



NAI Rampart

FOR SALE

WAREHOUSE / YARD

FOR SALE · ±12,000 SF ON ±3.0 ACRES

4115 I-10 Frontage Rd

Port Allen, LA 70767

OFFERED AT

\$1,600,000

PRESENTED BY

Dex Shill

Commercial Sales & Leasing

O 225.295.0800

C 225.284.9092

dexshill@rampartcre.com

Walt Ketchings

Commercial Sales & Leasing

O 225.295.0800

C 225.241.3110

wketchings@rampartcre.com

PROPERTY OVERVIEW

Dock-high warehouse on ±3 fenced acres with I-10 frontage.

4115 I-10 Frontage Road offers a ±12,000 SF concrete block warehouse with eight dock-high doors on a deep ±3-acre corner site in Port Allen, minutes from the Mississippi River bridge and downtown Baton Rouge.

The building sits at the rear of the parcel, leaving open acreage along the I-10 frontage road for outdoor storage, laydown or future expansion. With approximately 9% building coverage, the property offers an unusually low building-to-land ratio, providing substantial flexibility for outdoor storage, equipment staging, and truck maneuvering.

The property is currently tenant-occupied, with the existing lease reportedly expiring in May 2027. Lease terms and occupancy details are subject to verification.

PROPERTY HIGHLIGHTS

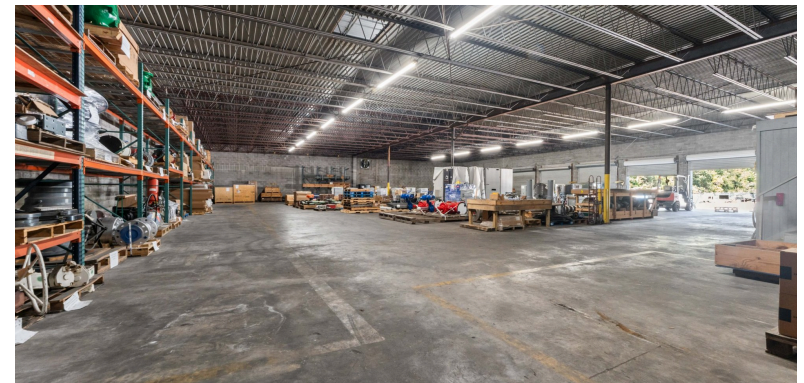
- Eight dock-high doors with paved truck apron and gravel yard
- ±200' of frontage on the I-10 Frontage Road, with truck access from Bates Industrial Drive
- Fully fenced site with open front acreage for storage, laydown or expansion
- Metal roof ±4–5 years old · new office HVAC (2025) · two restrooms
- ±1 mile west of the I-10 / LA 415 interchange (Exit 151)

PROPERTY SPECIFICATIONS

SALE PRICE	\$1,600,000
PRICE / SF	\$133.33
BUILDING	±12,000 SF
OFFICE	±798 SF
LAND	±3.0 AC
SITE COVERAGE	±9%
DOCK-HIGH DOORS	8
CLEAR HEIGHT	±16'5"
CONSTRUCTION	Concrete block
ROOF	Metal · ±4–5 yrs
SPRINKLERS	None (per owner)
FENCING	Entire site
PARCEL	304500002400



EIGHT DOCK-HIGH DOORS · FENCED GRAVEL YARD



CLEAR-SPAN WAREHOUSE



SITE

12,000 SF on ±3 acres, with ±9% site coverage.

LAND	±3.0 AC
I-10 FRONTAGE RD	±197'
BATES INDUSTRIAL DR	±682'
DEPTH	±682'-713'
ACCESS	Bates Industrial Dr
FENCING	Entire site

The building sits at the rear of a deep corner parcel. The front of the site is open along the I-10 frontage road and the gravel yard and truck apron sit directly in front of the docks. Dimensions are from the parish parcel map and are approximate. Any potential future expansion is subject to applicable zoning, permitting and site requirements.



