



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE OFFICE/WAREHOUSE, HEART OF BR HEALTH DISTRICT

8377 PICARDY AVENUE, BATON ROUGE, LA 70809

12,513 SF

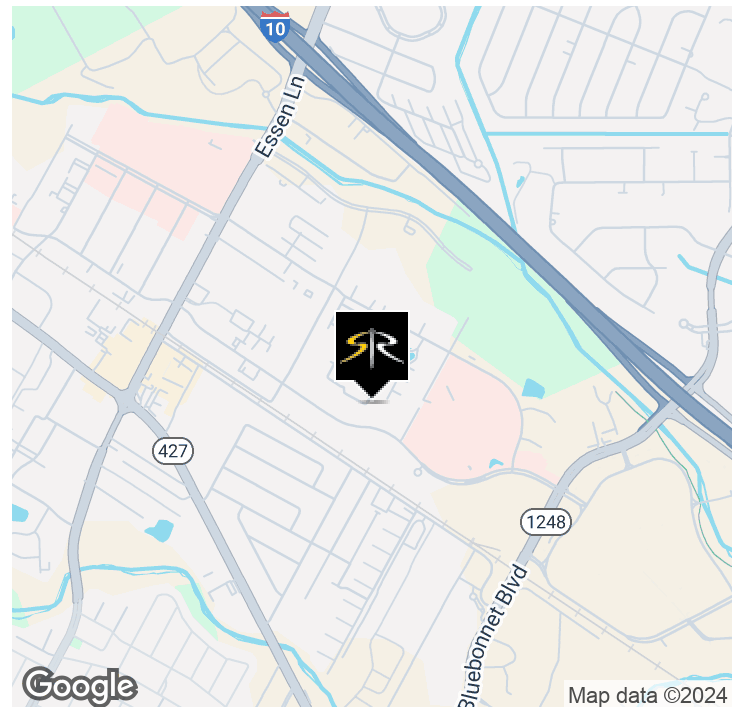


OFFERING SUMMARY

Building Sale Price:	\$1,575,000
Building Size:	12,513 SF
Adjacent Vacant Lot Price (0.894 Acres):	\$595,000
Zoning:	M-1

PROPERTY HIGHLIGHTS

- Large Office / Warehouse with Covered Canopy located in the heart of the Baton Rouge Health District Available for Sale
- Surrounded by OLOL, Baton Rouge General, Ochsner, Mary Bird Perkins Cancer Center, OLOL Children's Hospital
- New Enhanced Access from new Bluebonnet Blvd - OLOL Children's Hospital road
- Perfect for Additional Space for Existing Medical Facilities, or for any Medical Related Business, Medical Equipment Sales, Distribution
- Seller will consider Owner Financing
- Seller will consider splitting cost of Access Road from Picardy to Bldg.
- Seller will consider Leasing for a Suitable Tenant



MIKE STINSON, CCIM

Commercial Sales & Leasing
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COMPLETE PROPERTY HIGHLIGHTS

- **Large Office/Warehouse with Covered Canopy located in the heart of the Baton Rouge Health District Available for Sale**
- Surrounded by OLOL, Baton Rouge General, Ochsner, Mary Bird Perkins Cancer Center, OLOL Children's Hospital
- New Enhanced Access from new Bluebonnet Blvd - OLOL Children's Hospital Rd.
- Perfect for Additional Space for existing Medical Facilities, or for any Medical Related Business, Medical Equipment Sales, and Distribution
- ****Seller will consider splitting cost of a Drive/ Access road from Picardy to Building**
- **12,513 SF Total Space:**
 - 8,633 SF Office/Warehouse
 - 3,880 SF Canopy Space
- Renovated in 2015, including HVAC
- Fully Insulated Warehouse
- Secure Fenced in Yard
- Large Reception Area
- Large Kitchen/ Break Area
- Large Lockable Storage Cage for Equipment, Instruments 36 Parking Spaces
- Zoned M-1, Light Industrial
- *****Adjacent Lot (0.894 Acres) with 385' Picardy Ave. Frontage also available For Sale (\$625,000)**
- Lot Measures:
 - 175' Depth @ West Boundary
 - 60' Depth @ East Boundary
- **Contact Agent for more information**

