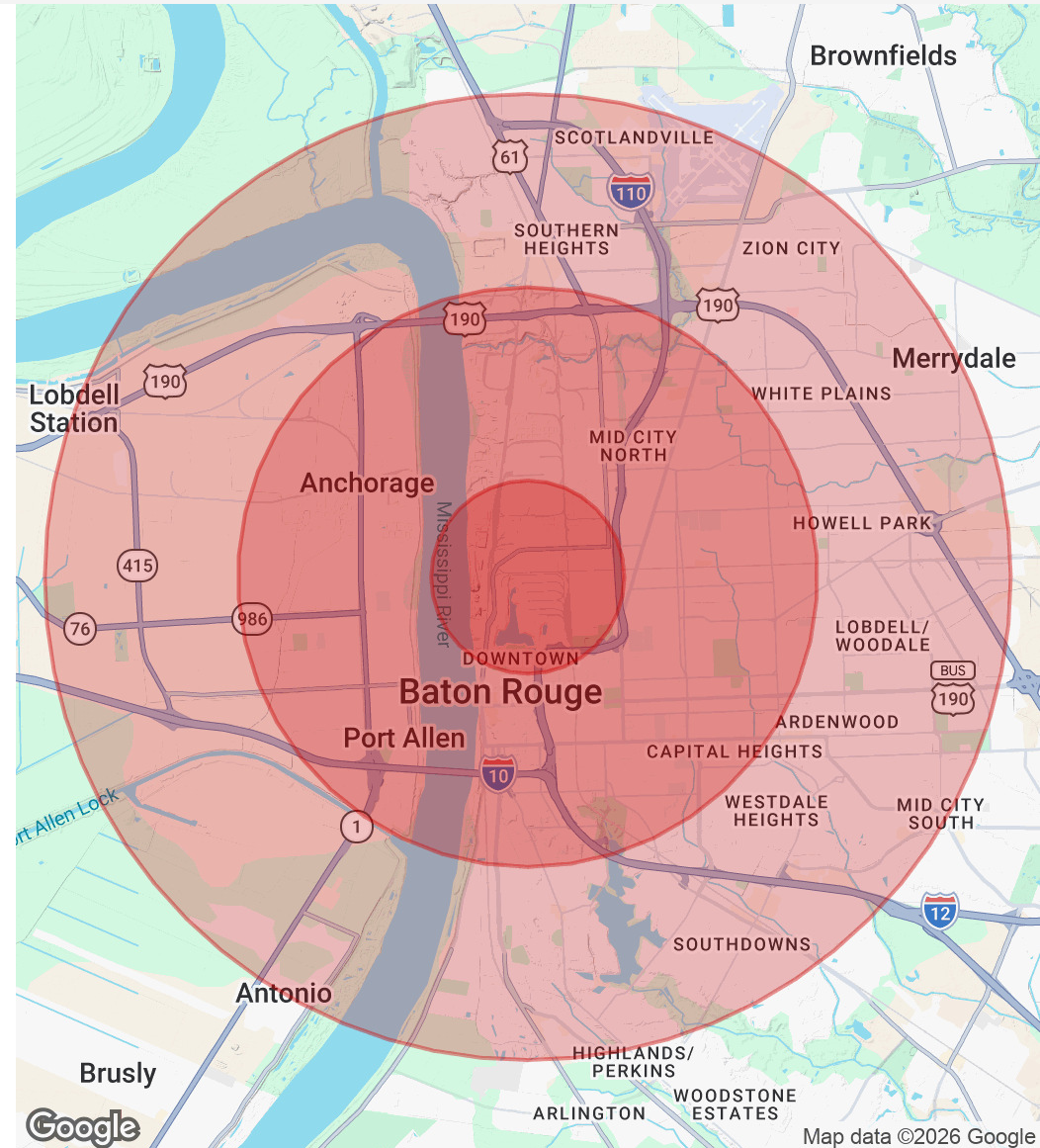
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	2,589	51,578	134,614
Average Age	33.3	37.8	34.6
Average Age (Male)	29.4	38.3	33.2
Average Age (Female)	31.6	38.6	36.7
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,247	21,431	52,944
# Of Persons Per HH	2.1	2.4	2.5
Average HH Income	\$62,173	\$65,332	\$67,817
Average House Value	\$211,029	\$202,506	\$250,015

2023 American Community Survey (ACS)



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CONTACT

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