

OFFICE WAREHOUSE

FOR SALE OR LEASE

5835 Adams Ave, Baton Rouge, LA 70802

40% PRICE REDUCTION



Adams Ave

Choctaw Dr

N Ardenwood Dr

Presented by:

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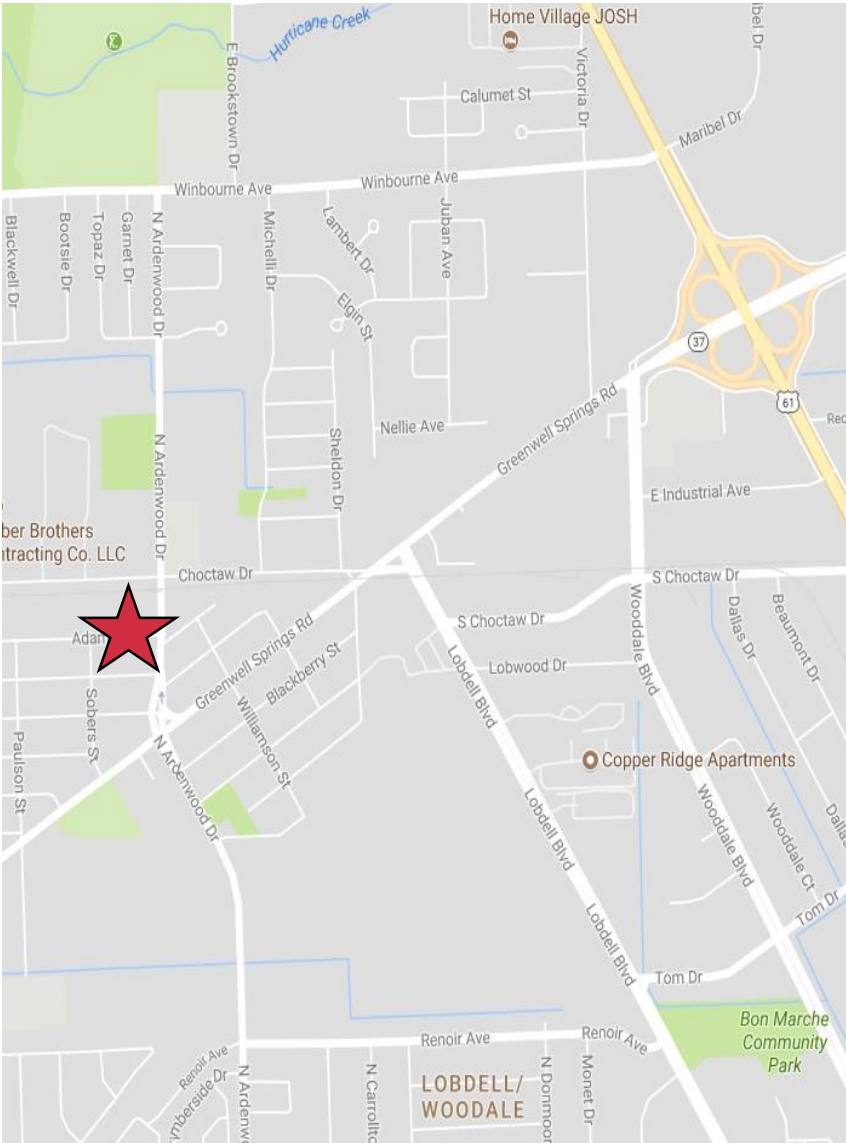
mcashio@latterblum.com