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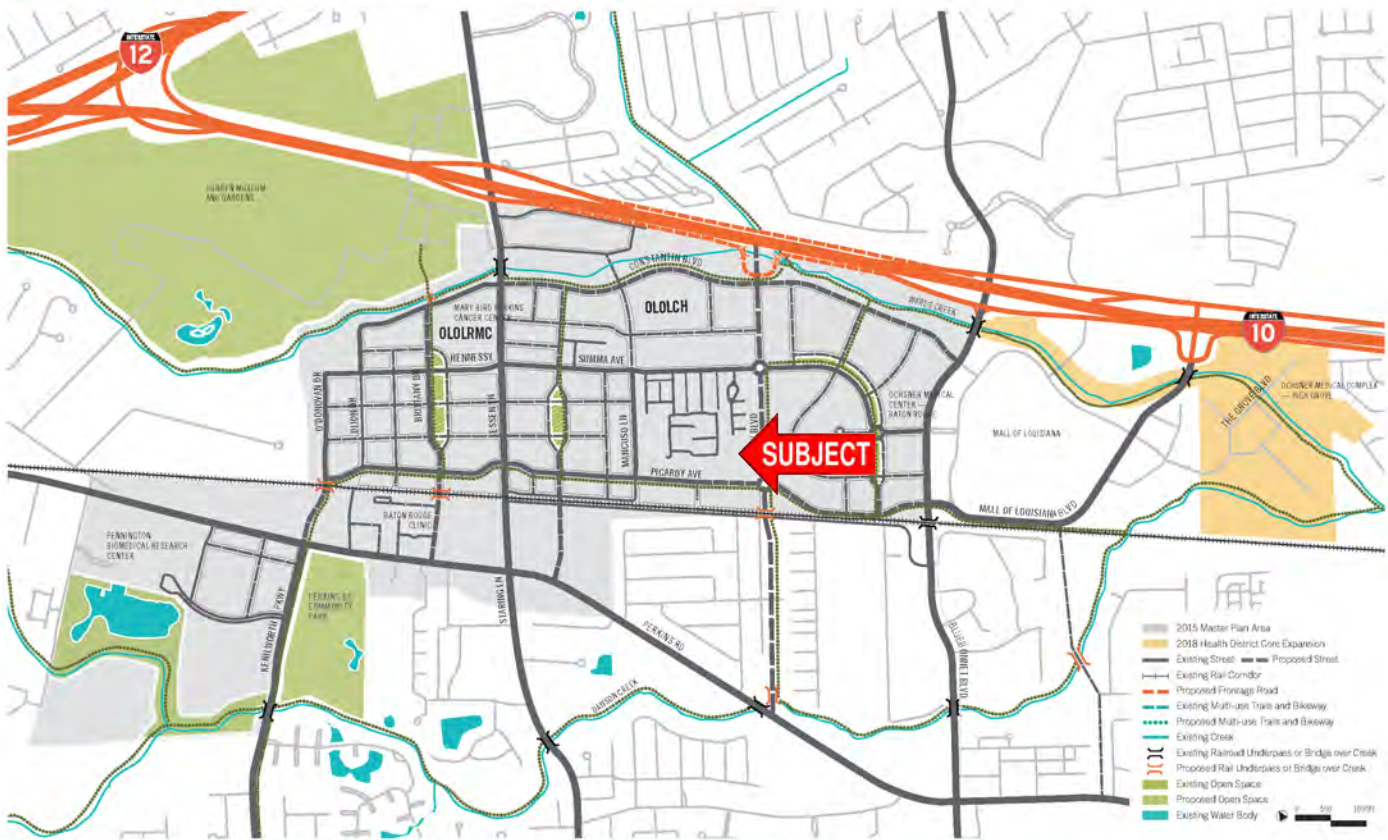


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BATON ROUGE HEALTH DISTRICT MAP
OFFICE/WAREHOUSE, HEART OF BR HEALTH DISTRICT
8377 PICARDY AVENUE, BATON ROUGE, LA 70809

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BATON ROUGE HEALTH DISTRICT / 2015 MASTER PLAN / FUTURE STREET AND LANDSCAPE FRAMEWORK PLAN*



* Street network updated from Master Plan to reflect planned construction of streets in and around the new Our Lady of the Lake Children's Hospital (OLOLCH) campus.

