

OFFERING MEMORANDUM

11954 Cloverland Court | Baton Rouge, Louisiana

CLASS A OWNER-USER OFFICE / WAREHOUSE
New construction • Client-ready office finish • Warehouse functionality

Asking Price	\$1,250,000
Building Area	Approx. 6,790 SF
Asking Price / SF	Approx. \$184.09/SF
Year Built	2023
Site Area	Approx. 0.88 Acres
Loading	Two grade-level overhead doors

Investment Highlights

11954 Cloverland Court offers a rare opportunity to acquire a newer, client-ready office/warehouse facility in Baton Rouge’s established Cloverland/Industriplex business corridor. Constructed in 2023, the property combines a polished professional office environment with practical warehouse utility for an owner-user, service company, light-distribution operator, or sales-and-service business.

The approximately 6,790-SF facility is positioned on an approximately 0.88-acre site and features finished office space, a reception/lobby area, private offices, conference and break areas, restrooms, and warehouse space served by two grade-level overhead doors. The layout supports a business that needs to welcome customers and staff professionally while maintaining efficient storage, staging, service, or distribution capability.

Property Overview

Property Type	Office / Warehouse / Flex
Building Area	Approximately 6,790 SF

Construction	2023
Land Area	Approximately 0.88 acres
Office Component	Reception/lobby, private offices, conference area, break area, and restrooms
Warehouse Component	Functional warehouse/storage/service area with two grade-level overhead doors
Location	11954 Cloverland Court, Baton Rouge, Louisiana
Sale Structure	Fee-simple owner-user acquisition opportunity

Location & Access

The property is located within the Cloverland/Industriplex area of Baton Rouge, a proven commercial and industrial business district. Its location provides convenient connectivity to Airline Highway and the I-10/I-12 network, supporting employee access, customer visits, regional service routes, and efficient movement of goods and equipment.

The surrounding area is well suited for office/warehouse users, contractors, service providers, trade businesses, light industrial operators, and commercial users requiring a central Baton Rouge base.

Ideal User Profiles

- Construction, contractor, and trade-company headquarters
- HVAC, electrical, plumbing, roofing, restoration, or equipment service operations
- Medical supply, equipment, or specialized service businesses
- Light distribution, e-commerce fulfillment, storage, and delivery operations
- Professional office users requiring warehouse, staging, or inventory capacity
- Sales, service, and showroom-oriented businesses

Why This Property

This is not generic warehouse space. The property offers the image, office finish, and newer-construction quality expected by a client-facing business, together with grade-level loading and functional warehouse space. The combination of a manageable building size, a professional office component, and an established Baton Rouge business location makes it especially compelling for an owner-user seeking to control occupancy costs and build long-term equity in a modern facility.

Pricing

Asking Price	\$1,250,000
Price Per Building SF	Approximately \$184.09/SF

Confidentiality & Disclaimer

This offering memorandum has been prepared for marketing purposes only. Information contained herein is believed to be reliable but is not guaranteed and is subject to errors, omissions, change, withdrawal, and prior sale without notice. Prospective purchasers should independently verify all information, including building area, site area, zoning, utilities, physical condition, access, and suitability for intended use. Neither seller nor broker makes any representation or warranty, express or implied, regarding the property or the accuracy of information provided.

11954 Cloverland Court | Baton Rouge, Louisiana | Offered at \$1,250,000