JOHN DEARMOND
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OFFICE BUILDING FOR SALE

2124 Wooddale Blvd, Baton Rouge, LA

FOR SALE

AVAILABLE
- ±9,567 SF

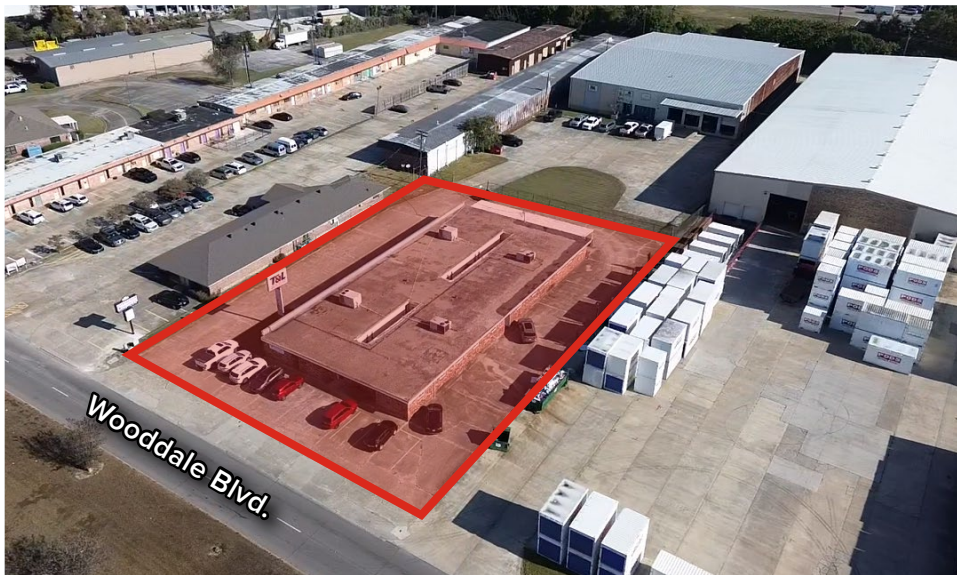
ASKING PRICE
- $435,000 ($45.43/SF)

PROPERTY DESCRIPTION
Located in an established commercial and industrial corridor of Baton Rouge, 2124 Wooddale Boulevard offers approximately 9,567 square feet of freestanding office space on a well-positioned site with convenient access to Airline Highway and Florida Boulevard.

The building features approximately 27 private offices, multiple training and conference rooms, breakrooms, and restrooms, providing a functional layout for a variety of business operations. Additional amenities include approximately 40 parking spaces, three-phase power, and a fire suppression system. Zoned M-2 (Industrial) and situated in Flood Zone X, the property presents an excellent opportunity for an owner-occupant seeking corporate headquarters, administrative offices, contractor facilities, or industrial-related office and training space.

NEARBY LANDMARKS
Amazon Fulfillment Center, Bon Carre Business Center, Walmart Supercenter, The Home Depot, Bridge Academy





