WAREHOUSE PROPERTY

FOR SALE/FOR LEASE





15735 FLORIDA BLVD. BATON ROUGE, LA 70819

$2,900,000

PRIME COMMERICAL INVESTMENT OPPORTUNITY
GREAT ACCESSIBILITY AND VISIBILITY
FLEXIBLE LAYOUT FOR BUISNESS OPERATIONS
SPECIOUS LAYDOWN YARD
3.22 TOTAL ACRES
28,500 TOTAL SQFT. BUILDING
90% OCCUPANCY RATE
8% CAP RATE
FLOOD ZONE X
ZONED M-1

TIFFANY McBRIDE

TIFFANY MCBRIDE
225.278.2311
TIFFANYMCBRIDE@CHTGROUPREALESTATE.COM

8193 VINCENT RD. STE. M DENHAM SPRINGS, LA 70726
OFFICE: 225.304.6033
EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

CHT GROUP
REAL ESTATE

15735 FLORIDA BLVD.
BATON ROUGE, LA 70819

0.3 MILES FROM O'NEAL LANE AND CENTRAL THROUGHWAY



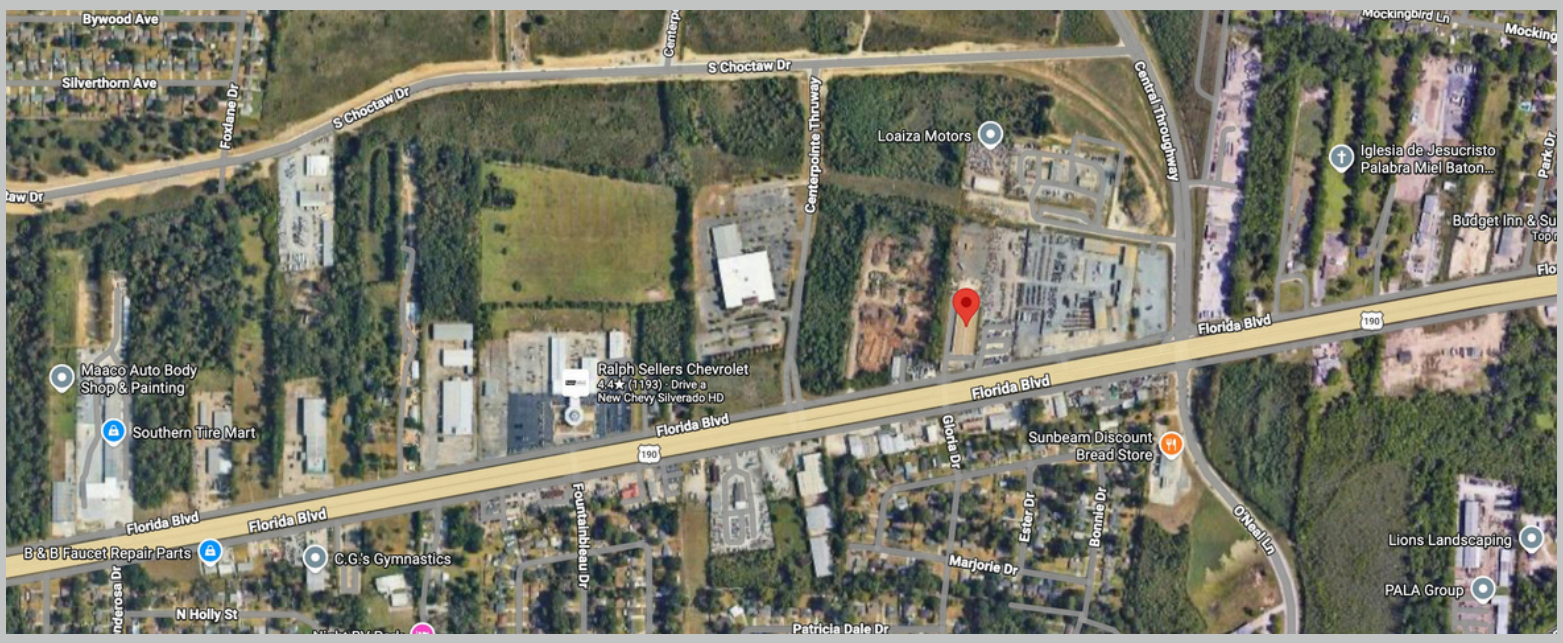
20,406 AVERAGE
DAILY TRAFFIC COUNT

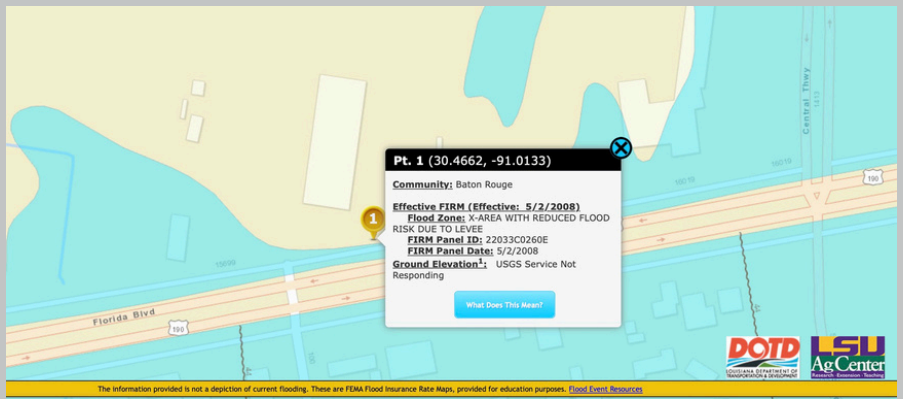
