

# 12045 Old Baton Rouge Hwy

## Industrial Warehouse

Prepared on Oct 16, 2023 on LACDB

---

15,000 sq foot warehouse featuring 2 dock high doors with 4 back down truck bays. 16-foot eave height with 1+ acre of laydown yard.

### Prepared By

---



**Mike A Williams**

RE/MAX Select

13360 Coursey Blvd., Ste. B-C

Baton Rouge, LA

225-291-1234

mikewilliams1@remax.net

# Warehouse

## 12045 Old Baton Rouge Hwy, Hammond, LA 70403

Listing ID: 30858523  
Status: Active  
Property Type: Industrial For Lease  
Industrial Type: Light Industrial, Manufacturing  
Contiguous Space: 15,000 SF  
Total Available: 15,000 SF  
Lease Rate: \$6 PSF (Annual)  
Base Monthly Rent: \$7,500  
Lease Type: NNN  
Loading: 2 Docks, 2 Doors  
Drive-In Bays: 4 Bays



### Overview/Comments

The subject property is a 15,000 sq ft warehouse located on Old Baton Rouge Hwy, close to I-12. The building features a 16 ft eave height, 2 dock high doors with a total of 4 dock level truck bays. There is also a bathroom. The driveway has a security gate for controlled access after hours. There is also a laydown yard, 1+ acre available.

### General Information

Tax ID/APN:	2660806	Gross Building Area:	15,000 SF
Industrial Type:	Manufacturing, Light Industrial, Warehouse/ Distribution, Other	Usable Size (USF):	15,000 SF

### Available Space

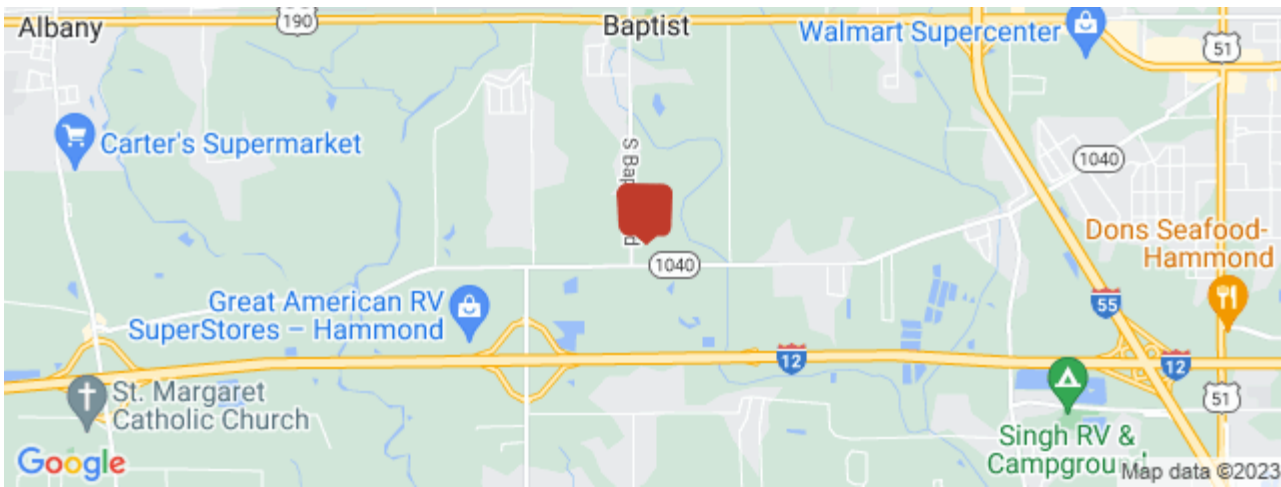
Suite/Unit Number:	0	Lease Rate:	\$6 PSF (Annual)
Space Available:	15,000 SF	Lease Type:	NNN
Minimum Divisible:	15,000 SF	Loading Docks:	2
Maximum Contiguous:	15,000 SF	Loading Doors:	2
Space Type:	Relet	Drive In Bays:	4
Date Available:	11/01/2023	Eave Height:	16

### Building Related

Tenancy:	Single Tenant	Parking Type:	Surface
Property Condition:	Excellent	Passenger Elevators:	0
Construction/Siding:	Metal Siding	Freight Elevators:	0