LOOKING NORTH TOWARD I-10



SITE AND I-10 FRONTAGE



OPEN FRONT ACREAGE ALONG I-10

PROPERTY PHOTOS



DOCK-HIGH LOADING



TRUCK APRON AND COVERED STORAGE



OFFICE



WAREHOUSE INTERIOR

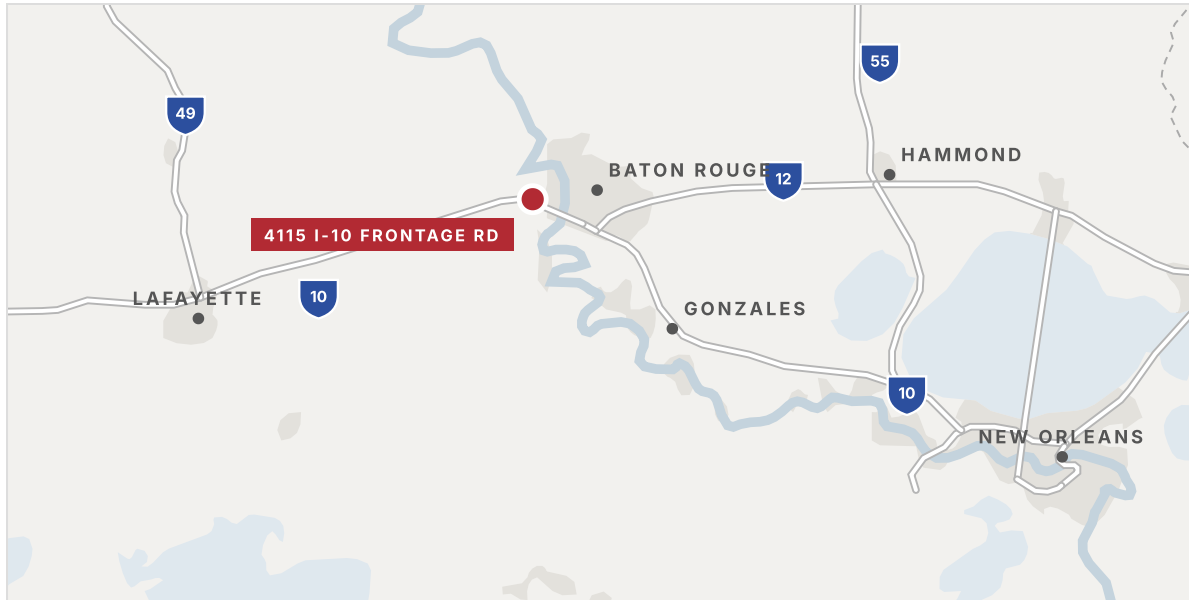
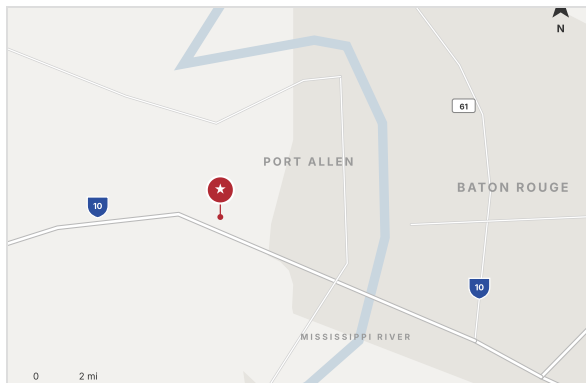


INTERIOR AT DOCK DOORS



CLEAR-SPAN WAREHOUSE

REGIONAL ACCESS



VIEW EAST TOWARD DOWNTOWN BATON ROUGE

LOCATION

On I-10 in Port Allen, at the west edge of the Baton Rouge metro.

- Convenient access to Interstate 10 via the nearby LA 415 interchange (Exit 151), ±1 mile east
- I-10 connects east to Baton Rouge, New Orleans and the I-12 / I-55 corridors, and west to Lafayette and I-49
- Minutes from the Mississippi River bridge and downtown Baton Rouge
- Established industrial and service corridor along the I-10 frontage road

FOR MORE INFORMATION

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Do not disturb tenant. Tours by appointment only.