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INDUSTRIAL COMPLEX

OFFICE/WAREHOUSE/COLD STORAGE

6959- 7077 S Choctaw Dr, Baton Rouge, LA

AVAILABLE

- 3.65 acres zoned M1 (light industrial)
- 4 buildings totalling approximately 77,700 SF

PROPERTY DESCRIPTION

Located along Baton Rouge's established S. Choctaw industrial corridor, 7077 S. Choctaw Dr offers ±77,700 SF across four buildings on ±3.65 acres. The property features versatile warehouse space, ±14,756 SF of cold storage, dock-high and grade-level loading, 3-phase power, backup generator, and existing rail spur infrastructure with potential for restoration. Two buildings are currently leased, including one occupied by a national credit tenant, providing in-place income. With convenient access to Airline Highway, Florida Boulevard, I-10, and I-12, the property presents an attractive opportunity for owner-users, investors, logistics operators, and industrial redevelopment.

HIGHLIGHTS

- ±77,700 SF industrial complex across 4 buildings
- ±3.65 acre site
- Zoned M-1 Heavy Industrial
- Functional cold storage capability totaling ±14,756 SF
- Existing rail spur infrastructure present (can potentially be restored to service)
- Strong access to I-10, I-12, Airline Hwy (US 61/190), and Florida Blvd (US 190)
- Estimated ±25,000–31,000 vehicles per day along the S Choctaw corridor
- Combination of owner-user functionality and in-place investment income
- Two buildings currently leased, including a national credit tenant
- 3-phase power throughout multiple buildings
- Excellent logistics and distribution capability





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BUILDING 1

- Approximately 42,500 SF Total
- ±27,500 SF warehouse facility
- ±15,000 SF office component
- ±14,756 SF cold storage capability included within the warehouse facility
- ±6,656 SF freezer space
- ±8,100 SF cooler space
- 27’ eave height
- 7 dock-high doors
- 1 grade-level door with ramp
- 3-phase power
- Diesel generator with 500-gallon in-ground fuel tank

BUILDING 2

- ±10,200 SF warehouse
- 27’ eave height
- 2 grade-level doors
- 3-phase power

BUILDING 3 (LEASED)

- ±15,000 SF office warehouse building
- Occupied by a national credit tenant

BUILDING 4 (LEASED)

- ±10,000 SF warehouse
- 18’ eave height
- Two roll-up doors

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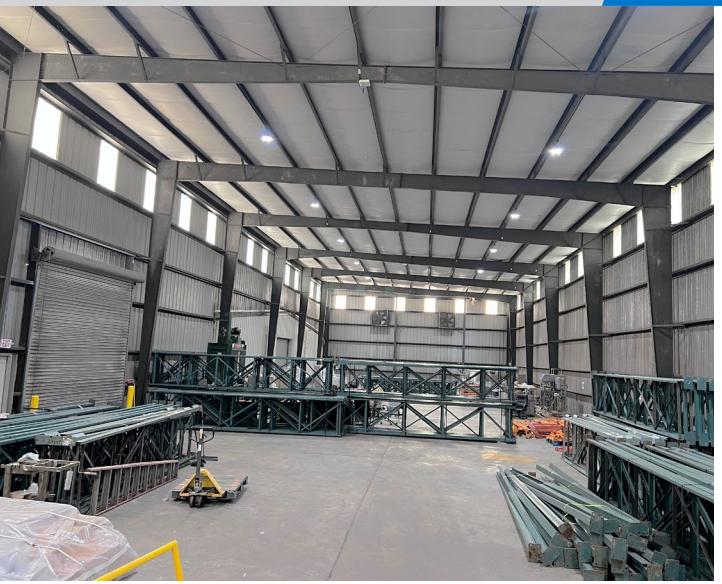