### Location

Address:	12045 Old Baton Rouge Hwy, Hammond, LA 70403	MSA:	Hammond
County:	Tangipahoa	Submarket:	85



## Property Images



20231012\_120756



20231012\_120835



20231012\_120912



20231012\_120954



20231012\_120915





20231012\_120957



20231012\_121201



20231012\_121204



Old baton rouge space



dji\_fly\_20231012\_122004\_3\_1697133220829\_photo



dji\_fly\_20231012\_121946\_2\_1697133221021\_photo

## Property Contacts



### Mike A Williams

RE/MAX Select

225-291-1234 [O]

mikewilliams1@remax.net

# Online Marketing for 12045 Old Baton Rouge Hwy

## Hammond, LA 70403

**23**

Listing Views



This listing is being promoted through a variety of local, regional, and nationwide real estate channels.

### Views from the past 30 Days



#### LACDB

<http://www.lacdb.com>

A commercial information exchange (CIE), serving The State of Louisiana, powered by Catylist.

**17**



#### Commercial Exchange

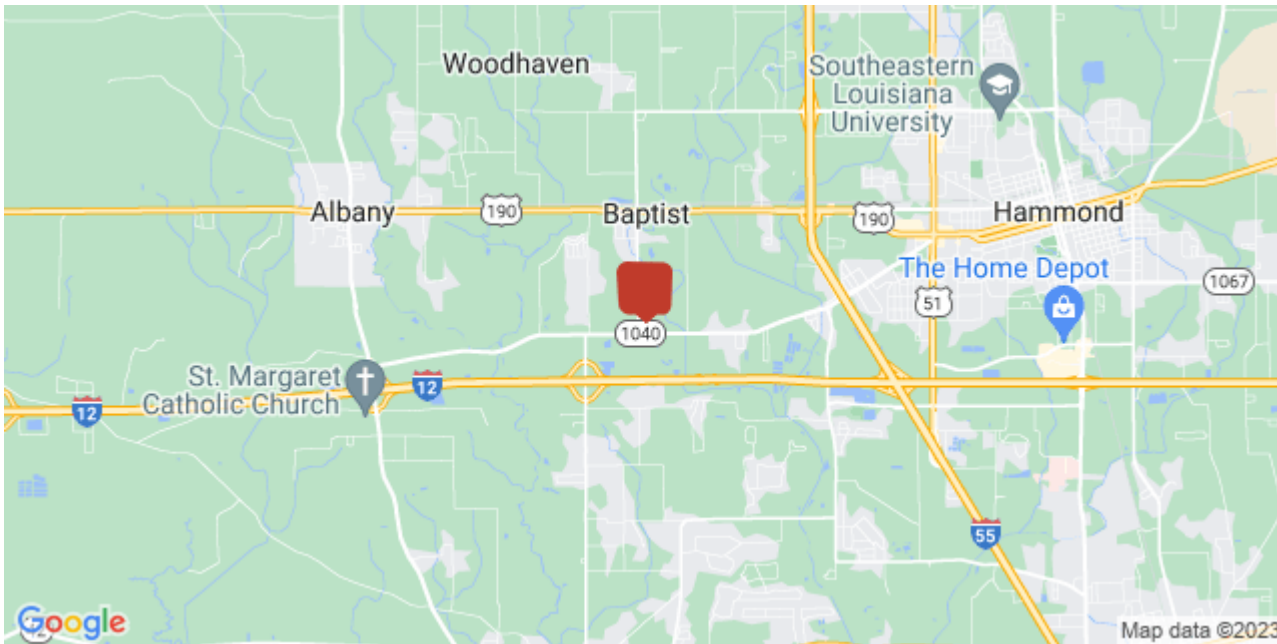
<http://commercialexchange.com>

Catylist's national commercial listings marketplace, drawing thousands of visitors daily.

