



FLEX SPACE BUILDING FOR SALE

Welcome
13953 Perkins Road
13953 Perkins Road, Baton Rouge, LA 70810

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Presented By:

Dex Shill

Commercial Sales & Leasing

225.284.9092

dexshill@rampartcre.com



PROPERTY DESCRIPTION

Office property with attached climate-controlled garage/storage area available for sale on Perkins Road. The building offers a practical layout featuring a private office, open cubicle workspace, break room, and restroom, complemented by an attached garage/storage area with two automatic grade-level roll-up doors and an additional restroom. Ideal for professional services, contractors, or businesses requiring secure storage or vehicle access, the property benefits from excellent Perkins Road frontage and convenient access to I-10, Siegen Lane, and the Pecue Lane interchange.

PROPERTY HIGHLIGHTS

- Office building with attached climate-controlled garage/storage area
- Private office, open workspace, break room, and restroom
- Two automatic grade-level roll-up doors
- Ideal for contractor, service, or owner-user operations
- Excellent Perkins Road frontage and visibility
- Convenient access to I-10, Siegen Lane, and the Pecue Lane interchange
- Located within South Baton Rouge's rapidly growing commercial corridor

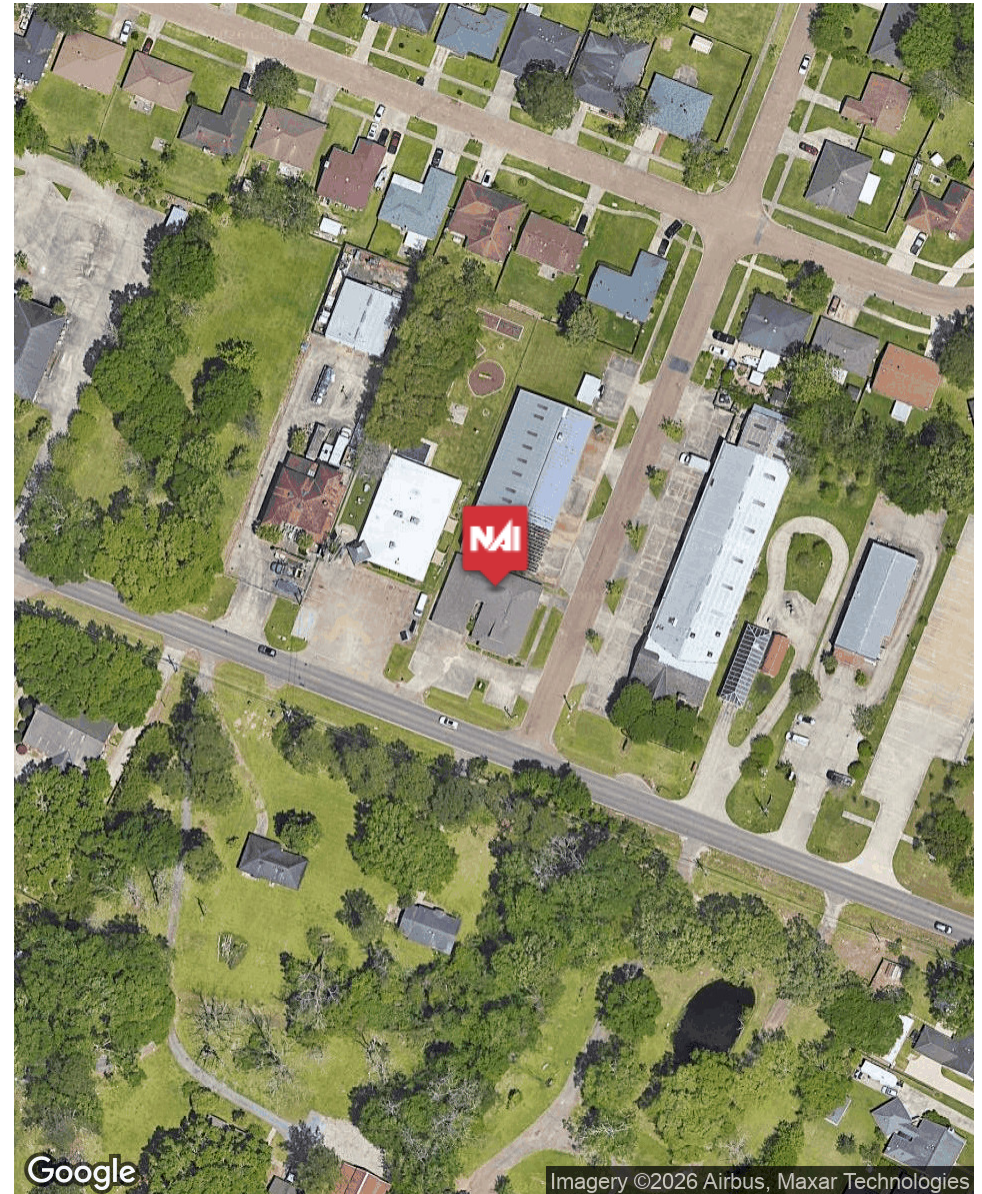
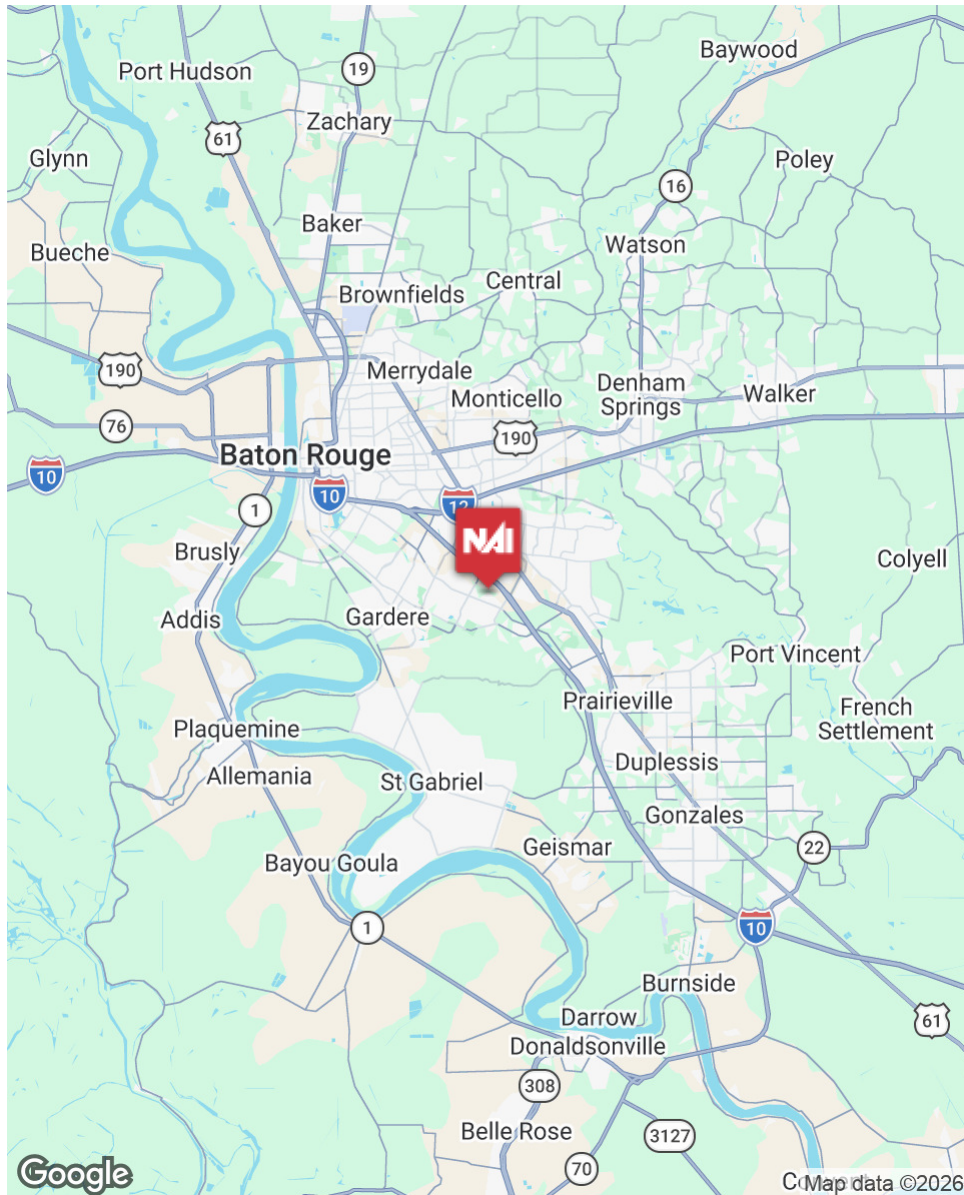
OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	0.21 Acres
Building Size:	5,000 SF

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WING DOORS TO
UNIVERSAL WELLNESS

13953

Welcome
Host
COMPANY

For More Information:

Dex Shill

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NAI Rampart

1700 City Farm Drive
Baton Rouge, LA 70806

www.rampartcre.com