



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE PRIME LOCATION HEART OF BATON ROUGE

**9335 Interline Ave
Baton Rouge, LA 70809**

JACK HERRINGTON, CCIM
Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

BRIAN NICOLICH
Commercial Sales & Leasing
(D)225.229.4371
brian@sr-cre.com

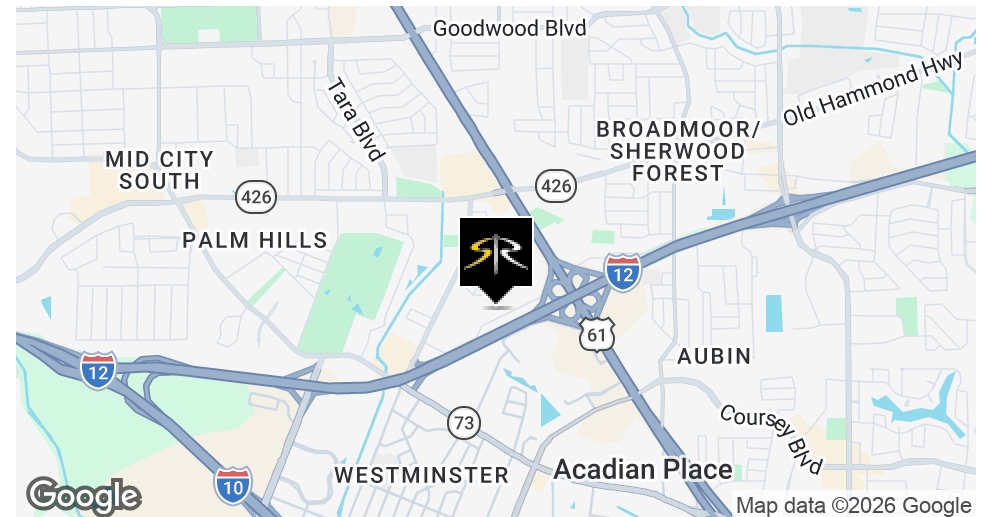


OFFERING SUMMARY

Sale Price:	\$3,300,000
Building Size:	20,400 SF
Lot Size:	1 Acre
Price / SF:	\$161.76
Year Built:	1998
Zoning:	C2 (Heavy Commercial)

PROPERTY HIGHLIGHTS

- Prime location in the heart of Baton Rouge
- 20,400 SF Retail/Showroom/Office/Warehouse-Distribution Center



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PROPERTY HIGHLIGHTS

- **Prime location in the heart of Baton Rouge**
- **20,400 SF Retail/Showroom/Office/Warehouse-Distribution Center**
- +/- 7,500 SF Warehouse
- +/- 2,500 SF Office Space
- +/- 10,400 Showroom Space
- **Showroom can be converted to Warehouse
- Situated on 1 Acre Lot
- **Easy Access to Major Arteries:**
- 1 Minute to Airline Hwy. (.04 Miles)
- 2 Minutes to I-12 (0.9 Miles)
- 5 Minutes to I-10 (1.5 Miles)
- **Zoned C-2 (Heavy Commercial)**
- Built in 1998
- 3-Phase Electric
- Sprinklered
- Security System
- Ample Parking
- Flood Zone "X" (no flood)
- ***Also Available for Lease**