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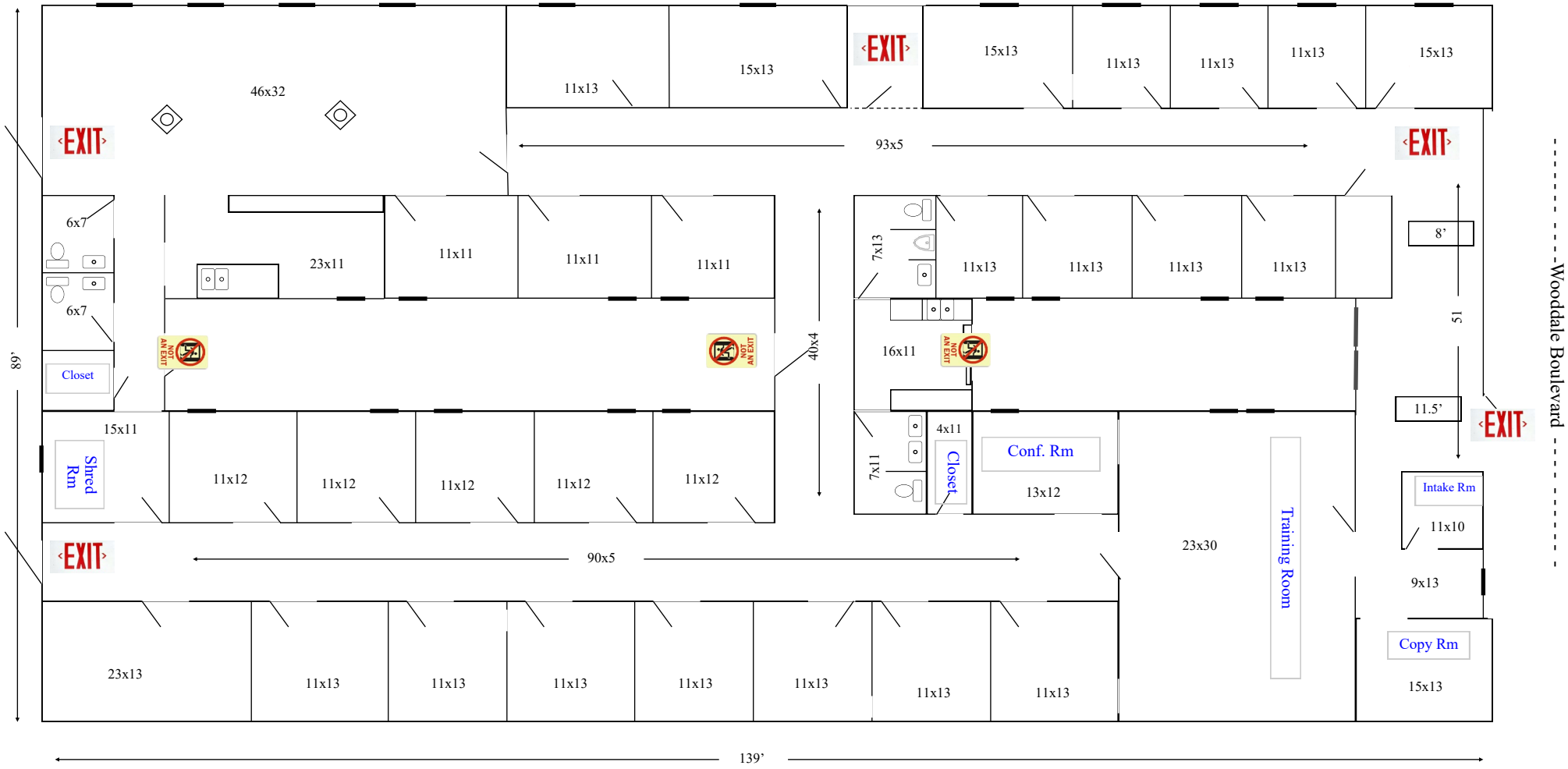
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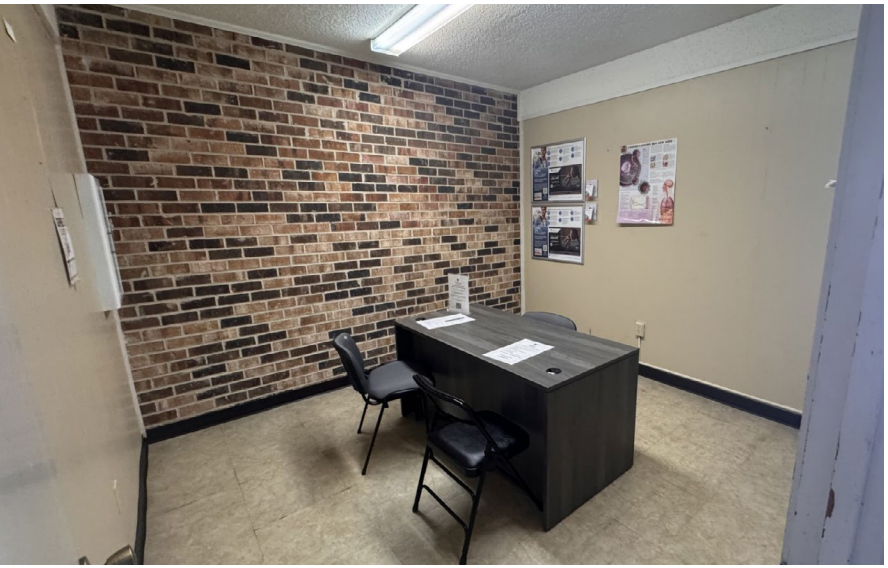
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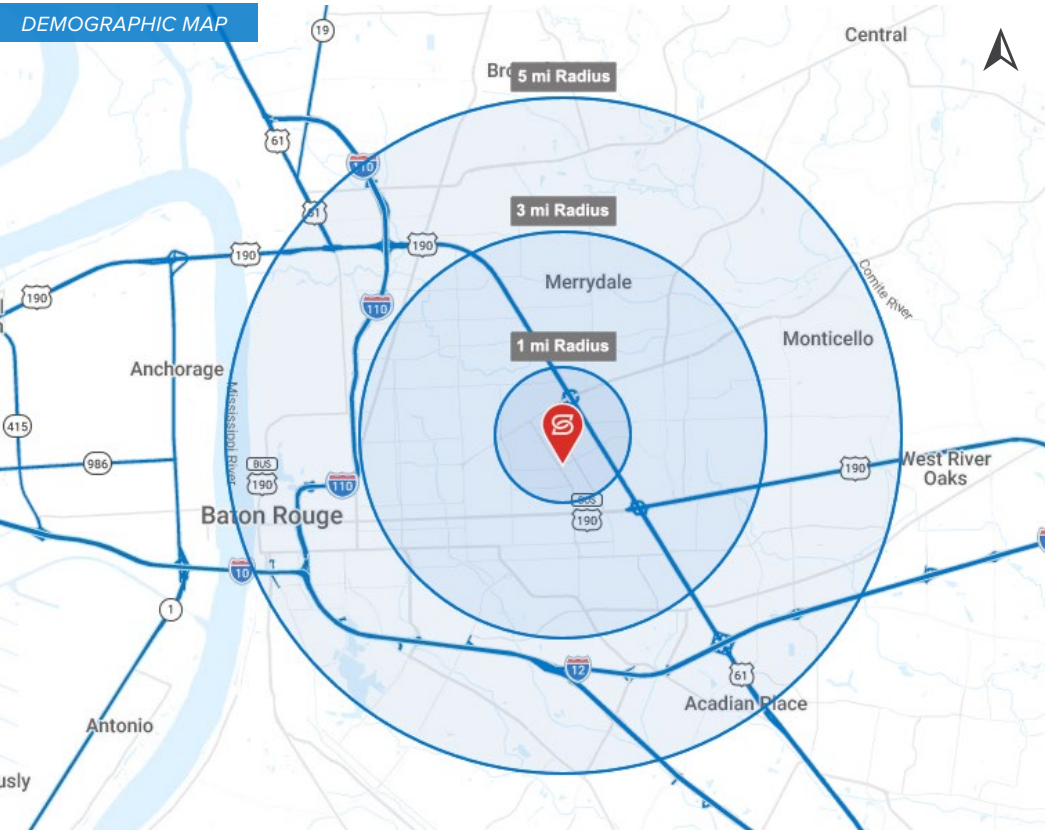
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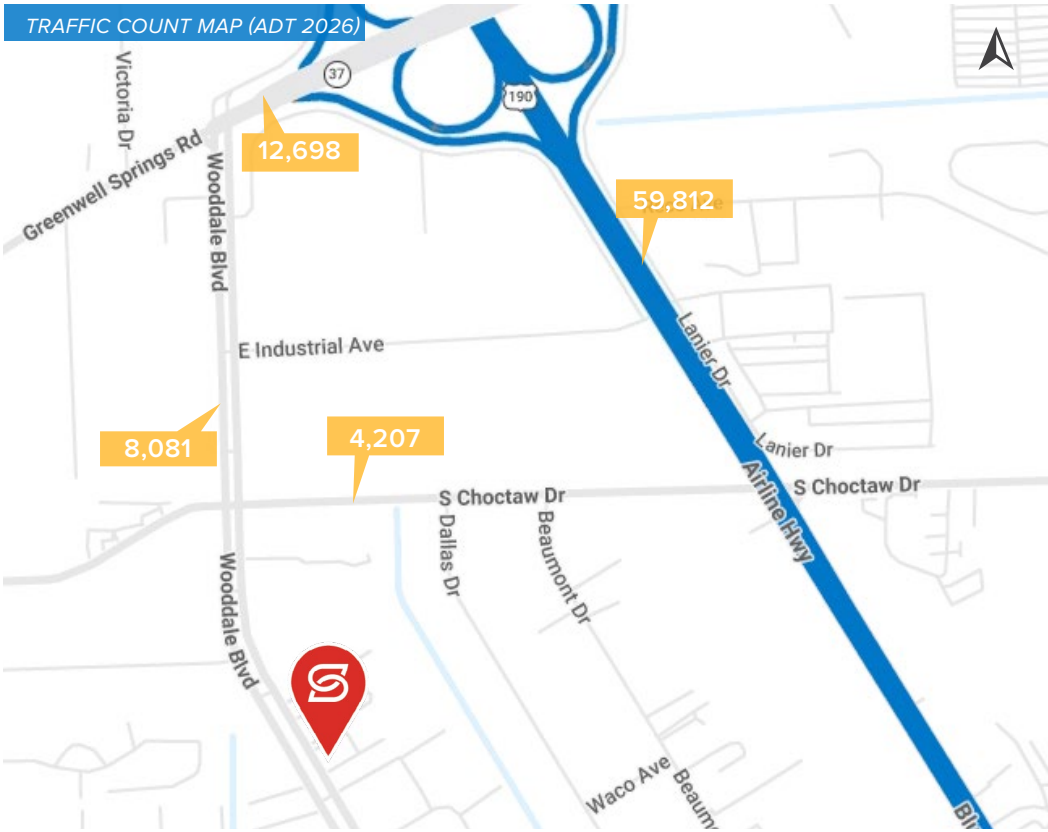
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DEMOGRAPHIC MAP



TRAFFIC COUNT MAP (ADT 2026)



2026 DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	8,651	80,269	182,328
AVG. HH INCOME	$44,138	$71,207	$86,707
HOUSEHOLDS	3,860	32,511	75,227

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