



FOR SALE

INDUSTRIAL COLD STORAGE FACILITY WITH
POTENTIAL RAIL ACCESS

PROPERTY INFORMATION

PRICE

\$2,100,000 (\$46.67 PER SQ.FT.)

PROPERTY ADDRESS

2125 SORREL AVE. & 887 JOPLIN AVE.,
BATON ROUGE, LA 70802

TOTAL AREA

PROPERTY SIZE: 45,000 SQ. FT.

- 2125 SORREL AVE: 20,000 SQ. FT.
- 887 JOPLIN AVE: 25,000 SQ. FT.



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PROPERTY OVERVIEW

Industrial Cold Storage Facility With Potential Rail Access

For Sale or Lease – 45,000 SF Industrial Cold Storage Facility with Potential Rail Access
Located at 2125 Sorrel Ave and 887 Joplin Ave.

Formerly a seafood processing plant, this versatile 45,000 square foot industrial facility is ideally suited for cold storage, food distribution, or general warehousing. This facility is well-positioned for a return to seafood or food processing use but is also flexible enough to serve a variety of industrial distribution needs.

The property includes:

- New roof recently installed
- Modifiable Office Space
- Rail access via 8-car rail spur

2125 Sorrel Ave:

- 20,000 SF Total
- 8,525 SF Chilled Processing Area
- 4,500 SF Freezer Space
- 3-Dock High Doors
- Refrigeration Equipment in Excellent Condition

887 Joplin Ave:

- 25,000 SF Total
- Mostly Warehouse
- 18' Eave Height
- Dock-height truck well with capacity for four trucks
- One 12' x 12' Grade Level Door