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PROPERTY HIGHLIGHTS

- **PRICE: $2,900,000**
- GATED ENTRY
- 28,500 SQFT. BUILDING
- 3.22 ACRES (1.16 ACRE LAYDOWN YARD)
- ZONED M-1
- FLOOD ZONE X
- 190.5 FT. ROAD FRONTAGE
- INTERIOR AND EXTERIOR REMODELED IN 2026
- 25,225 SQFT HEATED/COOLED
- FULLY SPRINKLERED
- 3 WAREHOUSE UNITS
- 21,160 SQFT. WAREHOUSE AREA
- GREAT VISIBILITY & EASILY ACCESSIBLE
- 3-12 FT. OVERHEAD DOORS
- 90% OCCUPANCY RATE
- 8% CAP RATE
- 16 OFFICES
- 8 RESTROOMS
- ADA-COMPLIANT DESIGN
- 50 PARKING SPOTS
- STABILIZED YARD SPACE- COULD BE USED FOR FLEET PARKING
- 15 NEW HVAC UNITS





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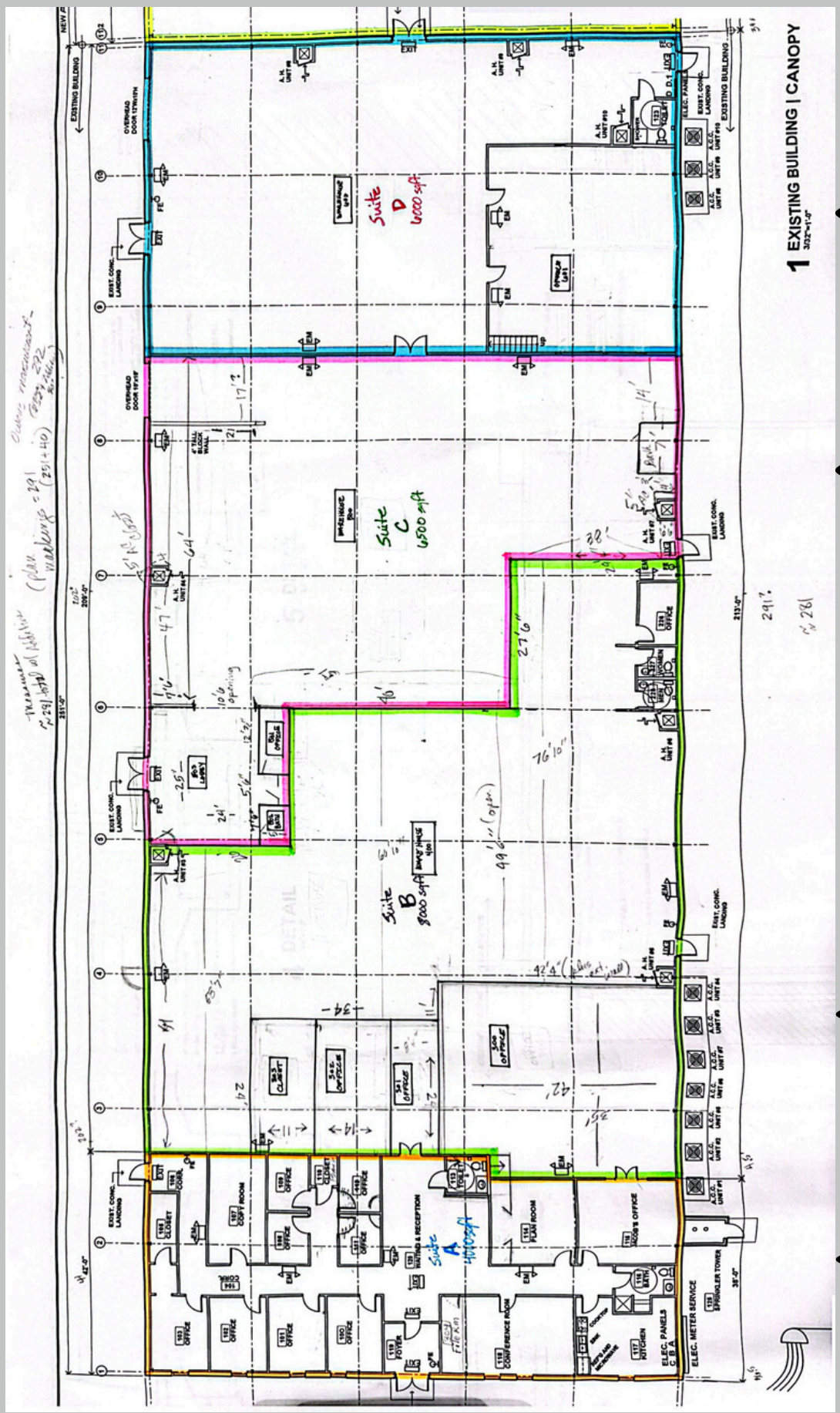
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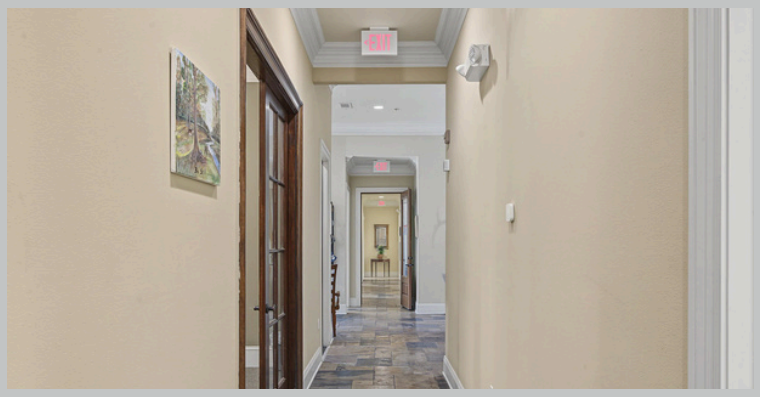
SUITE A