**2**

# Demographics, Labor/Workforce, and Consumer Expenditures

## 12045 Old Baton Rouge Hwy, Hammond, LA



**Disclaimer:** While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

### Population

Radius:	1 mile	3 miles	5 miles
2023 Projection	1,988	19,093	53,366
2018 Estimate	1,900	18,246	50,371
2015 Estimate	1,978	18,867	51,726
2010 Census	1,775	16,603	45,251
Growth 2018-2023	4.63%	4.64%	5.95%
Growth 2015-2018	-3.94%	-3.29%	-2.62%
Growth 2010-2015	11.44%	13.64%	14.31%

### Population (Male)

Radius:	1 mile	3 miles	5 miles
2023 Projection	970	9,293	25,650
2018 Estimate	923	8,895	24,192
2015 Estimate	960	9,178	24,730
2010 Census	860	8,013	21,444
Growth 2018-2023	5.09%	4.47%	6.03%
Growth 2015-2018	-3.85%	-3.08%	-2.18%
Growth 2010-2015	11.63%	14.54%	15.32%



## Population (Female)

Radius:	1 mile	3 miles	5 miles
2023 Projection	1,018	9,800	27,716
2018 Estimate	977	9,351	26,179
2015 Estimate	1,018	9,689	26,996
2010 Census	915	8,590	23,807
Growth 2018-2023	4.2%	4.8%	5.87%
Growth 2015-2018	-4.03%	-3.49%	-3.03%
Growth 2010-2015	11.26%	12.79%	13.4%

## Population by Age (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Age 0 to 5	177	1,659	5,032	Age 0 to 5	9%	9%	10%
Age 5 to 10	145	1,365	4,003	Age 5 to 10	8%	7%	8%
Age 10 to 15	145	1,332	3,633	Age 10 to 15	8%	7%	7%
Age 15 to 20	127	1,290	3,296	Age 15 to 20	7%	7%	7%
Age 20 to 25	116	1,249	3,177	Age 20 to 25	6%	7%	6%
Age 25 to 30	123	1,244	3,435	Age 25 to 30	6%	7%	7%
Age 30 to 35	128	1,200	3,692	Age 30 to 35	7%	7%	7%
Age 35 to 40	135	1,147	3,751	Age 35 to 40	7%	6%	7%
Age 40 to 45	136	1,100	3,549	Age 40 to 45	7%	6%	7%
Age 45 to 50	130	1,111	3,318	Age 45 to 50	7%	6%	7%
Age 50 to 55	114	1,096	2,976	Age 50 to 55	6%	6%	6%
Age 55 to 60	101	1,081	2,676	Age 55 to 60	5%	6%	5%
Age 60 to 65	97	1,010	2,311	Age 60 to 65	5%	6%	5%
Age 65 and over	226	2,362	5,522	Age 65 and over	12%	13%	11%
Total Population	1,900	18,246	50,371				
Median Age	34.3	32.87	32.87				

## Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	31.64	34.34	30.44

## Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	32.38	36.84	32.92

## High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	427	3,605	9,183	High School Graduate (or GED)	56%	53%	48%
Some College, No Degree	245	2,121	6,602	Some College, No Degree	32%	31%	35%
Associate or Bachelor's Degree	40	349	756	Associate or Bachelor's Degree	5%	5%	4%
Master's Degree	23	424	1,564	Master's Degree	3%	6%	8%
Professional School Degree	12	188	412	Professional School Degree	2%	3%	2%
Doctorate Degree	13	123	505	Doctorate Degree	2%	2%	3%
Total High School Graduates Age 25+	760	6,810	19,022				

## Households

Radius:	1 mile	3 miles	5 miles
2023 Projection	802	7,157	19,641
2018 Estimate	766	6,836	18,572
2015 Estimate	798	7,066	19,097
2010 Census	716	6,227	16,751
Growth 2018-2023	4.7%	4.7%	5.76%
Growth 2015-2018	-4.01%	-3.26%	-2.75%
Growth 2010-2015	11.45%	13.47%	14.01%

## Average Household Size

Radius:	1 mile	3 miles	5 miles
2023 Projection	2.47	2.66	2.54
2018 Estimate	2.47	2.66	2.54
2015 Estimate	2.5	2.67	2.53
2010 Census	2.47	2.65	2.53
Growth 2018-2023	0%	0%	0%
Growth 2015-2018	-1.2%	-0.3%	0.15%
Growth 2010-2015	1.21%	0.74%	0.02%

