

# COMMERCIAL PROPERTY FOR SALE

**Windsor Courts Office Plaza**

**2618 Wooddale Blvd.  
Baton Rouge, LA 70805**

**Asking Price: \$1,400,000.00**

**Beau Box Commercial Real Estate**

**Beau Box, SIOR**

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**Austin Palmer**

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# The Property

Site Photo (01/2025)



EBR Assessor Aerial





# Property Snapshot

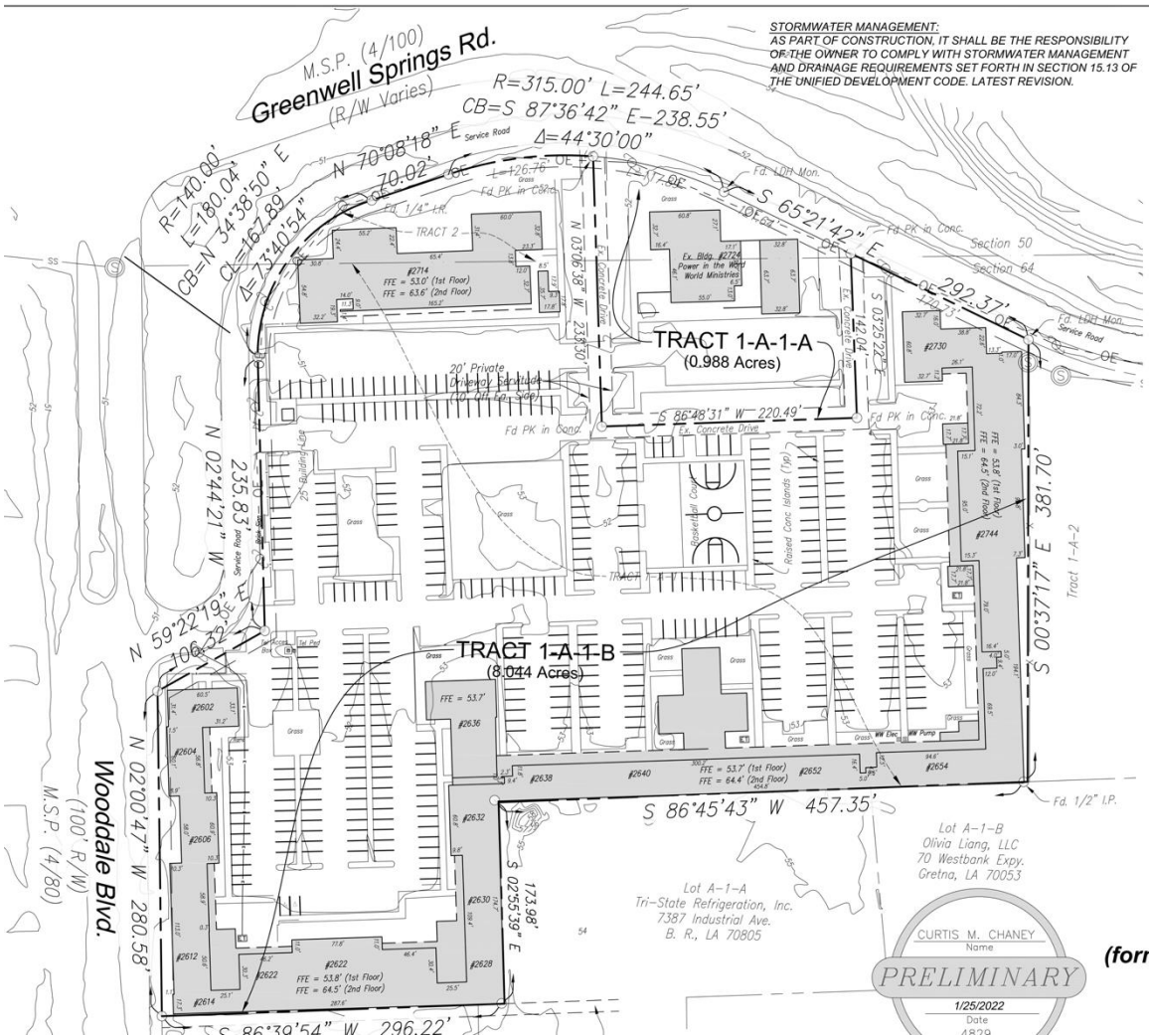
## Windsor Courts Office Plaza 2618 Wooddale Blvd