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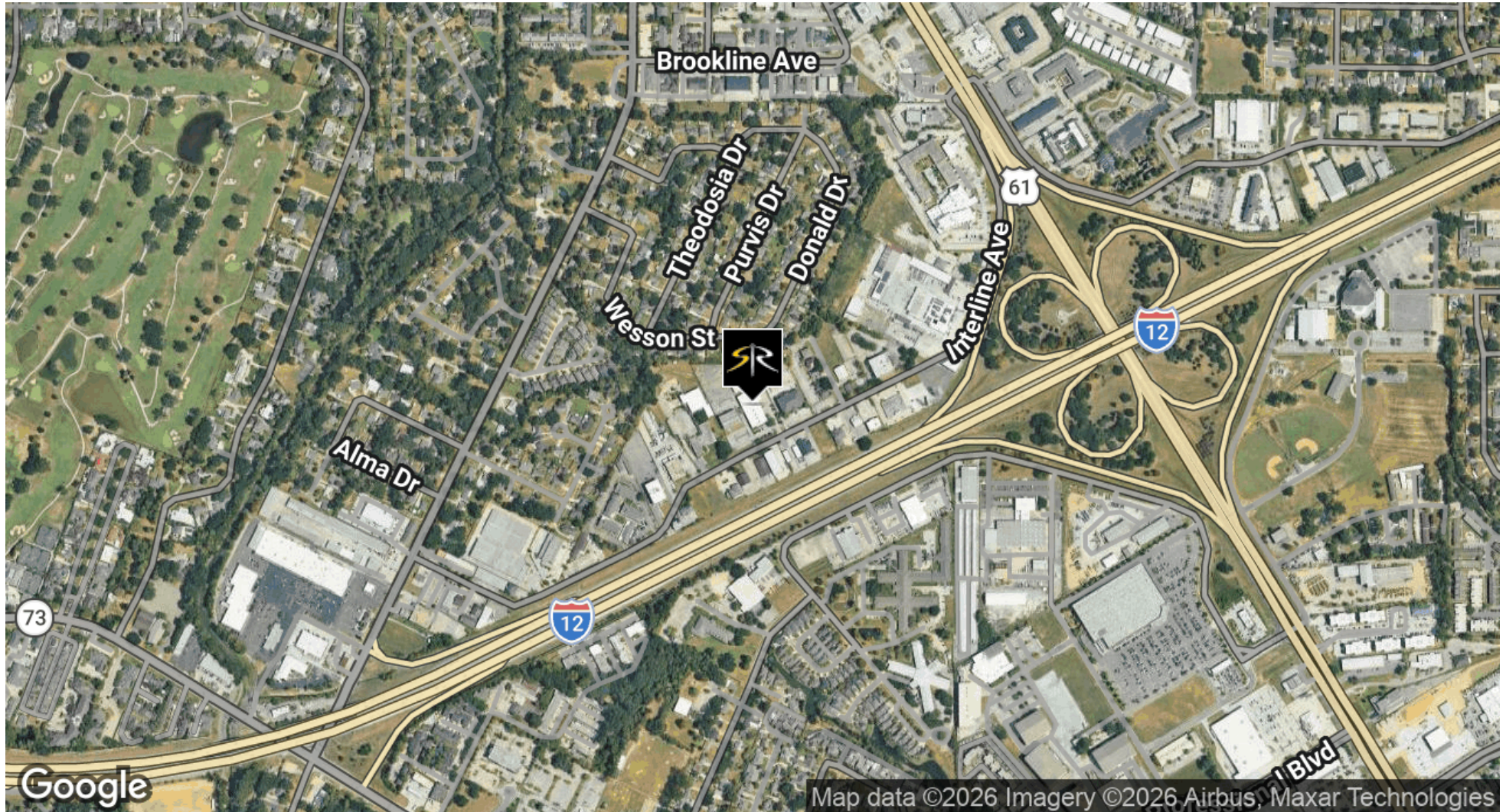


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OFFICE/WAREHOUSE/RETAIL/SHOWROOM: FOR SALE
PRIME LOCATION IN BATON ROUGE

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20,400 SF



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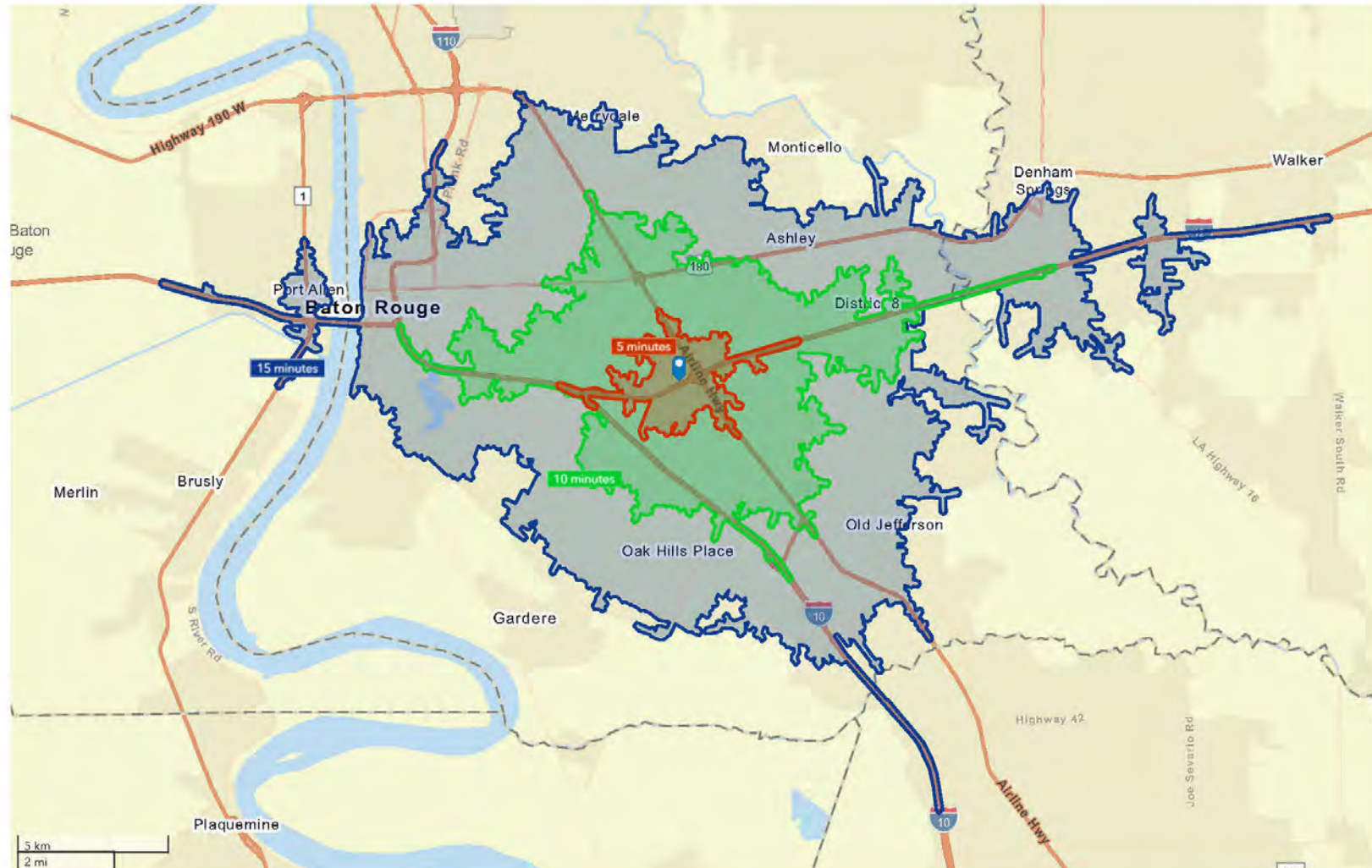
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DRIVE TIME MAP: 5, 10, 15 MINUTES