BATON ROUGE HEALTH DISTRICT
Infrastructure Implementation Plan

2018 EXPANDED DISTRICT

Map courtesy of BATON ROUGE HEALTH DISTRICT (www.brhealthdistrict.com)

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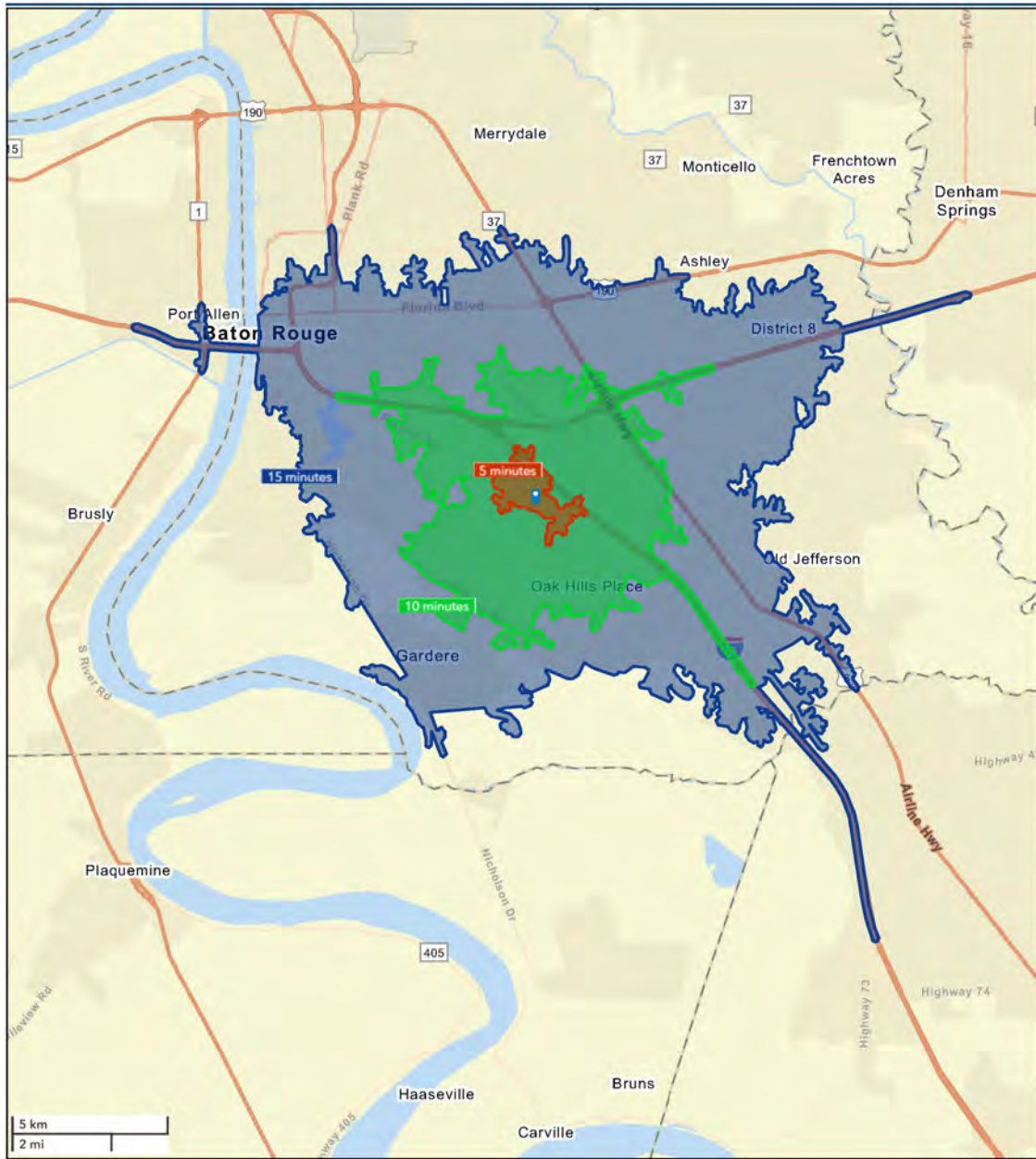
DRIVE TIME MAP
OFFICE/WAREHOUSE, HEART OF BR HEALTH DISTRICT
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Drive Time Map: 5, 10, 15 Minutes

