

Price  
Reduced!



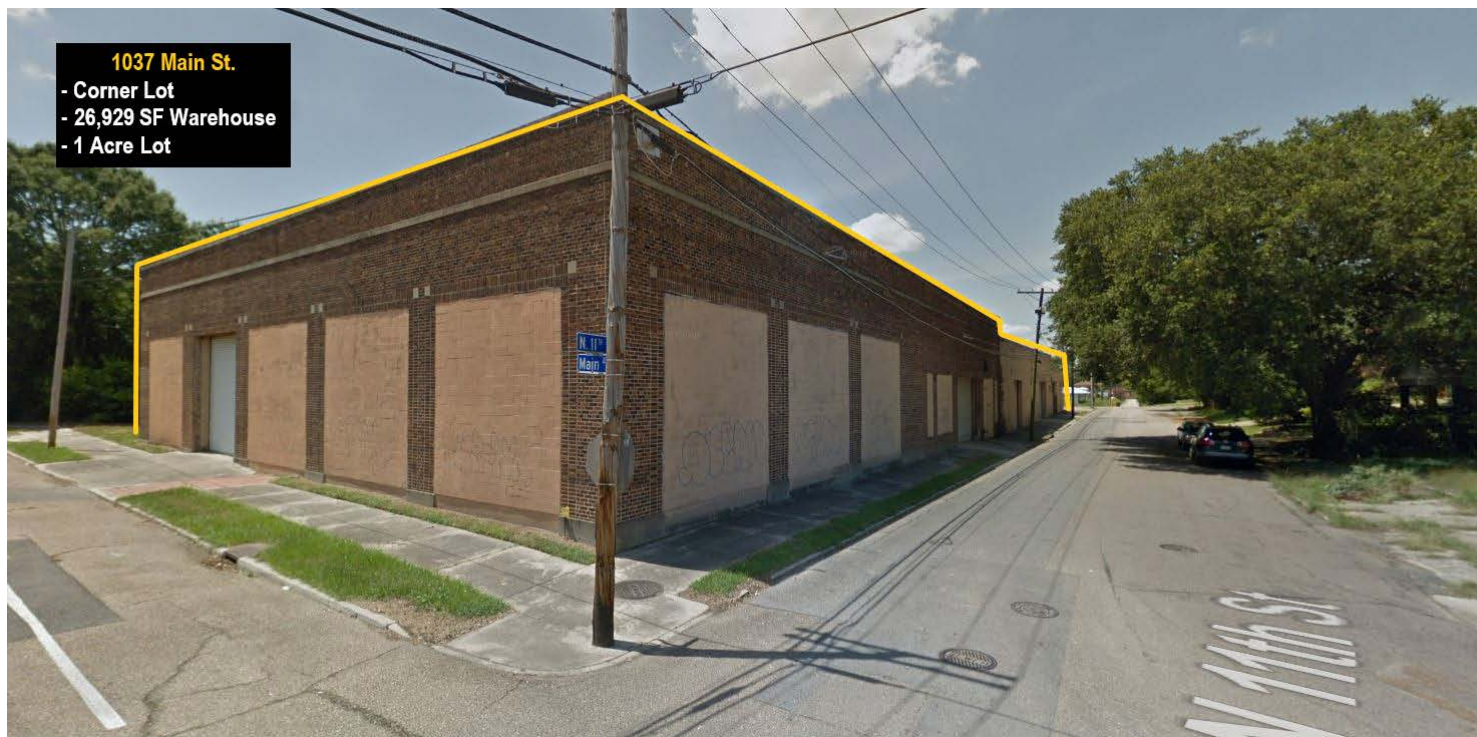
**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