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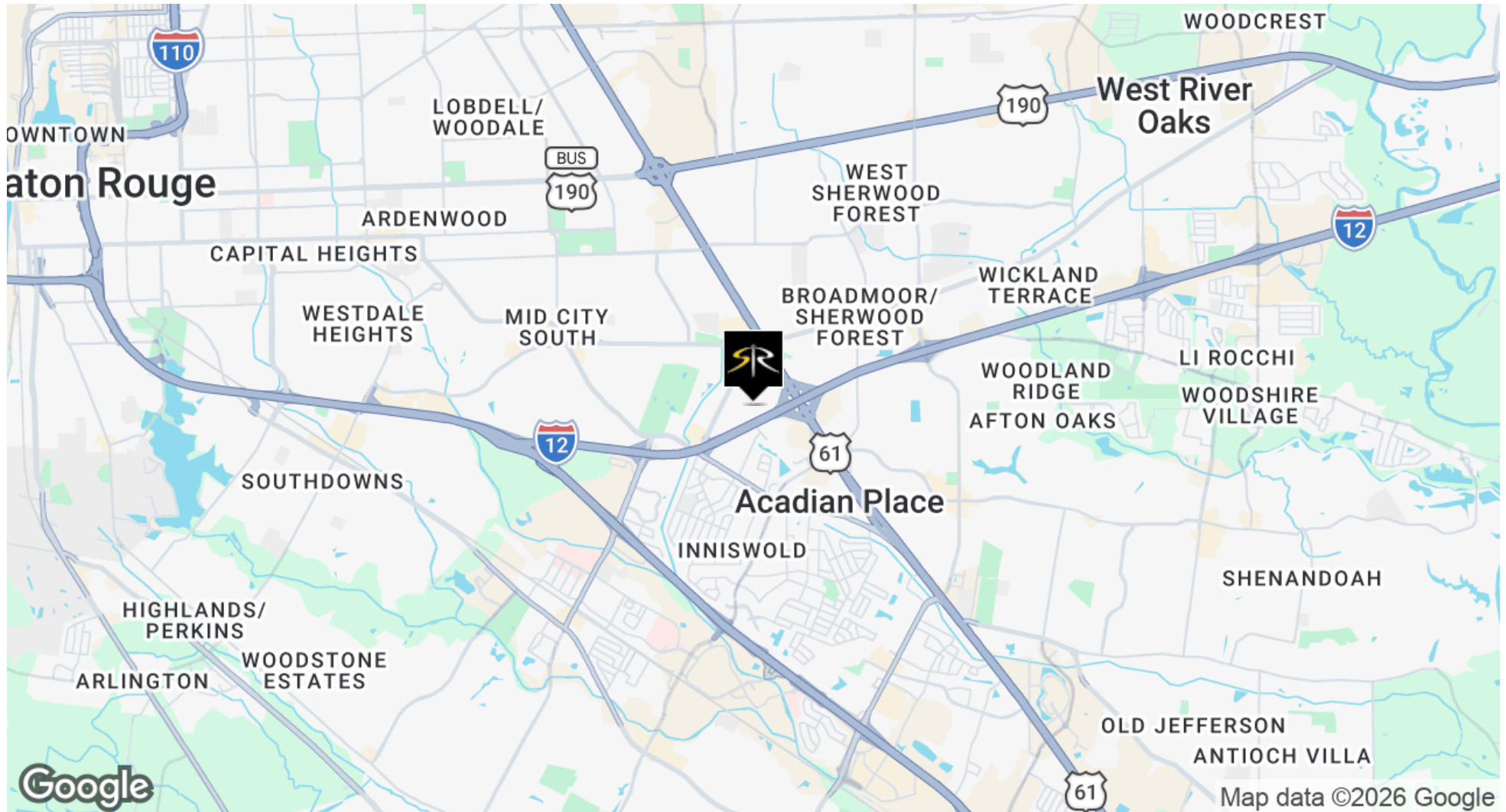
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LOCATION MAP

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