## Households by Household Type and Size and Presence of Children (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles	
Family Households	443	4,808	11,643	Family Households	<div><div></div></div>	58% <div><div></div></div>	70% <div><div></div></div>	63% <div><div></div></div>
Married-couple family	287	3,387	7,299	Married-couple family	<div><div></div></div>	37% <div><div></div></div>	50% <div><div></div></div>	39% <div><div></div></div>
With own children under 18 years	106	1,347	2,874	With own children under 18 years	<div><div></div></div>	14% <div><div></div></div>	20% <div><div></div></div>	15% <div><div></div></div>
No own children under 18 years	181	2,040	4,425	No own children under 18 years	<div><div></div></div>	24% <div><div></div></div>	30% <div><div></div></div>	24% <div><div></div></div>
Male Householder: no wife present	36	340	1,007	Male Householder: no wife present	<div><div></div></div>	5% <div><div></div></div>	5% <div><div></div></div>	5% <div><div></div></div>
With own children under 18 years	13	161	495	With own children under 18 years	<div><div></div></div>	2% <div><div></div></div>	2% <div><div></div></div>	3% <div><div></div></div>
No own children under 18 years	23	179	512	No own children under 18 years	<div><div></div></div>	3% <div><div></div></div>	3% <div><div></div></div>	3% <div><div></div></div>
Female Householder: no husband present	120	1,081	3,337	Female Householder: no husband present	<div><div></div></div>	16% <div><div></div></div>	16% <div><div></div></div>	18% <div><div></div></div>
With own children under 18 years	78	640	1,903	With own children under 18 years	<div><div></div></div>	10% <div><div></div></div>	9% <div><div></div></div>	10% <div><div></div></div>
No own children under 18 years	42	441	1,434	No own children under 18 years	<div><div></div></div>	5% <div><div></div></div>	6% <div><div></div></div>	8% <div><div></div></div>
Nonfamily Households	323	2,028	6,929	Nonfamily Households	<div><div></div></div>	42% <div><div></div></div>	30% <div><div></div></div>	37% <div><div></div></div>
1 Person households	233	1,534	4,924	1 Person households	<div><div></div></div>	30% <div><div></div></div>	22% <div><div></div></div>	27% <div><div></div></div>
2+ Unrelated people	90	494	2,005	2+ Unrelated people	<div><div></div></div>	12% <div><div></div></div>	7% <div><div></div></div>	11% <div><div></div></div>
Total Households	766	6,836	18,572					

## Households by Household Income (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	329	2,166	6,985
\$25,000 to \$49,999	194	1,362	4,330
\$50,000 to \$74,999	143	1,176	3,146
\$75,000 to \$99,999	29	877	1,784
\$100,000 to \$124,999	25	549	1,042
\$125,000 to \$149,999	46	314	574
\$150,000 to \$199,999	0	228	349
\$200,000 or more	0	164	362
Total Households	766	6,836	18,572
Average Household Income	\$41,574	\$61,813.07	\$52,048.68
Median Household Income	\$27,350	\$54,394.51	\$44,860.06

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	43%	32%	38%
\$25,000 to \$49,999	25%	20%	23%
\$50,000 to \$74,999	19%	17%	17%
\$75,000 to \$99,999	4%	13%	10%
\$100,000 to \$124,999	3%	8%	6%
\$125,000 to \$149,999	6%	5%	3%
\$150,000 to \$199,999	0%	3%	2%
\$200,000 or more	0%	2%	2%

## Households by Household Income (2023 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	343	2,263	7,387
\$25,000 to \$49,999	203	1,430	4,585
\$50,000 to \$74,999	150	1,235	3,327
\$75,000 to \$99,999	31	914	1,880
\$100,000 to \$124,999	26	577	1,104
\$125,000 to \$149,999	49	328	610
\$150,000 to \$199,999	0	239	367
\$200,000 or more	0	171	381
Total Households	802	7,157	19,641
Average Household Income	\$43,247	\$61,697.87	\$52,262.43
Median Household Income	\$25,226	\$55,754.30	\$46,270.44

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	43%	32%	38%
\$25,000 to \$49,999	25%	20%	23%
\$50,000 to \$74,999	19%	17%	17%
\$75,000 to \$99,999	4%	13%	10%
\$100,000 to \$124,999	3%	8%	6%
\$125,000 to \$149,999	6%	5%	3%
\$150,000 to \$199,999	0%	3%	2%
\$200,000 or more	0%	2%	2%