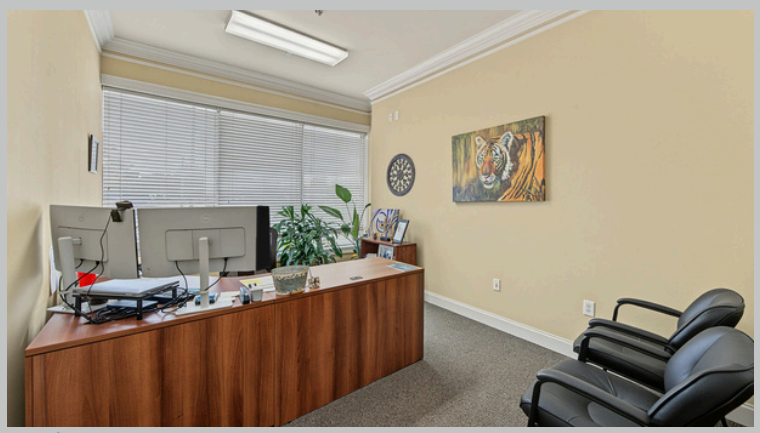














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SUITE B









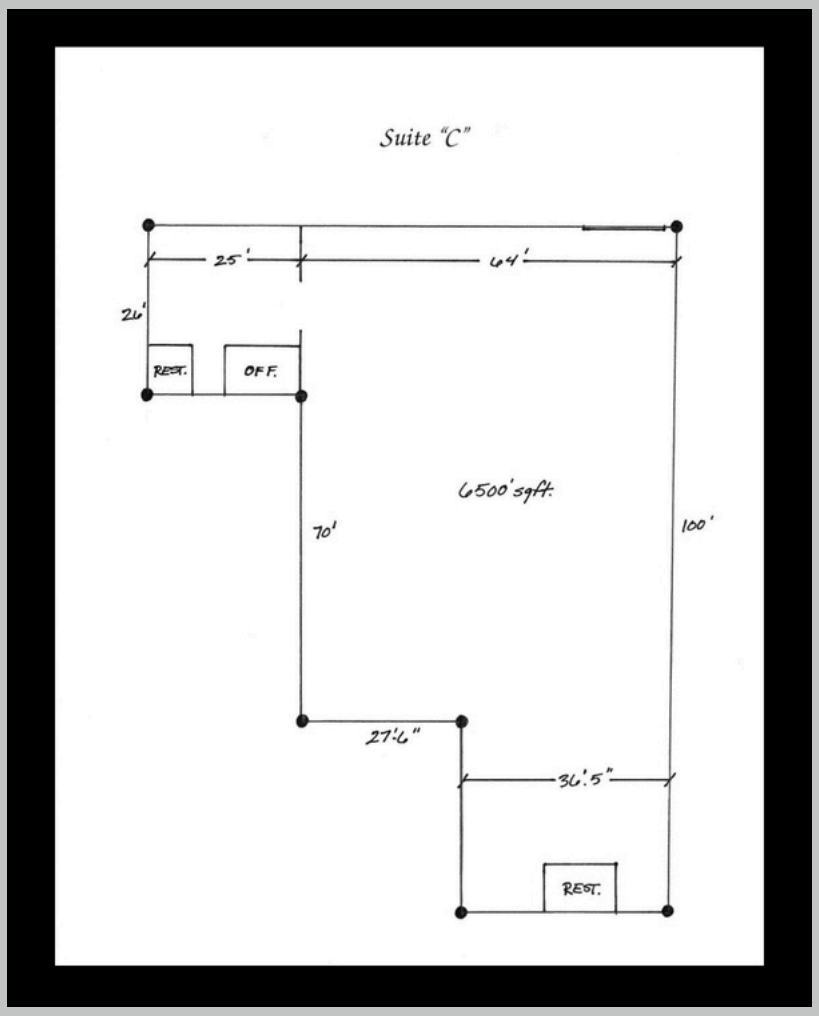






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SUITE C - FOR LEASE



$6,500/MONTH
CAM: $1,800/MONTH

- AVAILABLE IMMEDIATELY
- PRIVATE ENTRY
- LEASABLE AREA: 6,500 SQFT
- 6,000 SQFT. WAREHOUSE SPACE
- LOBBY
- 1 OVERHEAD DOOR
- 12 FT. ROLL UP DOOR
- 1 OFFICE
- 2 RESTROOMS
- 8 PARKING SPOTS
- CLIMATE CONTROLLED
- NEW HVAC
- FULLY SPRINKLERED
- M-1 LIGHT INDUSTRIAL ZONING
- 20,406 DAILY AVERAGE DAILY TRAFFIC COUNT
- NEW HVAC



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SUITE C - FOR LEASE







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SUITE C - FOR LEASE



IMMEDIATE AVAILABILITY







6,000 SQFT. WAREHOUSE SPACE
12 FT. ROLLUP DOOR

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SUITE D