**FOR SALE**

# 26,929 SF WAREHOUSE 203' FRONTAGE

1037 MAIN ST., BATON ROUGE, LA 70802

**\$798,500**



## OFFERING SUMMARY

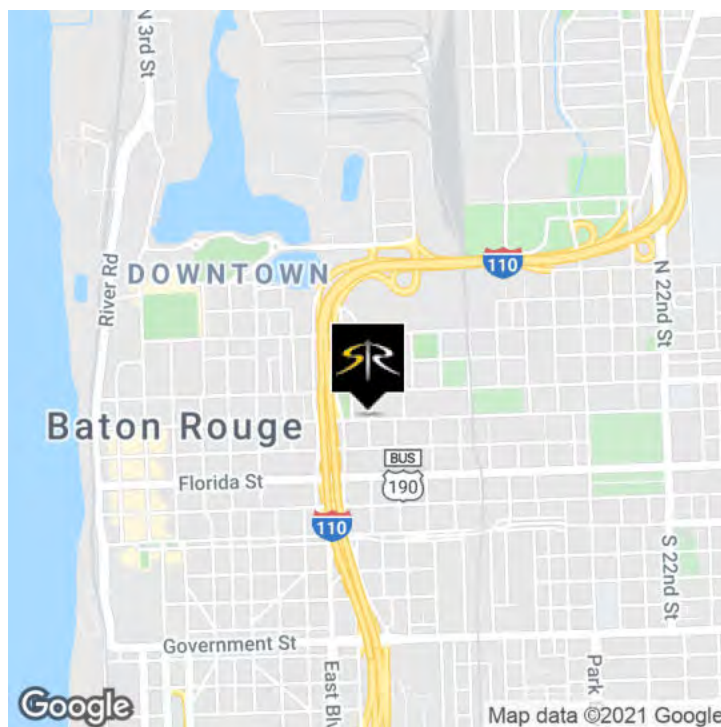
**REDUCED** Sale Price: **\$798,500** ~~\$895,000~~

Building Size: 26,929 SF

Price / SF: **\$29.60** ~~\$33.24~~

## PROPERTY HIGHLIGHTS

- 26,929 SF Warehouse on 1 Acre Corner lot
- Original Studebaker's Dealership in Baton Rouge
- Free-Standing Building
- 230' Main St. Frontage & 11th St. Frontage
- 7 Roll-Up Doors: 5 Grade Level / 2 Dock High
- 3-Phase Electrical
- 20' - 40' Ceiling Height
- 20 Parking Spaces
- Solid Brick Masonry
- Zoned C-2
- Flood Zone "X"