8377 Picardy Ave., Baton Rouge, LA 70816



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TRAFFIC COUNT MAP

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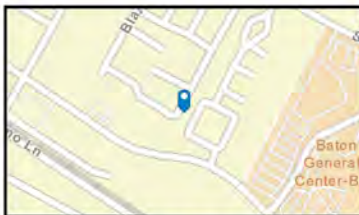
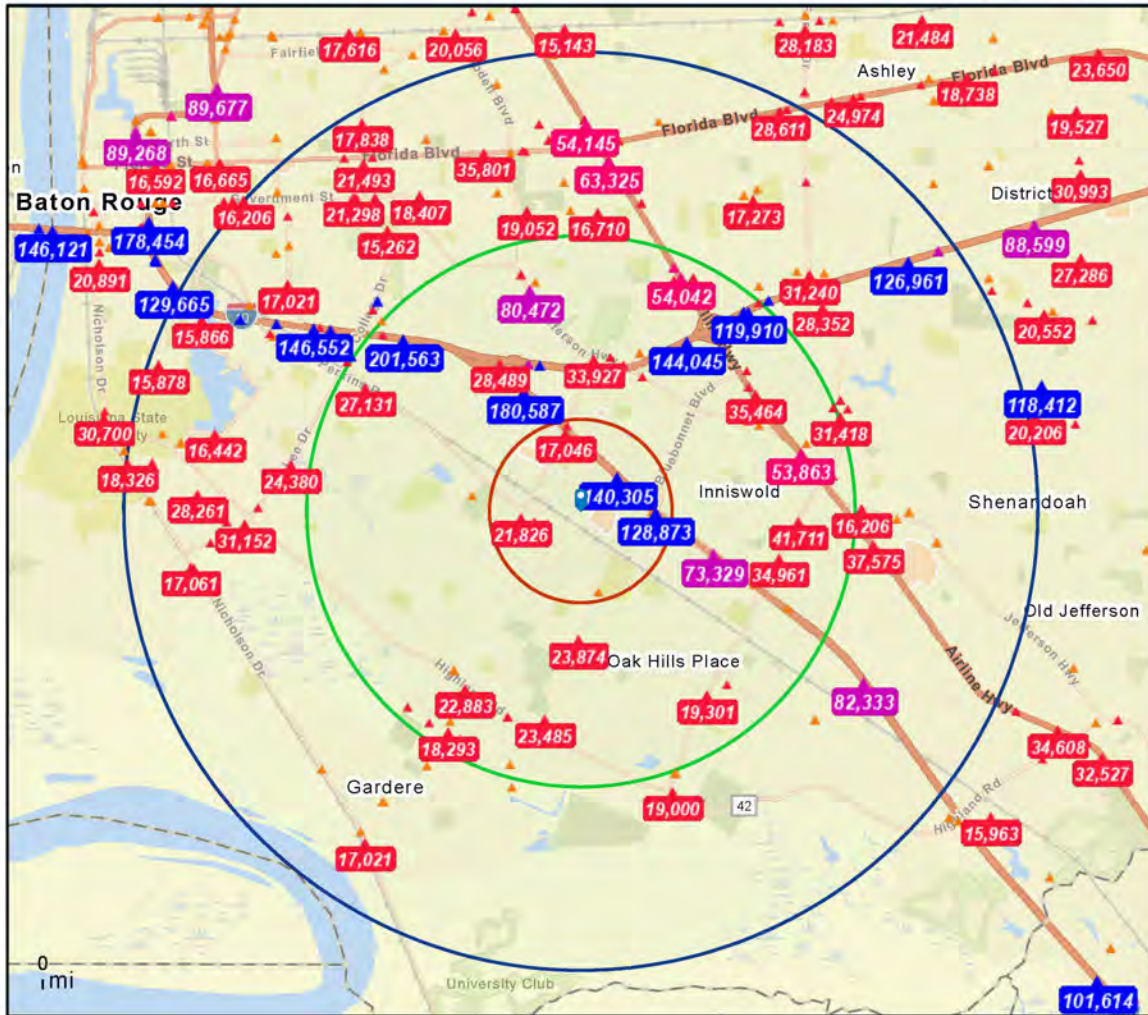
12,513 SF



Traffic Count Map

8377 Picardy Ave, Baton Rouge, Louisiana, 70809
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.39492
Longitude: -91.09911



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



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SAURAGE ROTENBERG™
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FLOOR PLAN
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