



FOR LEASE

OFFICE, WAREHOUSE, AND
COLD STORAGE SPACE AVAILABLE

PROPERTY INFORMATION

LIST PRICE: \$6 SF/YEAR

PROPERTY ADDRESS

6959-7077 S CHOCTAW DR, BATON ROUGE,
LA 70806

BUILDINGS:	2
AVAILABLE SF:	52,700 SF
OFFICE:	15,000 SF
WAREHOUSE	10,200SF -37,700 SF
TOTAL ACREAGE:	3.65 ACRES



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PROPERTY OVERVIEW

Office, Warehouse, and Cold Storage Space Available

5959- 7077 S Choctaw Dr, Baton Rouge, LA 70806

Located along the highly accessible S Choctaw industrial corridor, Buildings 1 and 2 at 7077 S Choctaw Dr offer a rare opportunity to lease or acquire highly functional industrial facilities in Baton Rouge. The property can be leased in its entirety or divided into separate portions to accommodate a variety of operational needs. Building 1 consists of approximately $\pm 42,500$ SF total, including a $\pm 27,500$ SF warehouse facility and a separate $\pm 15,000$ SF office component, while Building 2 consists of an additional $\pm 10,200$ SF warehouse facility. The property is well suited for logistics, food distribution, cold storage operations, manufacturing, or other industrial users.

Building 1 features approximately $\pm 14,756$ SF of cold storage capability included within the warehouse facility, including $\pm 6,656$ SF of freezer space and $\pm 8,100$ SF of cooler space, providing immediate operational functionality for temperature-controlled users. Additional features of Building 1 include 27' eave heights, seven dock-high doors, one grade-level door with ramp access, 3-phase power, and a backup diesel generator system with a 500-gallon in-ground fuel tank.

Building 2 features approximately $\pm 10,200$ SF of warehouse space with 27' eave heights, two grade-level doors, and 3-phase power, providing additional flexibility for warehouse, distribution, or industrial operations.

Strategically positioned near Airline Highway (US 61/190), Florida Boulevard (US 190), I-10, and I-12, the property offers exceptional access to Baton Rouge's primary industrial and transportation corridors, making it an ideal location for regional distribution and industrial operations.

Highlights

- $\pm 42,500$ SF Building 1
- $\pm 27,500$ SF warehouse
- $\pm 15,000$ SF office component
- $\pm 14,756$ SF cold storage capability
- $\pm 6,656$ SF freezer
- $\pm 8,100$ SF cooler
- $\pm 10,200$ SF Building 2 warehouse
- 27' eave heights
- 7 dock-high doors
- 3 grade-level doors total
- 3-phase power
- Backup diesel generator with 500-gallon fuel tank
- Available for lease or sale
- Can be leased together or separately
- Ideal for logistics, cold storage, distribution, and industrial users
- Convenient access to Airline Hwy, Florida Blvd, I-10, and I-12
- Located along the S Choctaw industrial corridor

PROPERTY BREAKDOWN

Building 1

- Approximately 42,500 SF Total
- ±27,500 SF warehouse facility
- ±15,000 SF office component
- ±14,756 SF cold storage capability included within the warehouse facility
 - ±6,656 SF freezer space
 - ±8,100 SF cooler space
- 27' eave height
- 7 dock-high doors
- 1 grade-level door with ramp
- 3-phase power
- Diesel generator with 500-gallon in-ground fuel tank

Building 2

- ±10,200 SF warehouse
- 27' eave height
- 2 grade-level doors
- 3-phase power

Building 3 (Leased)