**JIM ALLEN**

Commercial Sales & Leasing

(D)225.287.2999

jim@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**

5135 Bluebonnet Boulevard

Baton Rouge, LA 70809

225.766.0000 | sauragerotenberg.com

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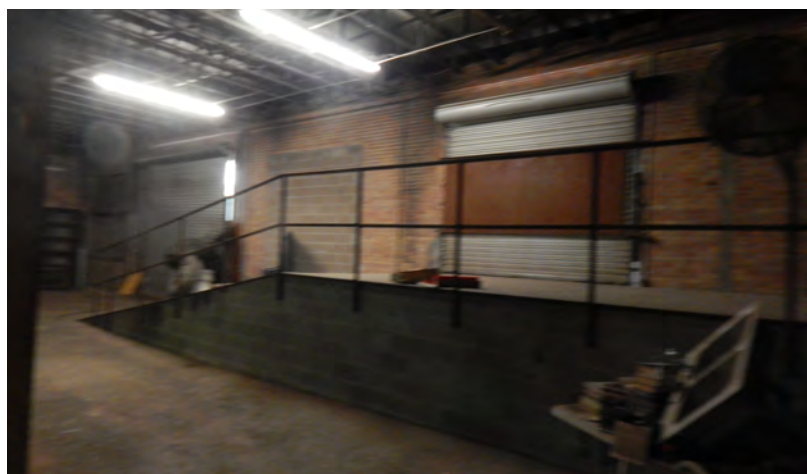