### PROPERTY SNAPSHOT

ADDRESS	2618 Wooddale Blvd
CITY, STATE, ZIP	Baton Rouge, LA 70805
COUNTY	East Baton Rouge Parish
BUILDING SIZE	± 135,000 SF
# OF FLOORS	2
# OF BUILDINGS	24
LAND SIZE	± 8.04 Acres (350,222.4 SF)
APN #	30835914
ZONING	C2 – Heavy Commercial
FLOOD ZONE	X

Asking Price: \$1,400,000.00

### SURVEY



# Property Highlights and Catalysts

Windsor Courts Office Plaza  
2618 Wooddale Blvd

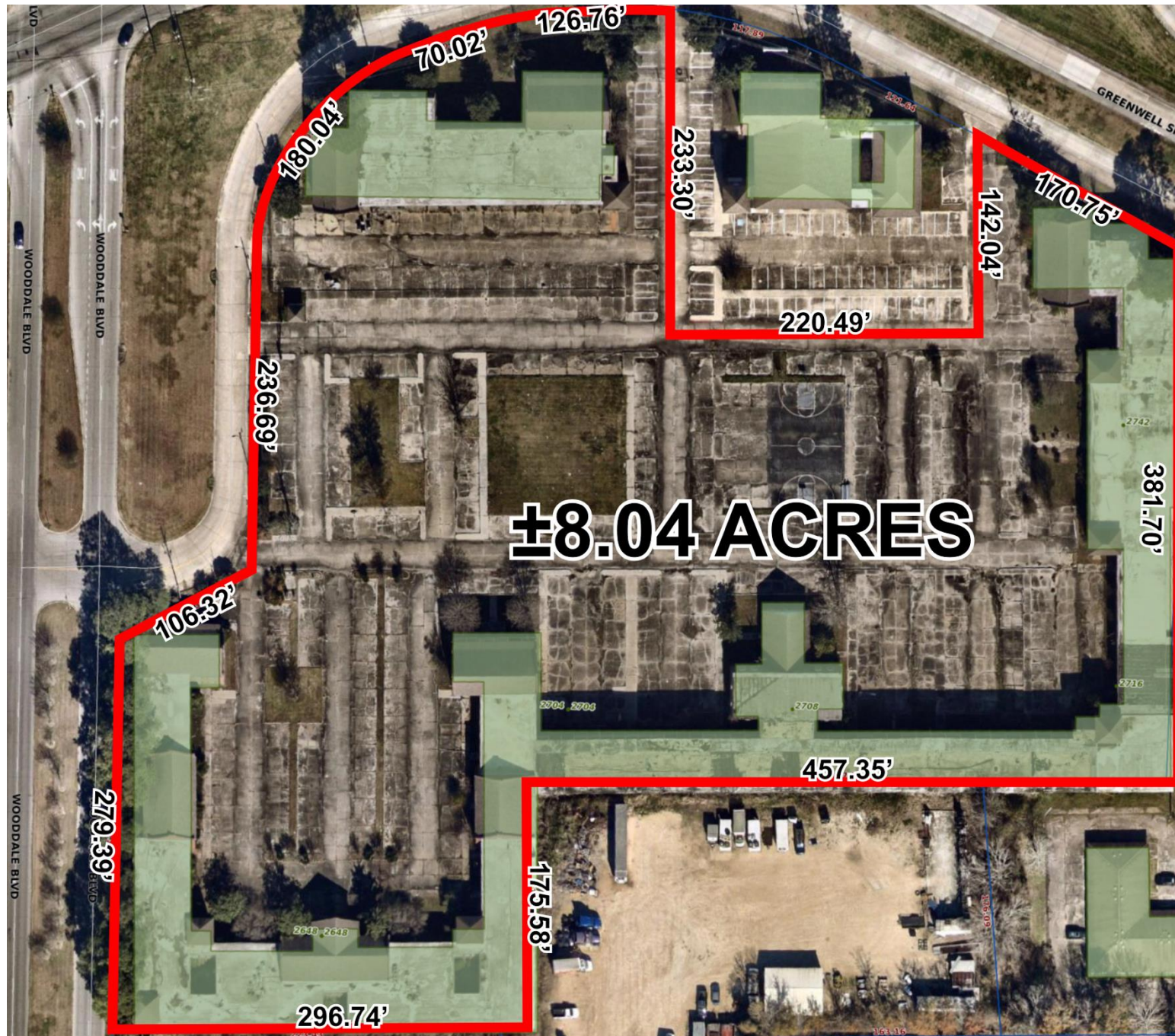
- 2618 Wooddale Blvd is an incredible development opportunity in a prime location with 24 buildings totaling  $\pm 135,000$  SF on a  $\pm 8.04$ -acre lot.
- This property is ideally located near the intersection of two high-traffic roadways in Baton Rouge Hwy 37 (Greenwell Springs Rd) and Hwy 61 (Airline Hwy) with excellent access to both in either direction.
- Only  $\pm 5$  minutes from the new  $\pm 3,400,000$  SF Amazon fulfillment center at Airline Hwy/Florida Blvd, the property offers a wide variety of development potential.
- The property has ample gated parking.
- There is a separate parcel within the office park property, currently operating as a church, which is also available for sale.





