

INDUSTRIAL FOR SALE

11628 S CHOCTAW DR

Baton Rouge, LA 70815



OFFERING SUMMARY

Sale Price:	\$1,900,000
Price / SF:	\$57.75
Building Size:	±32,900 SF
Warehouse SF:	16,100
Office SF:	16,800
Lot Size:	±1.04 Acres
Year Built:	1977
Year Renovated:	2001
Power:	3 Phase
Roll Ups:	4
Dock High:	2 Interior Spaces
Eave Height:	20'
Yard Area:	6,500 SF

PROPERTY OVERVIEW

The improvements consist of a 32,900 square foot office/warehouse property located on the corner of S Choctaw Drive and Elbert Drive in Baton Rouge. The structure is comprised of 16,800 square feet, or approximately 51.06%, of finished office area, while the remaining 16,100 square feet is unfinished warehouse space. The building is situated on a concrete slab foundation and incorporates steel frame construction. The exterior of the building features brick veneer and corrugated metal siding with a flat built-up roof on the office portion and pitched metal roof on the warehouse.

The interior finished area is comprised of executive suites on the first and second floor, conference room, reception area, kitchen, interior stairwell, and four (4) half-restrooms. Interior finishes include carpet and laminate floors with painted sheetrock walls and acoustic tile ceilings. The interior of the remaining warehouse space features unfinished concrete floors, as well as exposed steel frame, brick, and metal walls with metal ceilings.