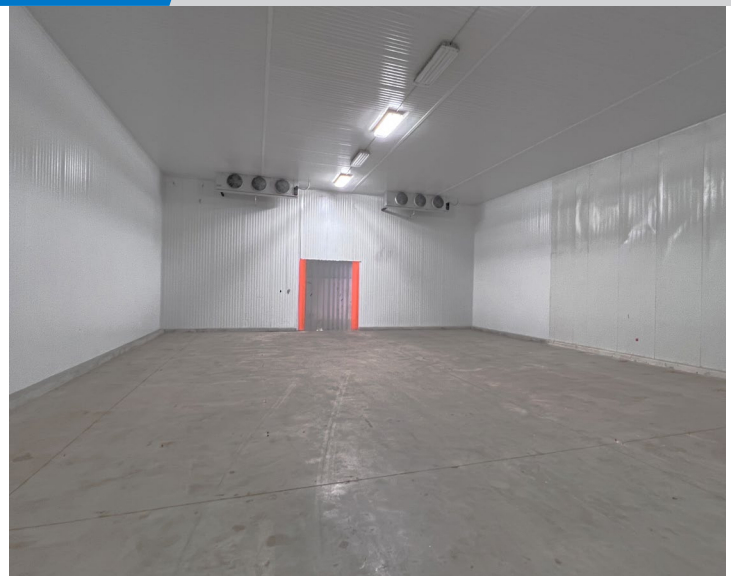









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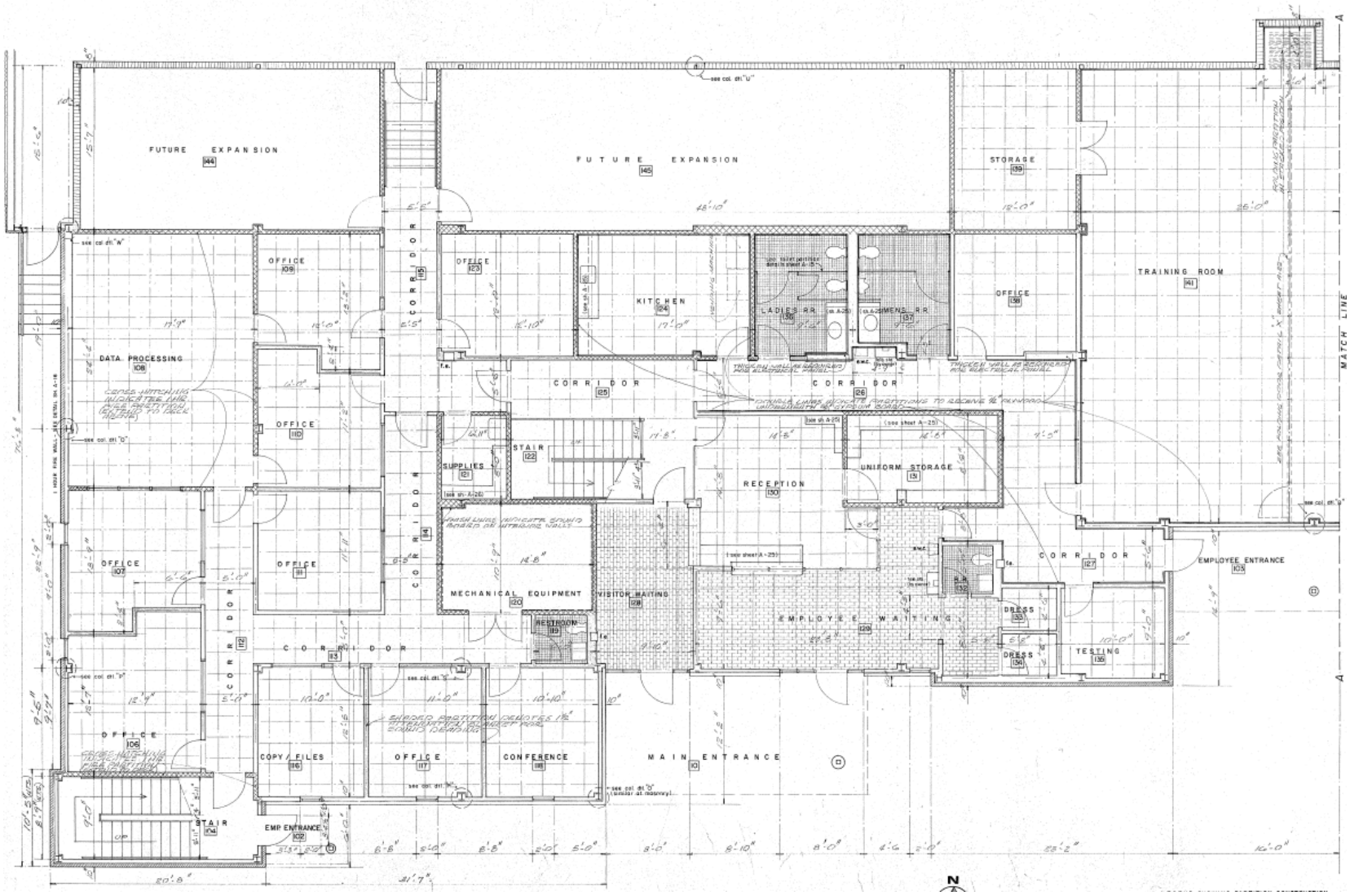

