



INDUSTRIAL PROPERTY FOR SALE

1419 Julia Street
Baton Rouge, LA 70802

Presented By:

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PROPERTY DESCRIPTION

NAI Rampart is pleased to present for sale 1419 Julia Street, an ±11,000 square foot freestanding brick warehouse situated in Baton Rouge's near-downtown urban core.

The property comprises two open-span workshop bays featuring exposed timber rafters, steel trusses, soaring vaulted ceilings, and original masonry throughout — architectural character that is increasingly rare and difficult to replicate at this price point.

The building offers grade-level loading, roll-up door access, a rear concrete service apron, and an L-shaped footprint well-suited to a range of office, creative, and community service uses consistent with the site's GOL zoning designation. The property is vacant and available for immediate occupancy.

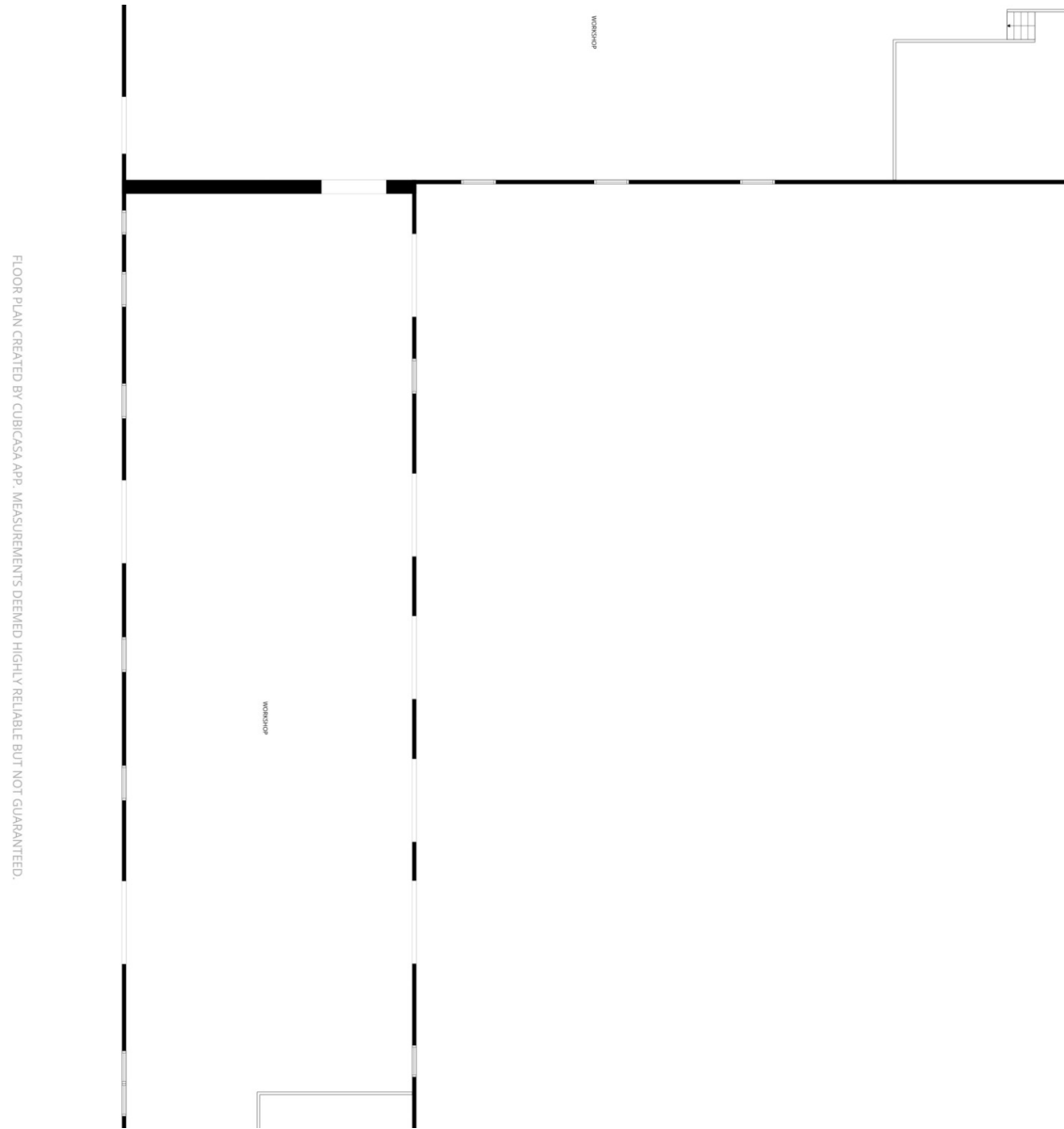
PROPERTY HIGHLIGHTS

- ±11,000 SF freestanding brick warehouse
- Two open-span bays with exposed timber rafters and steel trusses
- Grade-level loading with roll-up door access and rear service apron
- Vacant — available for immediate occupancy
- GOL zoning | Near-downtown Baton Rouge, +/- 1 mile from CBD