## Per Capita Income

Radius:	1 mile	3 miles	5 miles
2018 Estimate	\$16,761	\$22,897.89	\$18,791.70
2015 Estimate	\$16,911	\$23,135.37	\$19,037.02
Growth 2015-2018	-0.89%	-1.03%	-1.29%

## Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2018 Estimate	6.9%	5.19%	6.14%
2015 Estimate	3.55%	3.53%	3.41%
Growth 2015-2018	94.37%	47.1%	79.91%



## Population Age 16+ By Employment Status (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles			
Labor Force	854	8,181	22,344	Labor Force	<div></div>	61%	<div></div>	60%	<div></div>	60%
Civilian, Employed	795	7,759	21,000	Civilian, Employed	<div></div>	57%	<div></div>	57%	<div></div>	57%
Civilian, Unemployed	59	422	1,344	Civilian, Unemployed	<div></div>	4%	<div></div>	3%	<div></div>	4%
Not in Labor Force	551	5,431	14,650	Not in Labor Force	<div></div>	39%	<div></div>	40%	<div></div>	40%
Total Population Age 16+	1,405	13,612	36,994							

## Employed Civilian Population Age 16+ by Industry (2018 Estimate)

Radius:	1 mile	3 miles	5 miles		Radius:	1 mile	3 miles	5 miles	
Agriculture, forestry, fishing and hunting, mining and construction	110	1,050	2,483		Agriculture, forestry, fishing and hunting, mining and construction	<div><div></div></div>	14% <div><div></div></div>	14% <div><div></div></div>	12%
Manufacturing	23	510	1,615		Manufacturing	<div><div></div></div>	3% <div><div></div></div>	7% <div><div></div></div>	8%
Wholesale & retail trade	163	1,216	3,573		Wholesale & retail trade	<div><div></div></div>	21% <div><div></div></div>	16% <div><div></div></div>	17%
Transportation and warehousing, and utilities	17	310	854		Transportation and warehousing, and utilities	<div><div></div></div>	2% <div><div></div></div>	4% <div><div></div></div>	4%
Information	42	146	461		Information	<div><div></div></div>	5% <div><div></div></div>	2% <div><div></div></div>	2%
Finance, insurance, real estate and rental and leasing	13	66	270		Finance, insurance, real estate and rental and leasing	<div><div></div></div>	2% <div><div></div></div>	1% <div><div></div></div>	1%
Professional, scientific, and technical services	90	544	1,430		Professional, scientific, and technical services	<div><div></div></div>	11% <div><div></div></div>	7% <div><div></div></div>	7%
Educational, health and social services	182	2,290	5,619		Educational, health and social services	<div><div></div></div>	23% <div><div></div></div>	30% <div><div></div></div>	27%
Arts, entertainment, recreation, accommodation and food services	130	973	2,877		Arts, entertainment, recreation, accommodation and food services	<div><div></div></div>	16% <div><div></div></div>	13% <div><div></div></div>	14%
Other services (except public administration)	12	454	1,261		Other services (except public administration)	<div><div></div></div>	2% <div><div></div></div>	6% <div><div></div></div>	6%
Public Administration	13	200	557		Public Administration	<div><div></div></div>	2% <div><div></div></div>	3% <div><div></div></div>	3%
Total Employed Civilian Population Age 16+	795	7,759	21,000						

## Housing Units by Tenure (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	168	1,318	3,373	Vacant Housing Units	<div><div></div></div> 18%	<div><div></div></div> 16%	<div><div></div></div> 15%
Occupied Housing Units	766	6,836	18,572	Occupied Housing Units	<div><div></div></div> 82%	<div><div></div></div> 84%	<div><div></div></div> 85%
Owner-Occupied	484	5,079	11,276	Owner-Occupied	<div><div></div></div> 52%	<div><div></div></div> 62%	<div><div></div></div> 51%
Renter-Occupied	282	1,757	7,296	Renter-Occupied	<div><div></div></div> 30%	<div><div></div></div> 22%	<div><div></div></div> 33%
Total Housing Units	934	8,154	21,945				