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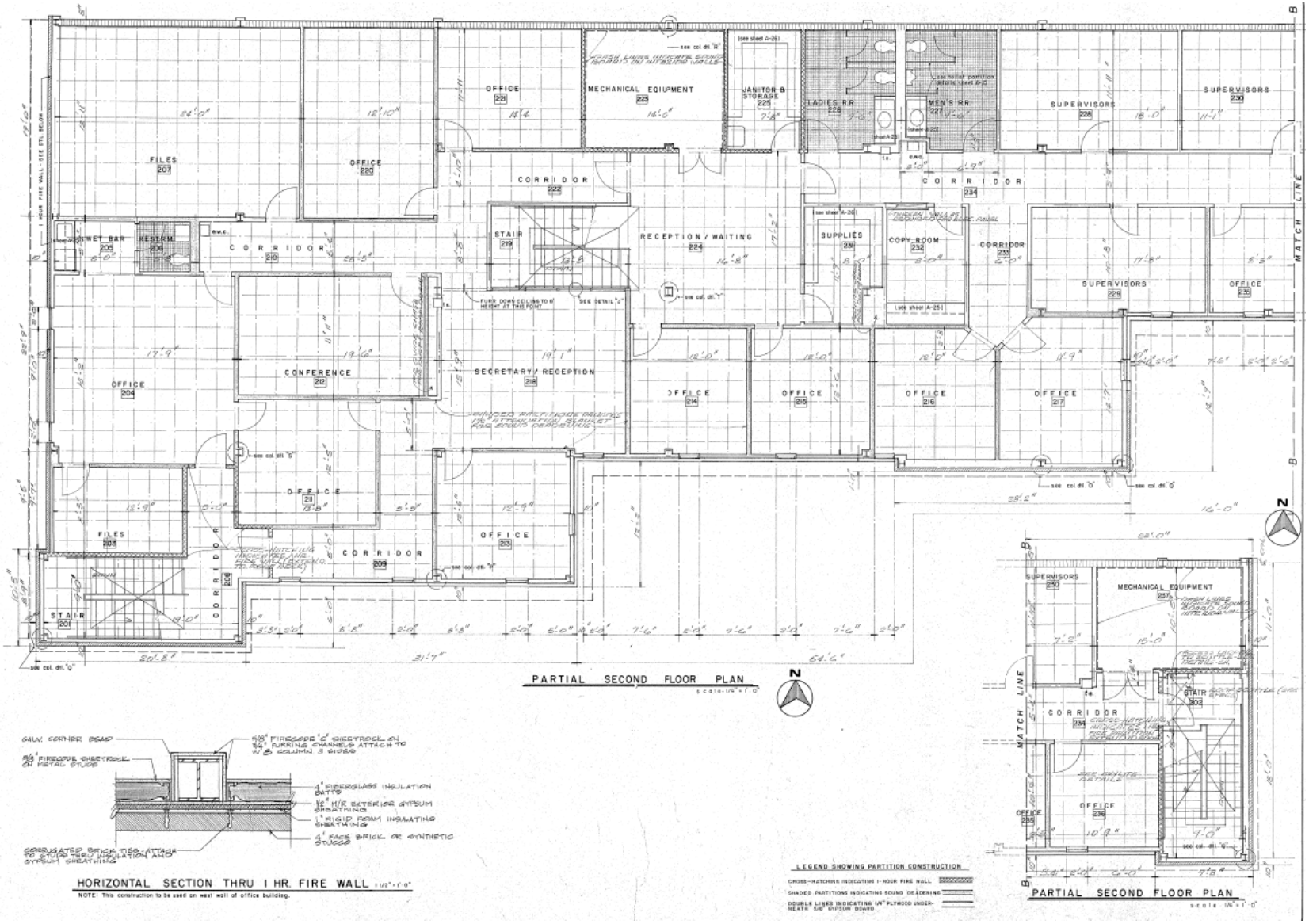