# Parcel Aerial

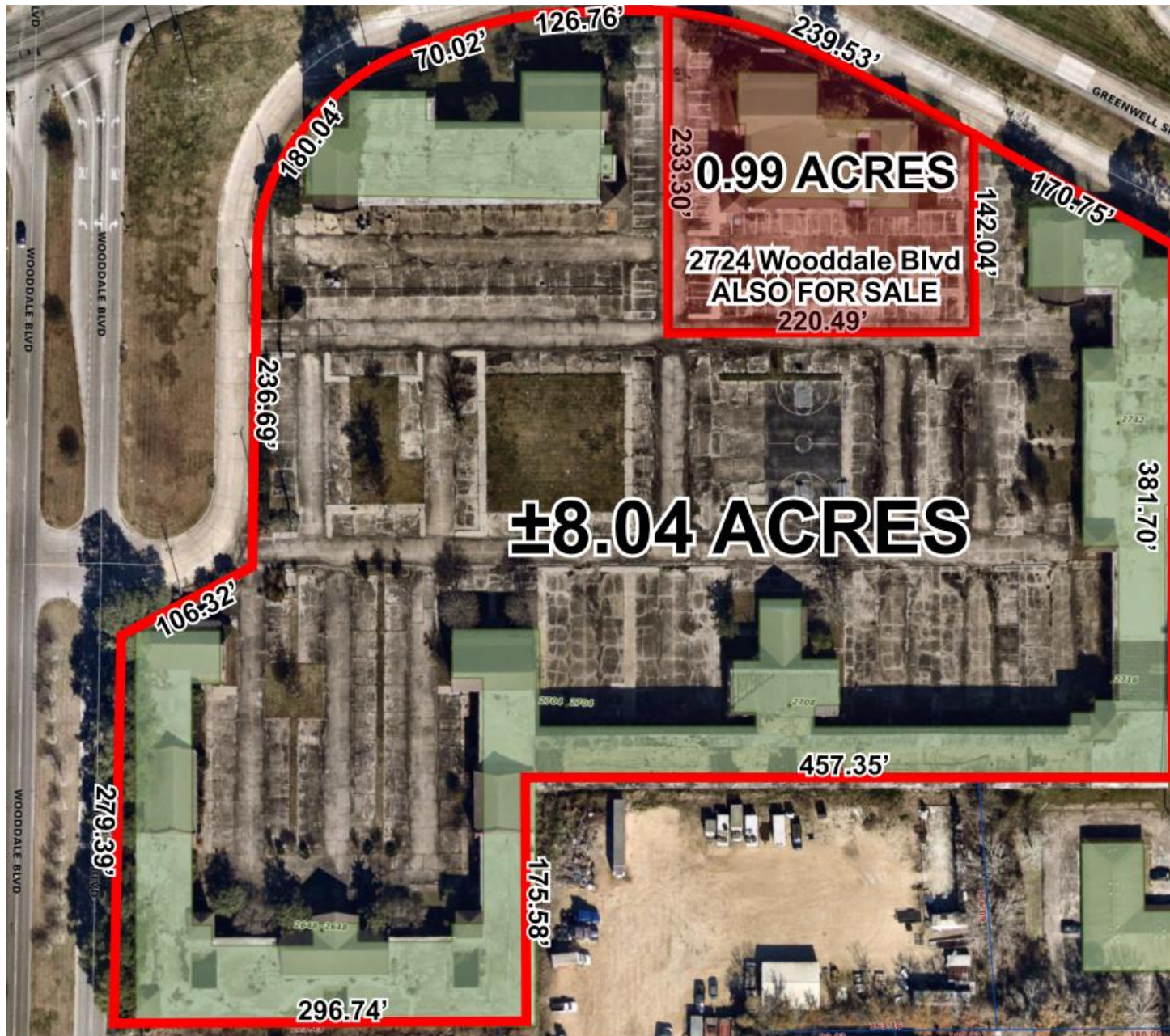
Windsor Courts Office Plaza  
2618 Wooddale Blvd