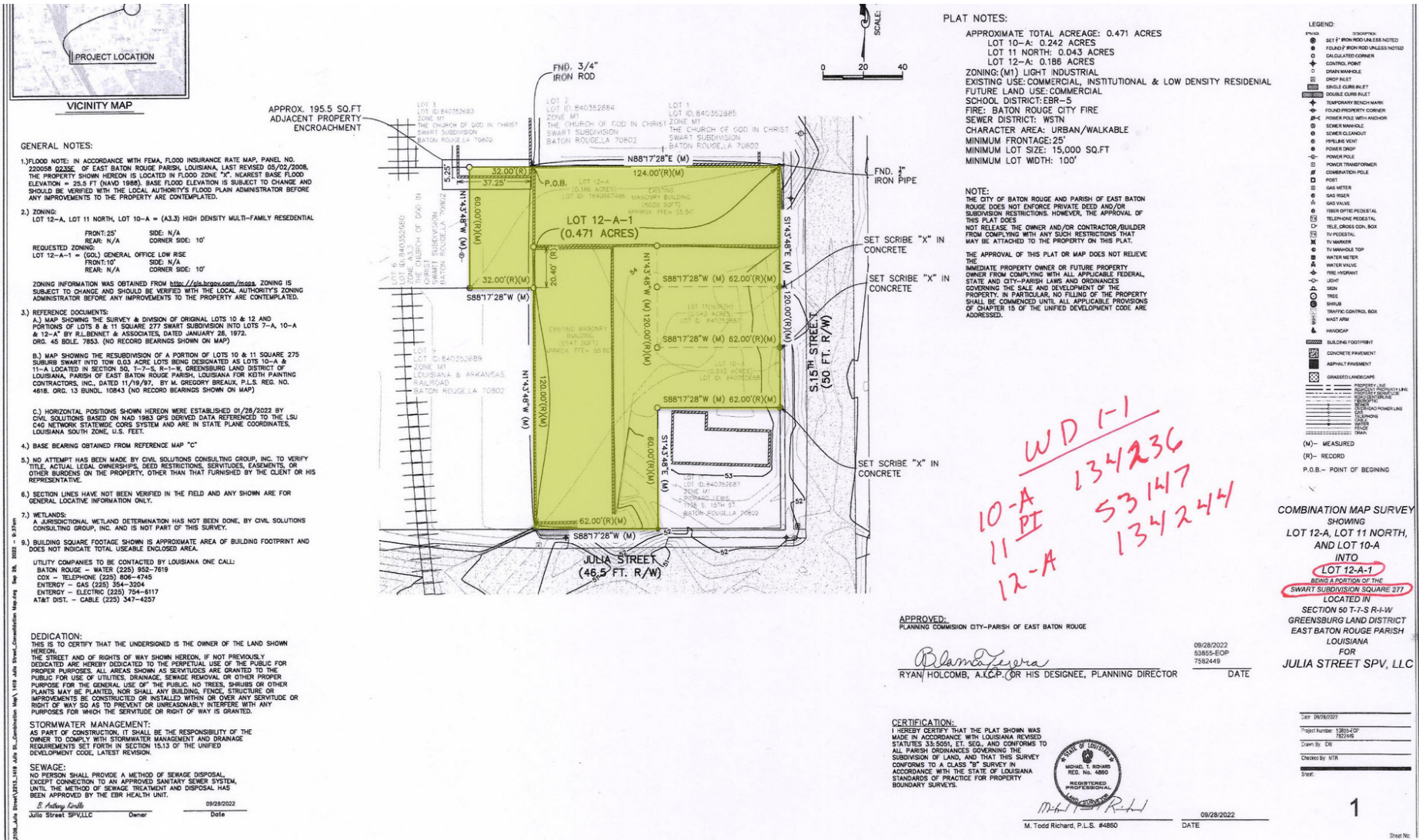
OFFERING SUMMARY

Sale Price:	\$525,000
Building Size:	11,000 SF
Lot Size:	0.471 Acres