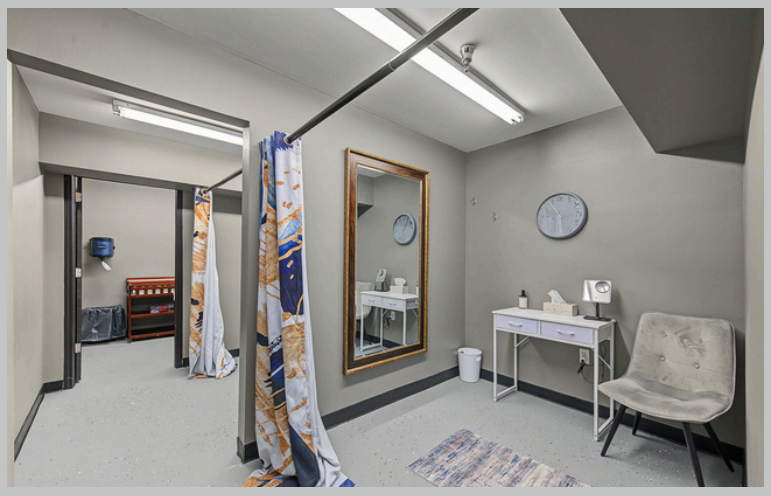














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- 4,000 SQFT. COVERED AREA
- 20 FT. EAVES
- LEASED



OPEN COVERED WAREHOUSE APRON

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LAYDOWN YARD-FOR LEASE

1.16-ACRES



- VERSATILE COMMERCIAL & INDUSTRIAL USE POTENTIAL
- IDEAL FOR FLEET PARKING, TRUCK & TRAILER STORAGE
- SUITABLE FOR HEAVY EQUIPMENT, MACHINERY & MATERIAL STORAGE
- EXCELLENT OPPORTUNITY FOR CONTRACTORS, CONSTRUCTION & SERVICE-BASED BUSINESSES
- FUNCTIONAL SPACE FOR OUTDOOR STORAGE, INVENTORY & EQUIPMENT STAGING
- FLEXIBLE SITE LAYOUT TO ACCOMMODATE OPERATIONAL NEEDS & BUSINESS EXPANSION
- CONVENIENT ACCESS FOR COMMERCIAL VEHICLES & EQUIPMENT
- IDEAL FOR A VARIETY OF COMMERCIAL STORAGE & OPERATIONAL APPLICATIONS
- PRIVATE ENTRY

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