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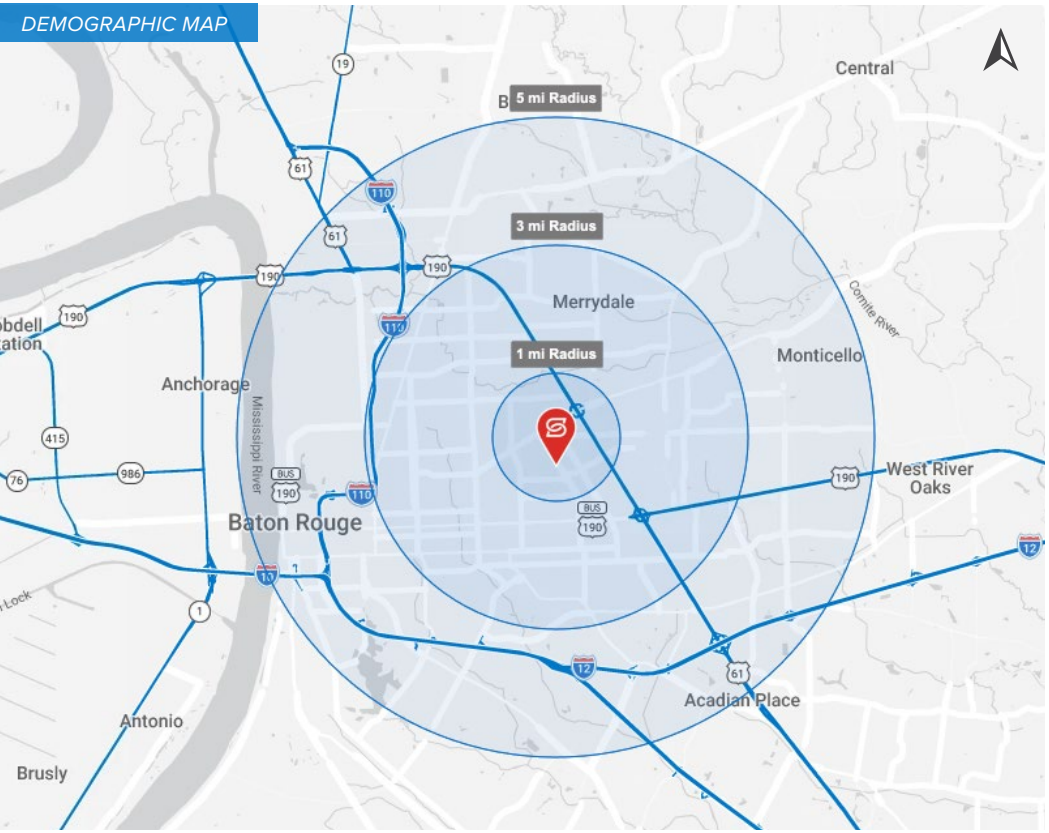
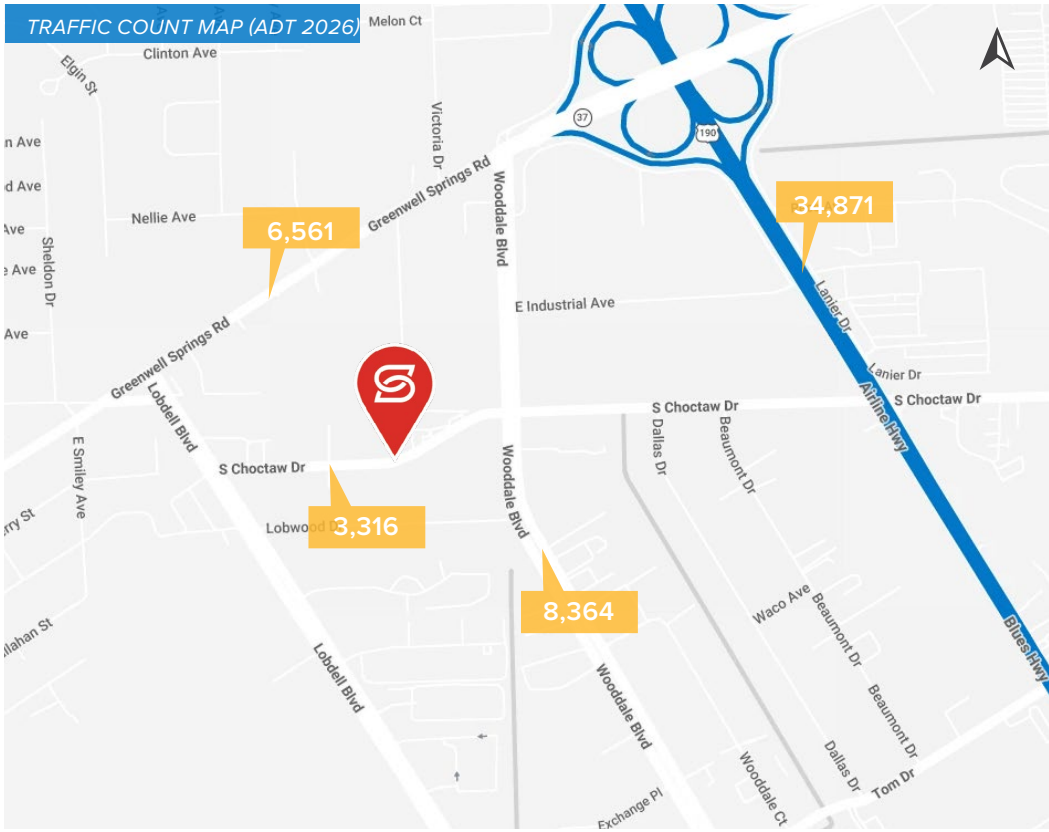
DEMOGRAPHIC MAP



TRAFFIC COUNT MAP (ADT 2026)



2026 DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	10,284	81,981	179,417
AVG. HH INCOME	$44,376	$66,907	$86,178
HOUSEHOLDS	4,394	33,035	73,833

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