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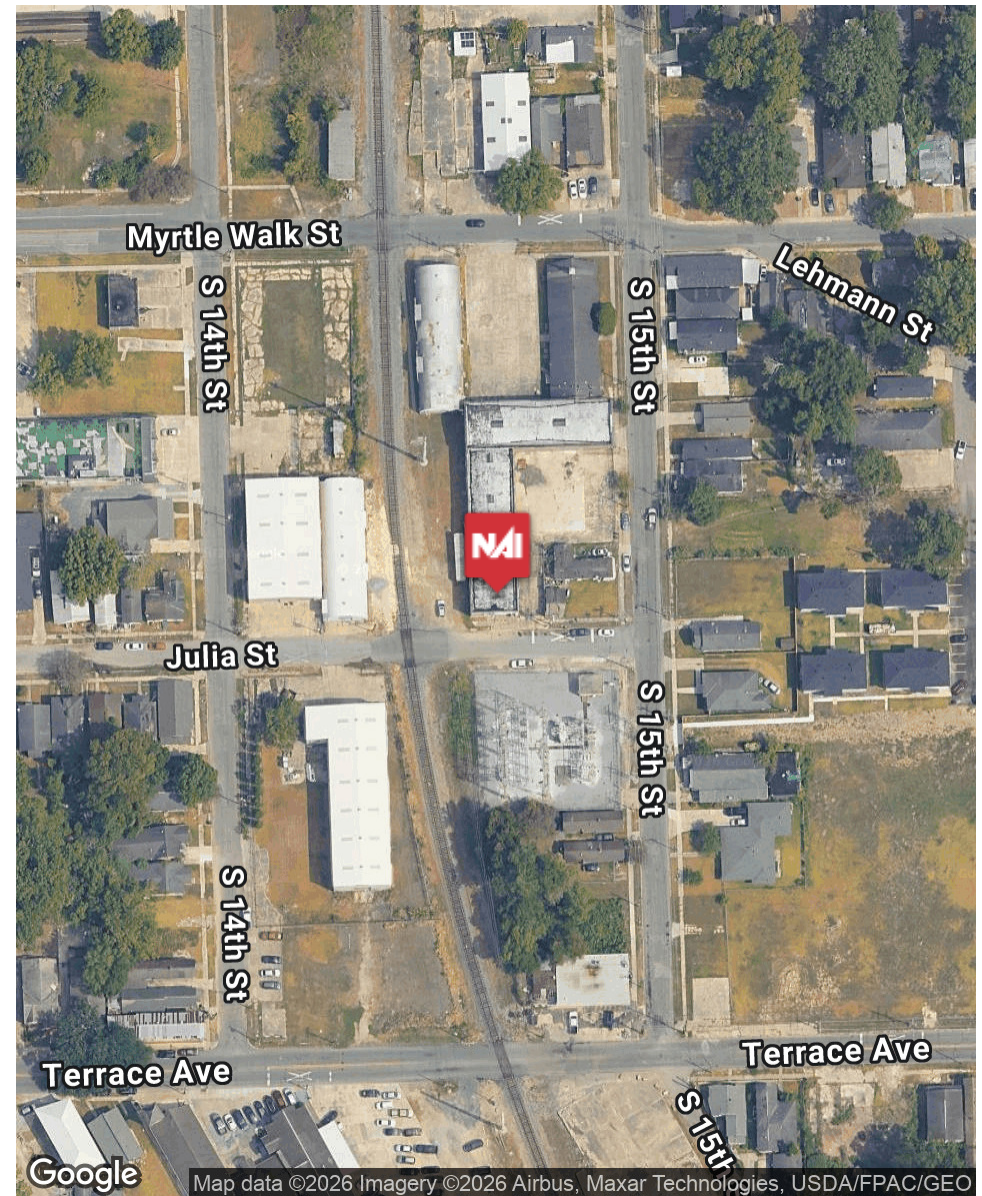
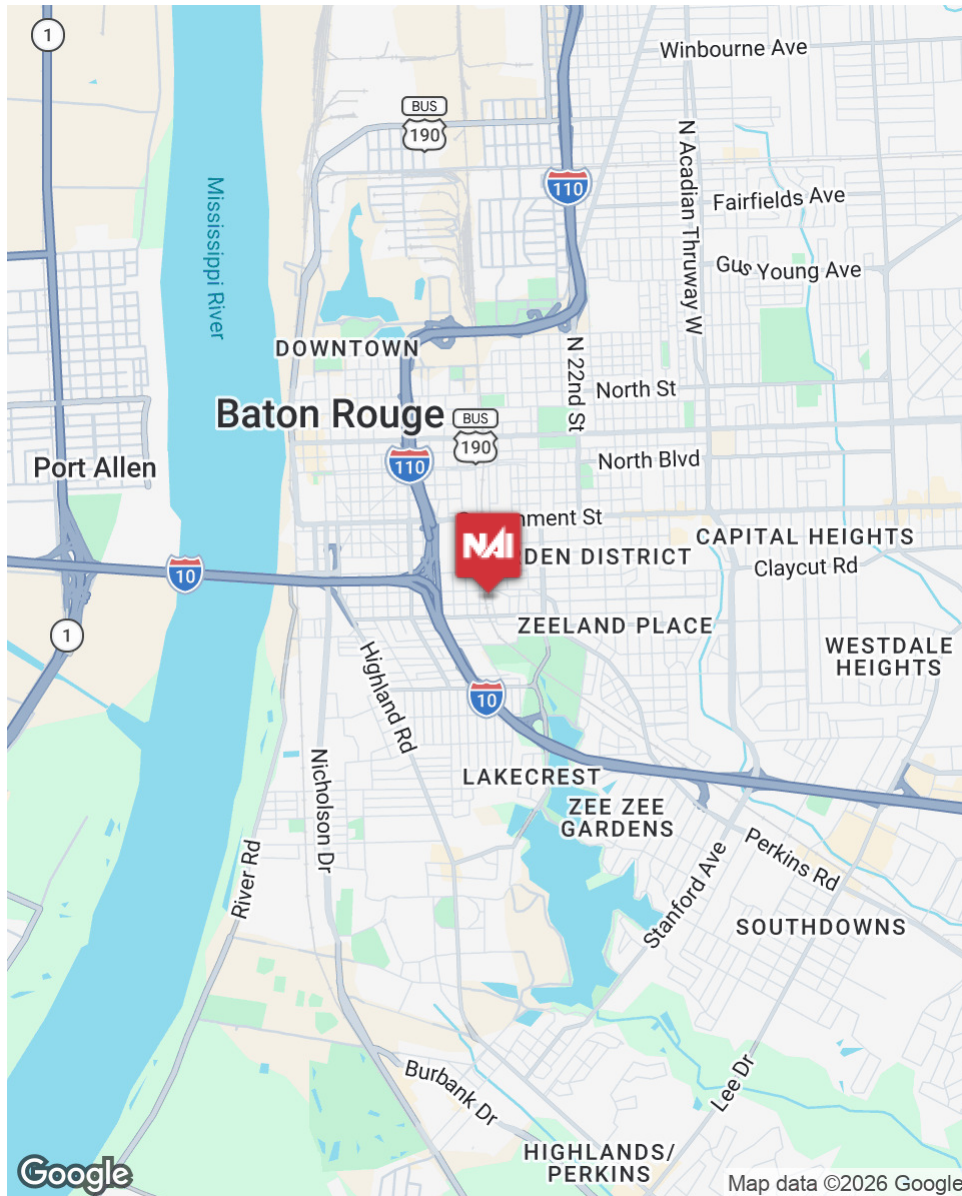


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For More Information:

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