



TWO-PROPERTY PERKINS ROAD PORTFOLIO

13953 & 13687 Perkins Road

Baton Rouge, LA 70810 | Offered Individually or Together

Presented By:

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PORTFOLIO OVERVIEW

NAI Rampart is pleased to present two well-located commercial properties along the Perkins Road corridor in South Baton Rouge, available together as a single portfolio acquisition or individually. Together, the portfolio spans 8,230 SF across 0.73 acres and offers a buyer diversified use, immediate scale, and in-place income.

13953 Perkins Road is a flex-space building offering a private office, open workspace, break room, and an attached climate-controlled garage/storage area with two automatic grade-level roll-up doors — well suited to a contractor, service business, or owner-user needing secure vehicle access.

13687 Perkins Road is a 3,230 SF multi-tenant office building divided into two suites, with one suite currently leased and providing in-place income, offering flexibility for an owner-user or continued investment hold.

Both properties benefit from excellent Perkins Road frontage and visibility, with convenient access to I-10, Siegen Lane, and the Pecue Lane interchange — placing the portfolio within one of South Baton Rouge's most active commercial corridors.

PORTFOLIO HIGHLIGHTS

- Two Perkins Road corridor properties offered together or separately
- Combined 8,230 SF across 0.73 acres
- Flex/office building with attached garage-storage (13953)
- Multi-tenant office building with in-place income (13687)
- Excellent frontage and visibility on Perkins Road
- Convenient access to I-10, Siegen Lane, and Pecue Lane interchange
- Ideal for owner-user, investor, or contractor/service operator

OFFERING SUMMARY

13953 Perkins Rd	\$500,000
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0.21 AC | 5,000 SF

13687 Perkins Rd	\$600,000
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0.52 AC | 3,230 SF

Portfolio Price	\$975,000
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0.73 AC combined | 8,230 SF combined



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.

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

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





PROPERTY DESCRIPTION

Investment opportunity featuring a 3,230 SF multi-tenant office building strategically located on Perkins Road. The property is divided into two office suites, with one suite currently leased, providing in-place income while offering flexibility for an owner-user or future leasing opportunities. Designed exclusively for office use, the building offers an efficient layout suitable for a variety of professional, medical, or administrative users.

PROPERTY HIGHLIGHTS

- 3,230 SF multi-tenant office building
- Divided into two office suites
- One suite currently leased, providing in-place income
- Opportunity for owner-user or investor
- Excellent Perkins Road frontage and visibility

Sale Price	\$600,000
Lot Size	0.52 Acres
Building Size	3,230 SF





For More Information:

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