# The Property

Windsor Courts Office Plaza  
2618 Wooddale Blvd



## 2724 Wooddale Blvd – Front Right Parcel

- 0.99 Acres For Sale
- Asking Price: \$640,000.00

## 2724 + 2618 Wooddale Blvd Parcels

- 9.03 Acres Combined Total



# Flood Map

Windsor Courts Office Plaza  
2618 Wooddale Blvd



Community: Baton Rouge

Effective FIRM (Effective: 6/19/2012)  
Flood Zone: X-AREA OF MINIMAL FLOOD  
HAZARD

FIRM Panel ID: 22033C0255F  
FIRM Panel Date: 6/19/2012

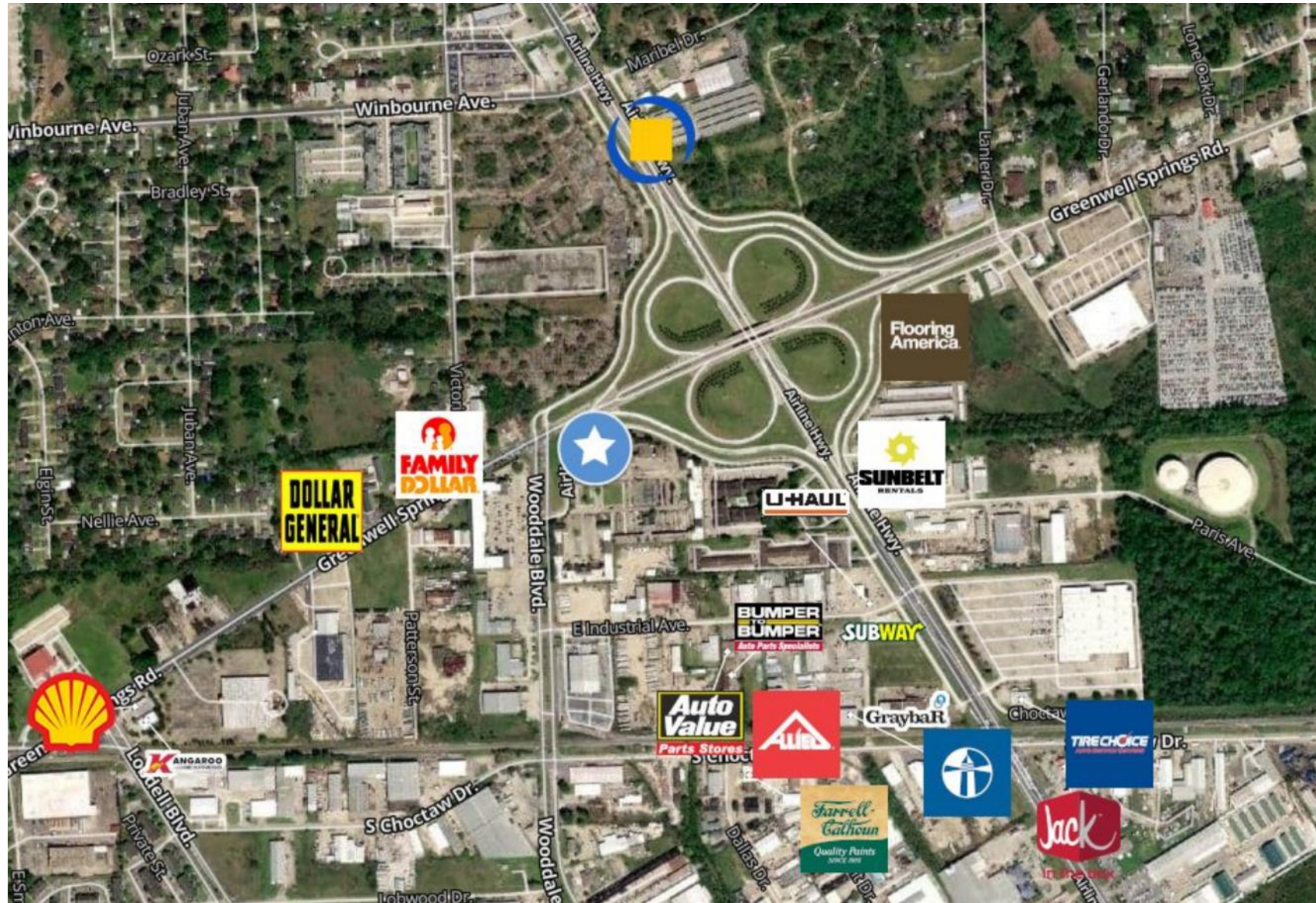
Ground Elevation<sup>1</sup>: 52.1 ft





# Area Retail Map

Windsor Courts Office Plaza  
2618 Wooddale Blvd





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