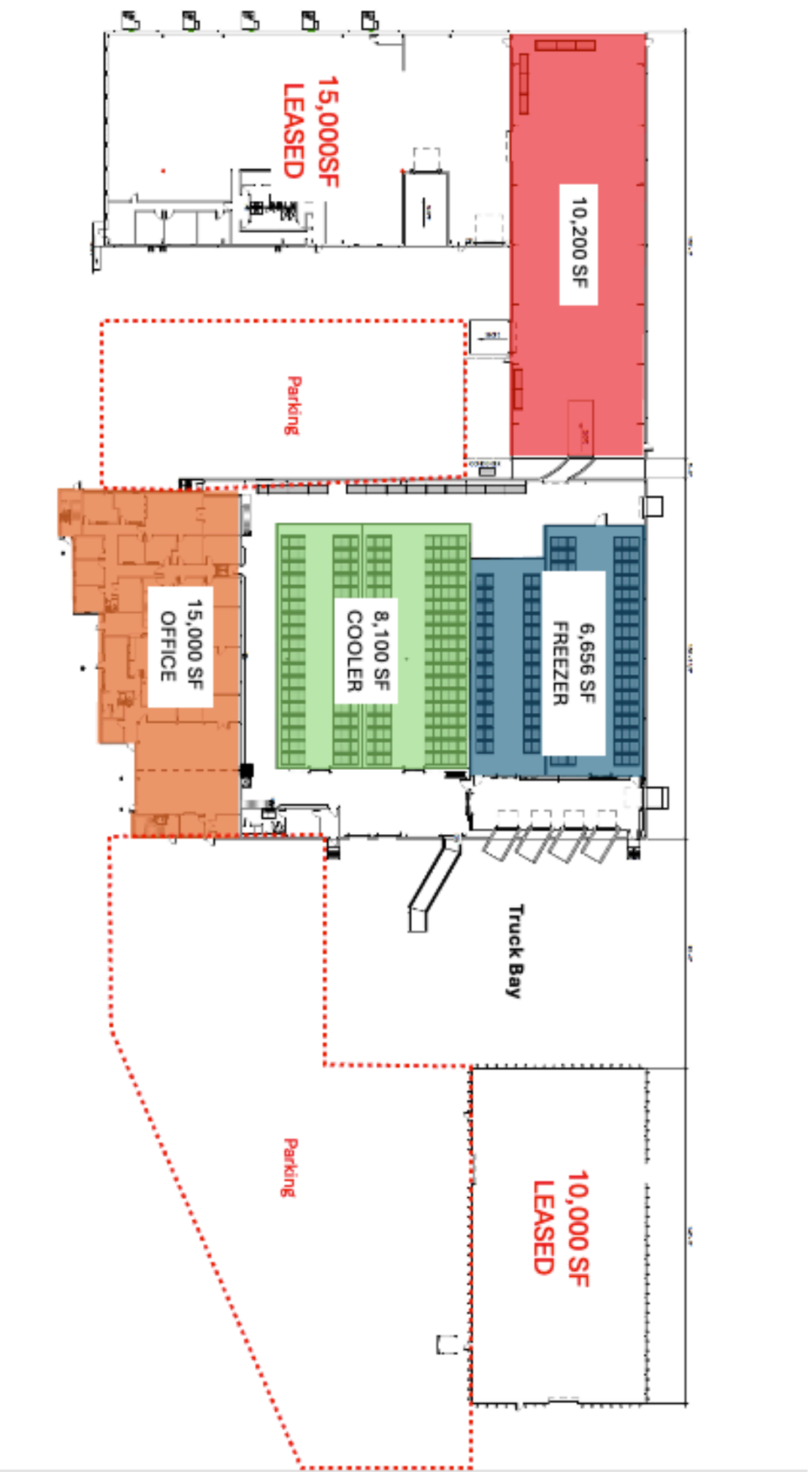
- ±15,000 SF office warehouse building
- Occupied by a national credit tenant

Building 4 (Leased)