Other key improvements include three (3) 14' x 16' overhead doors, central HVAC system in office area that was reportedly replaced in 2011, supply elevator, loading ramp and dock, 3-phase power, pylon signage, and paved concrete lot with 44 parking space. The structure was reportedly constructed in 1977 and the current owner reportedly recently installed a new roof for \$58,000. At the time of our site visit, the improvements were in overall average condition.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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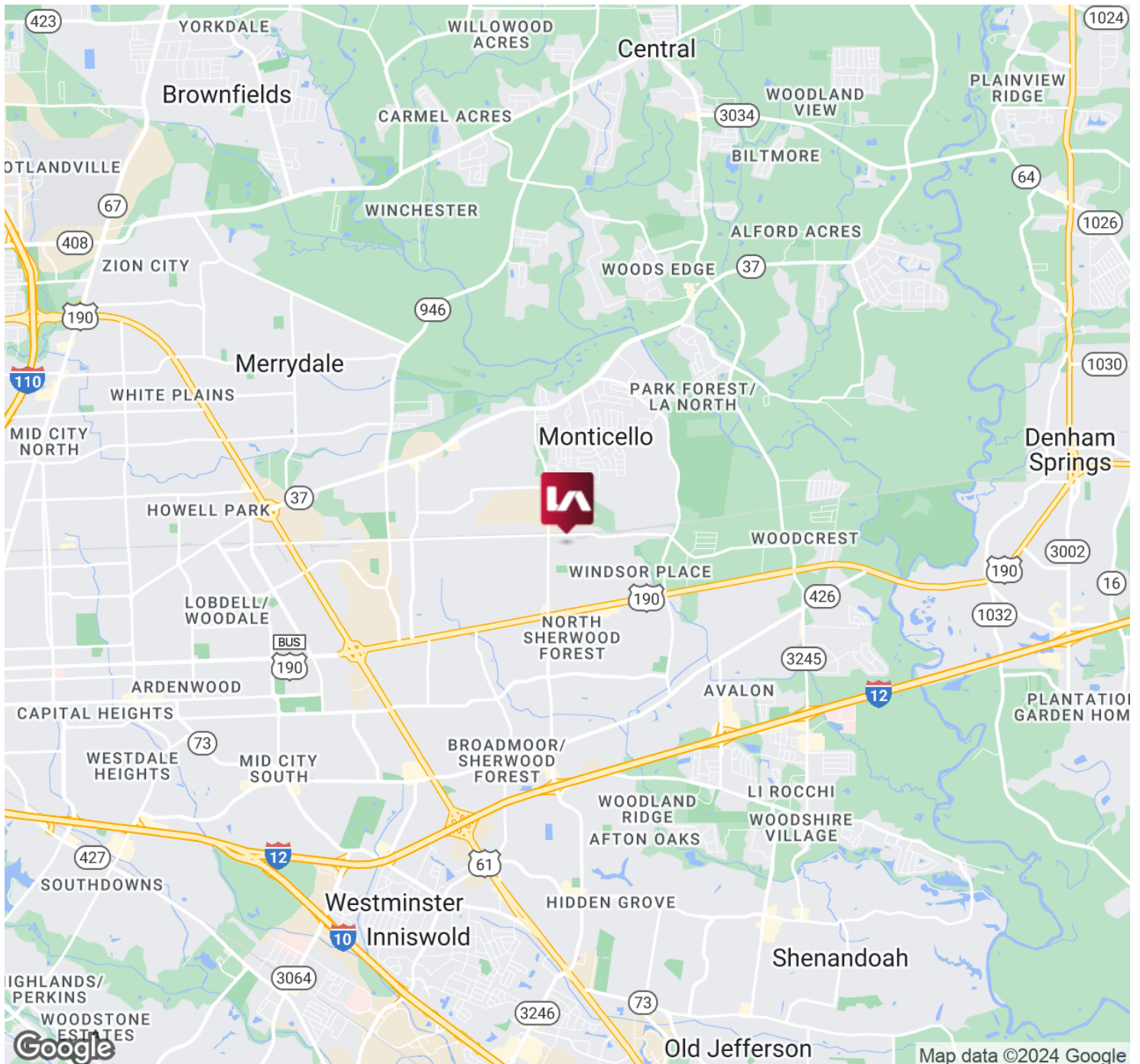
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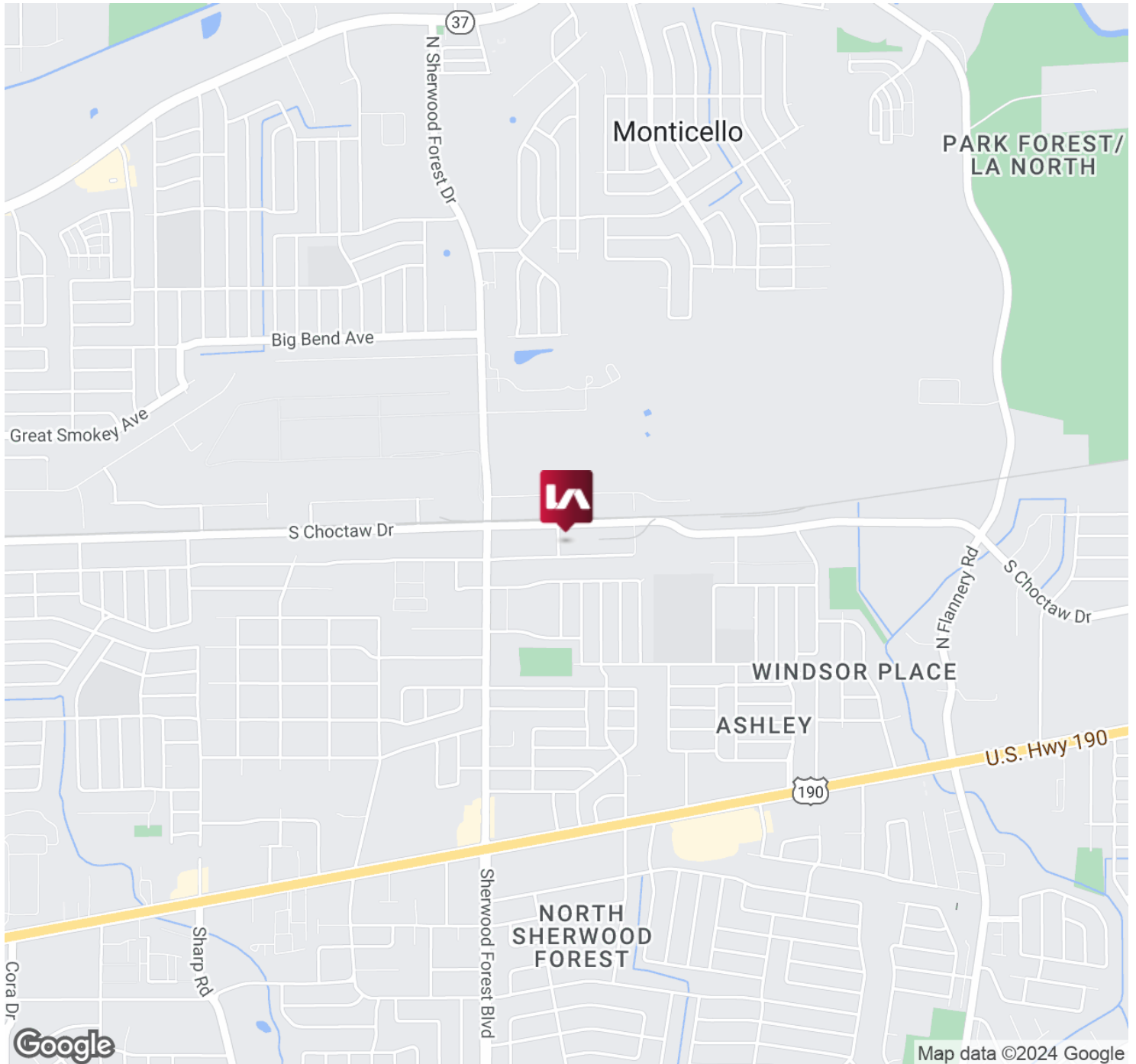
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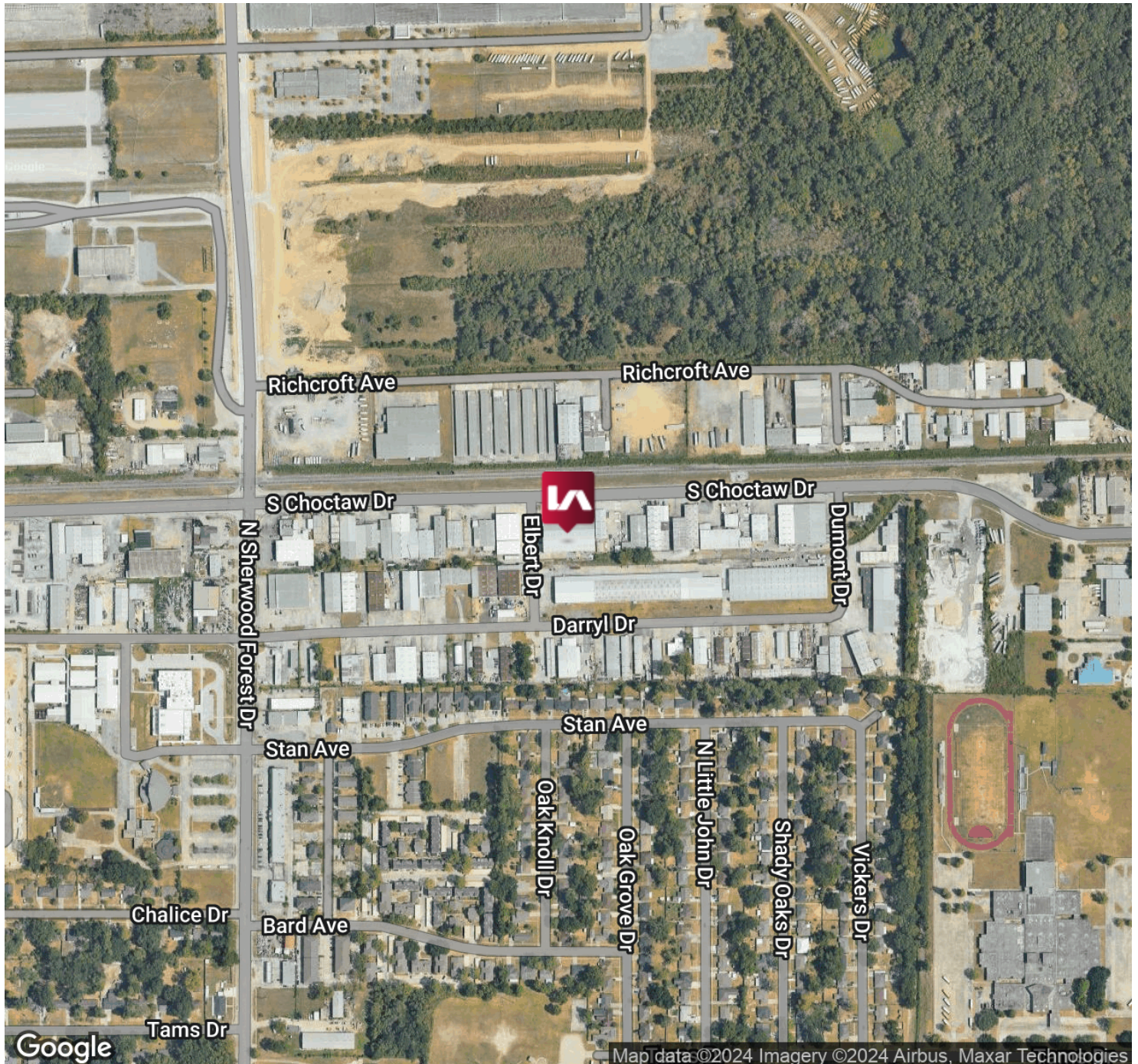
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