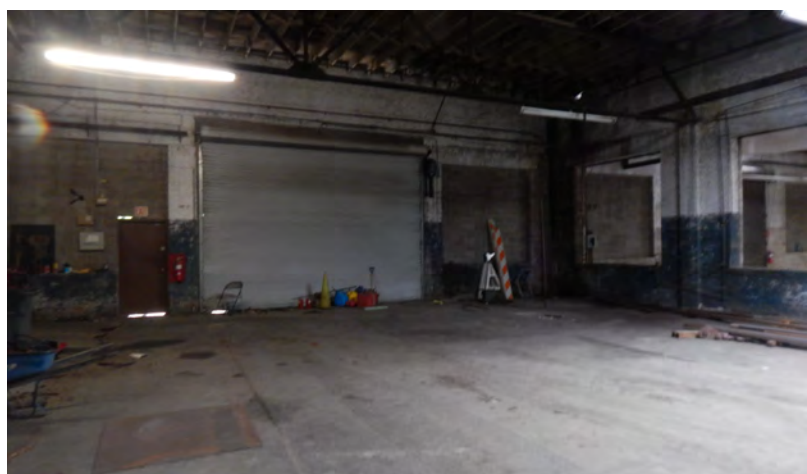
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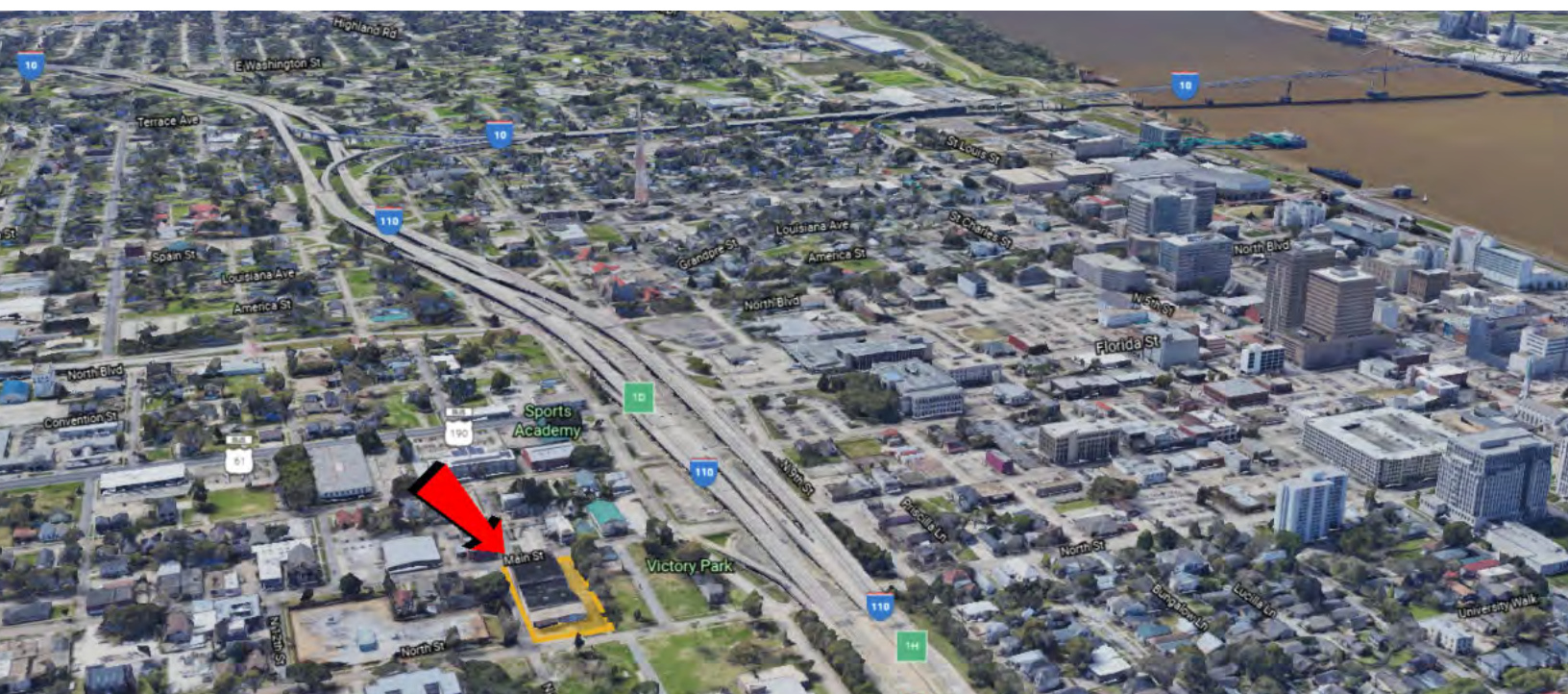
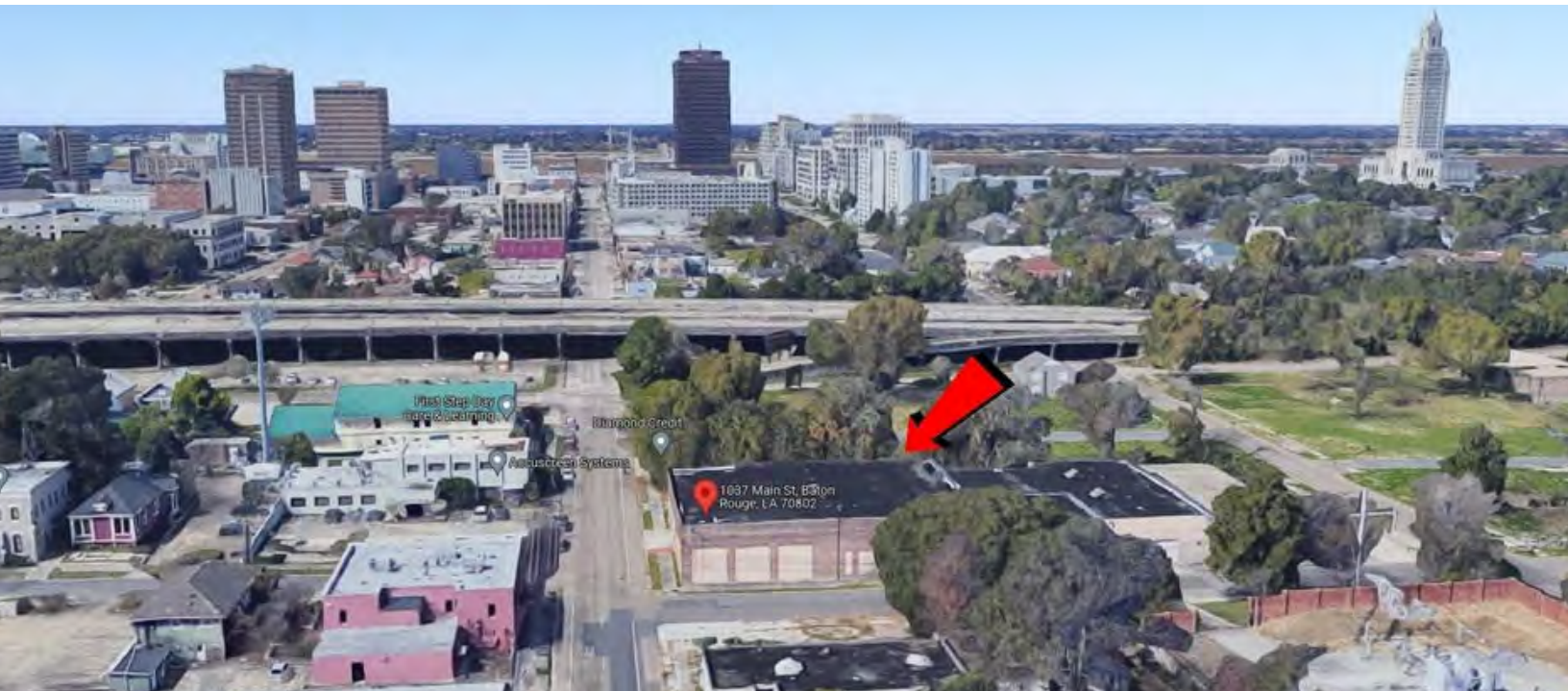
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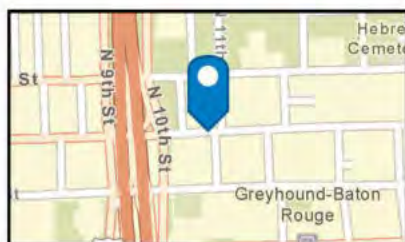
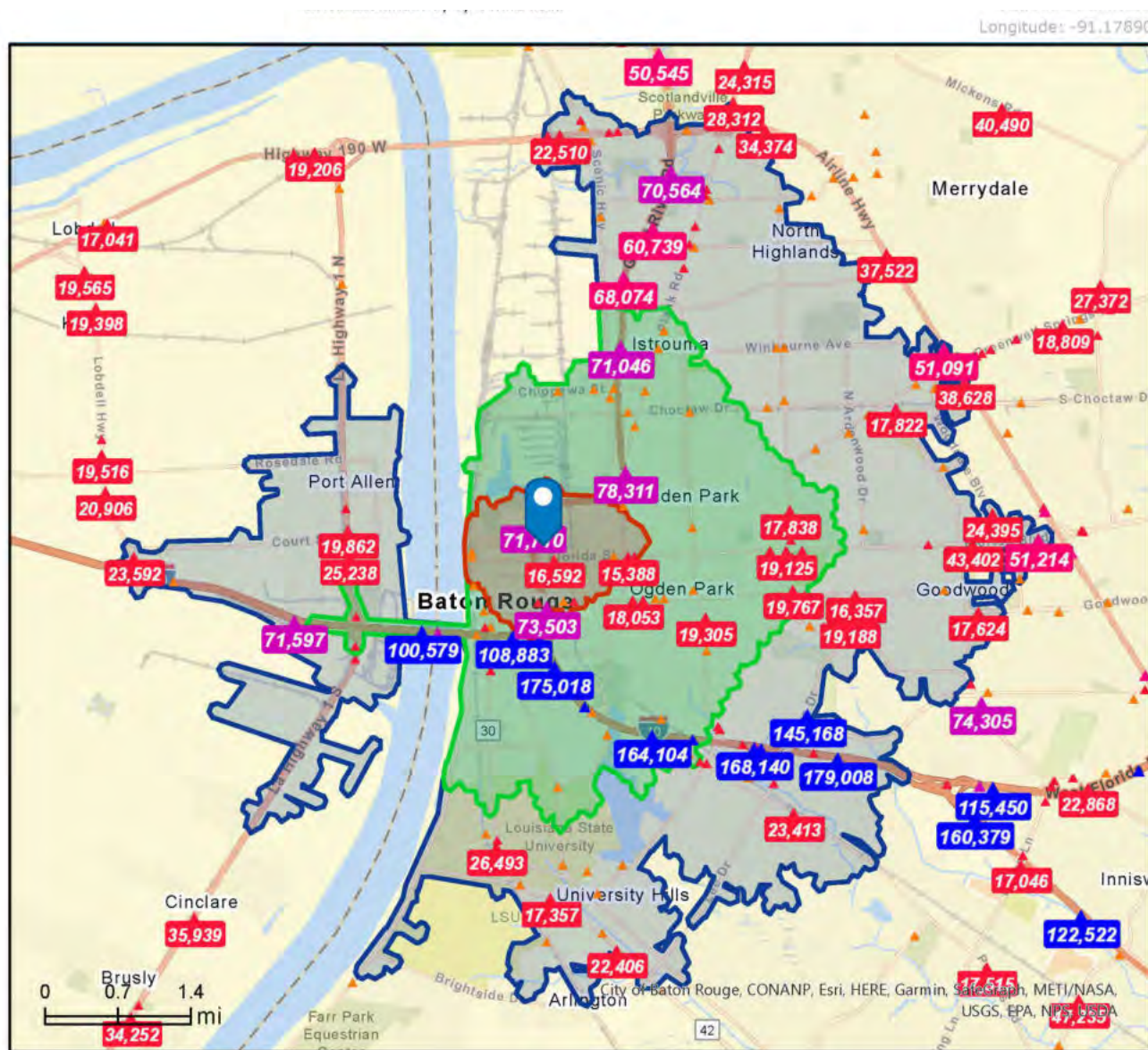
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TRAFFIC COUNT

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Source: ©2021 Kalibrate Technologies (Q4 2021).

**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



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