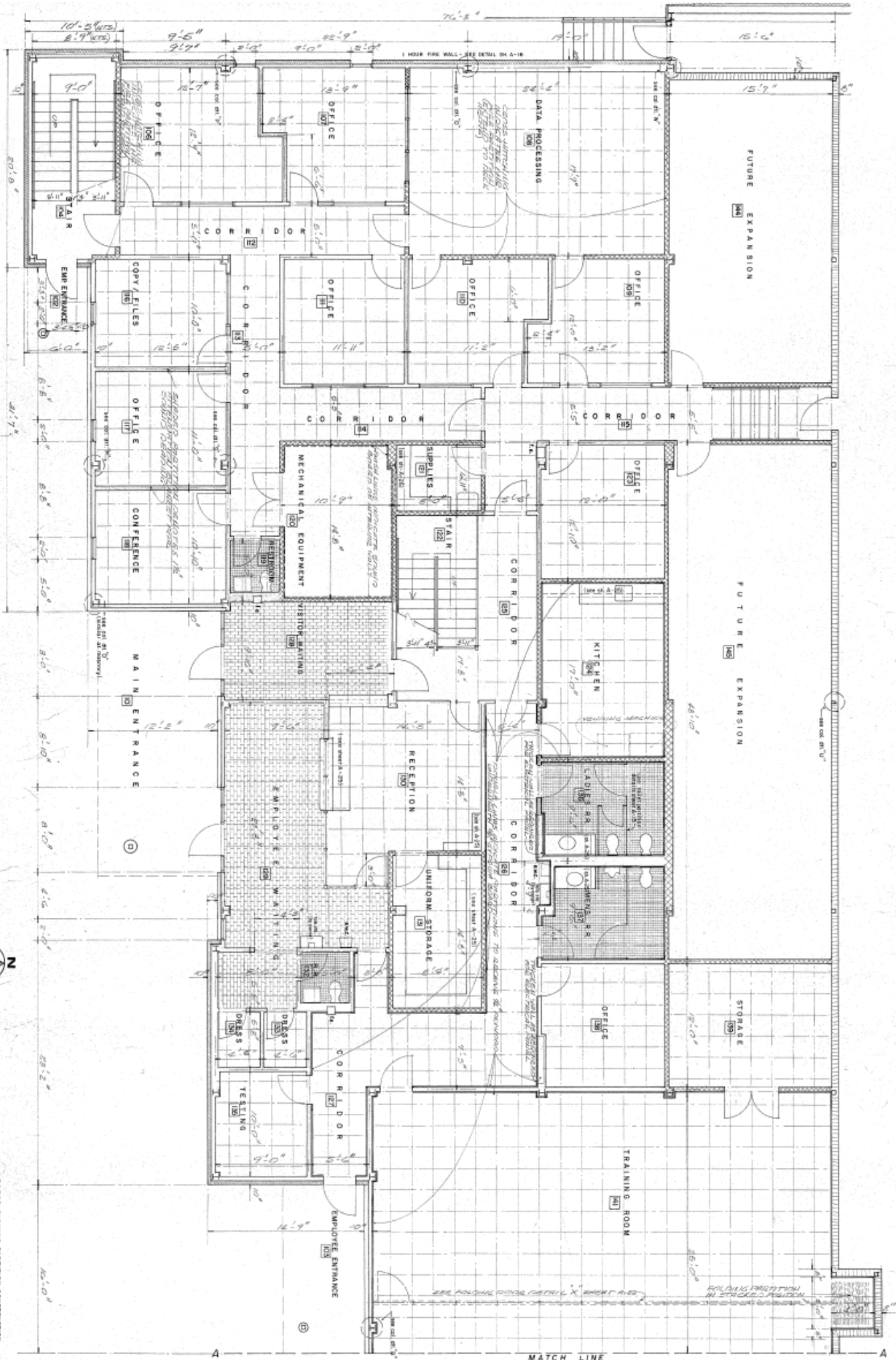
- ±10,000 SF warehouse
- 18' eave height
- Two roll-up doors



SITE PLAN



OFFICE- FIRST FLOOR





1 M A T C H 1 L I N E

LEGEND SHOWING PARTITION CONSTRUCTION

0-1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040