



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE
12.93 ACRES – CW3 – DUAL ACCESS, CLEARED & BUILD-READY
1400 -1500 WOODDALE BOULEVARD, BATON ROUGE, LA 70806

12.93 ACRES

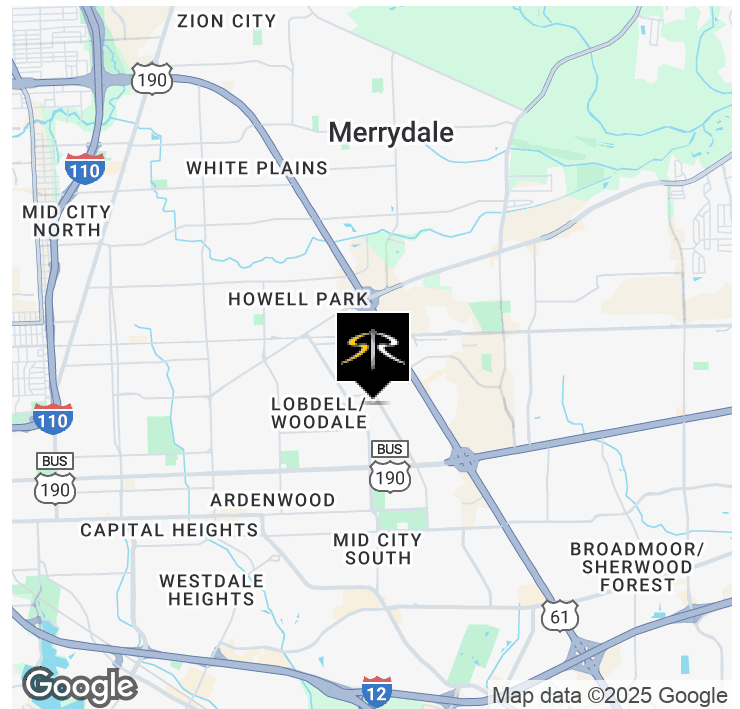


OFFERING SUMMARY

Sale Price:	\$3,200,000
Lot Size:	12.93 Acres
Zoning:	CW3 (Commercial Warehouse 3)

PROPERTY HIGHLIGHTS

- 12.93 Acres – CW3 – Dual Access, Cleared & Build-Ready
- Dual Access – Property Spans from Lobdell Blvd. to Wooddale Blvd.
- Cleared & Unencumbered Tract with Maximum Usable Land
- Zoned CW3 – Commercial Warehousing Three
- All Utilities On Site
- No Wetlands – No Flood Zone
- 587' Frontage on Lobdell Blvd.
- 287' Frontage on Wooddale Blvd.
- Highly Visible Location in Central Baton Rouge Corridor
- \$5.68 per Square Foot
- Owner/Agent



MATTHEW SHIRLEY
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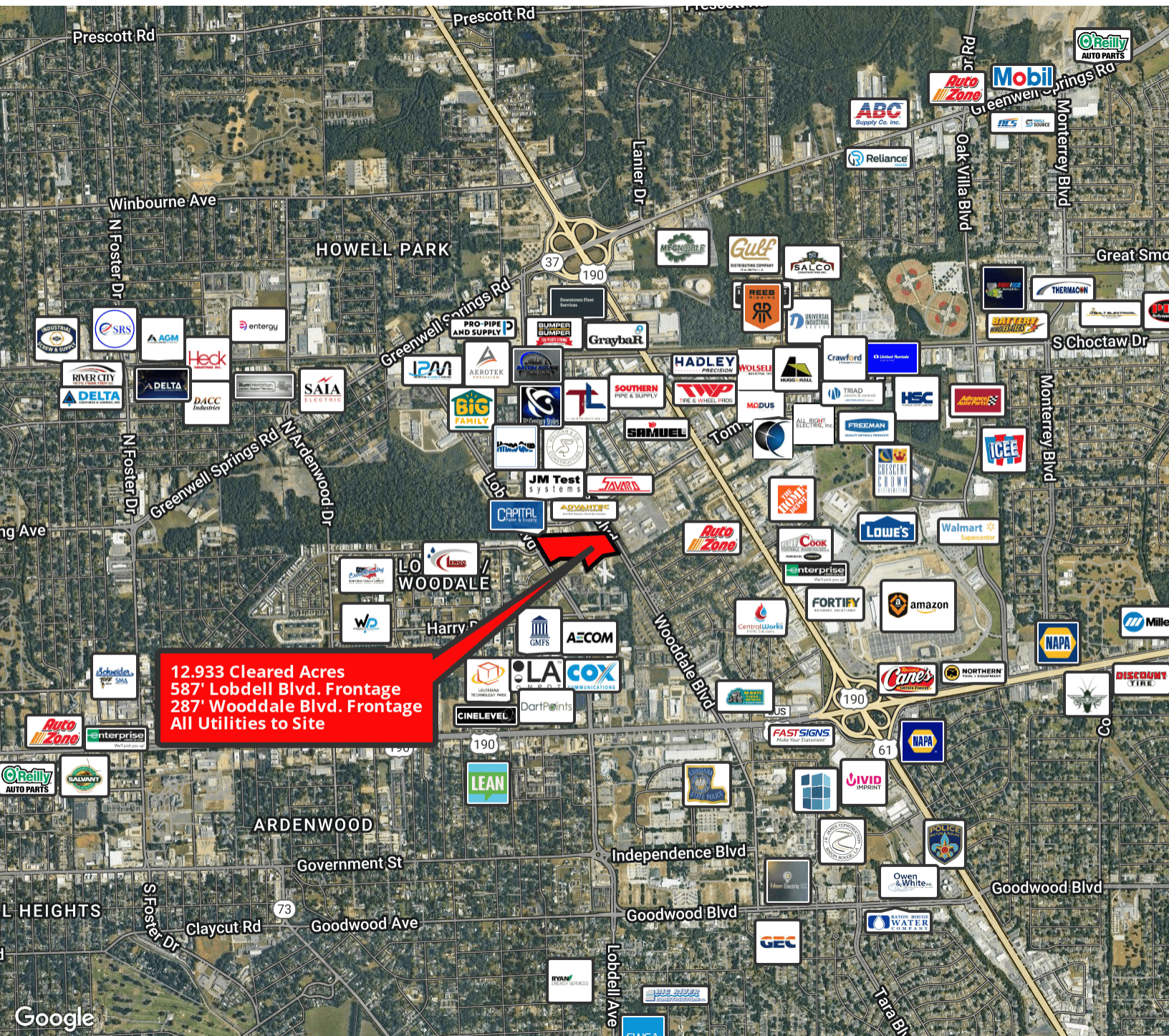
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AREA INDUSTRY MAP
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