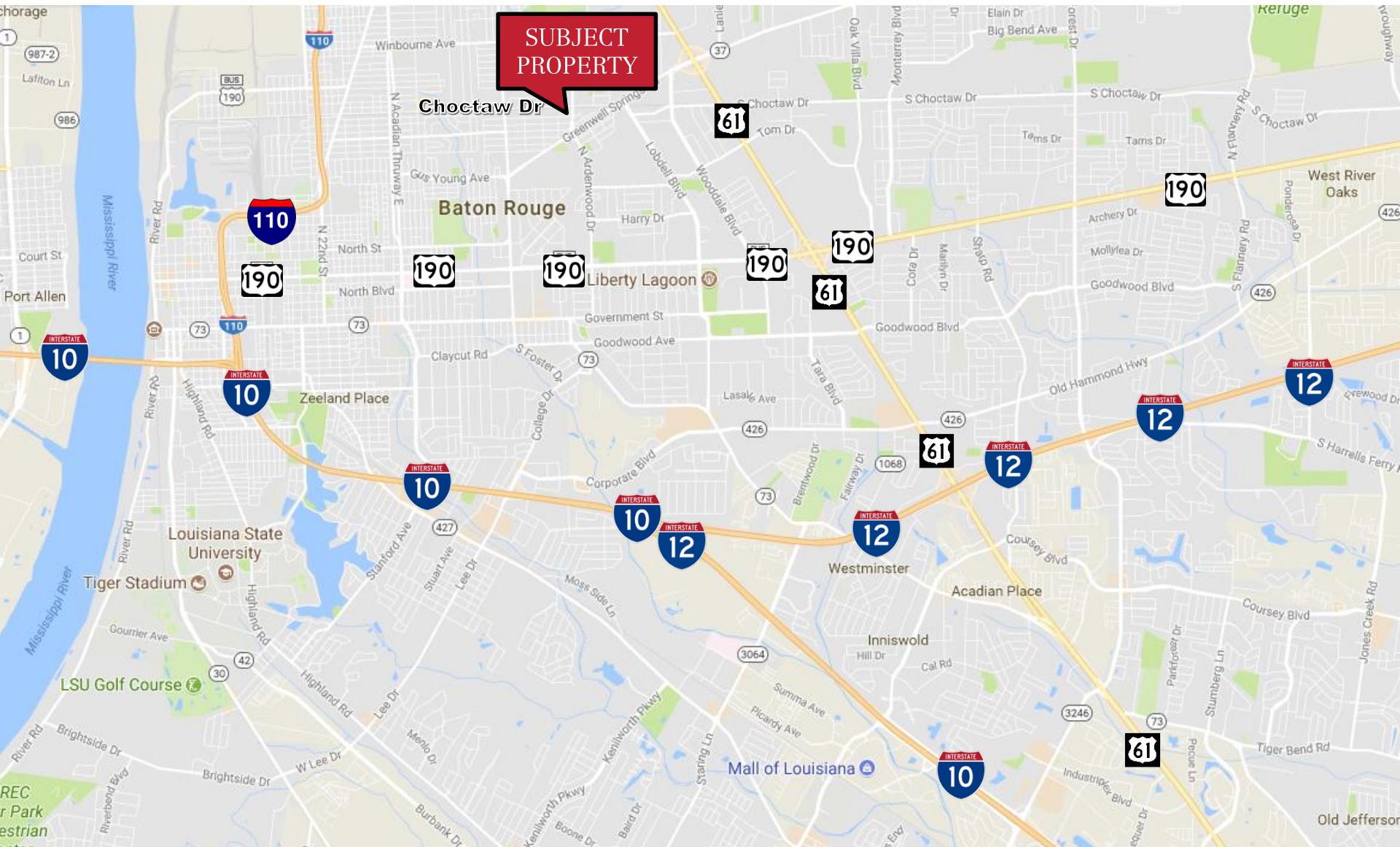
NALatter & Blum

1700 City Farm Drive | Baton Rouge, LA 70806 | Licensed in Louisiana

Property Features

- 40% PRICE REDUCTION
- For Sale – \$535,000
- *Three Buildings:*
 - Building 1 – 22,800 SF
 - 4 grade level doors
 - AC in good condition
 - Working Sprinkler
 - (1) Dock high ramp
 - Laydown Yard
 - 22' Eave Height
 - Building 2 – 5,000 SF
 - Block construction
 - (2) Grade Level Doors
 - Building 3 – 16,480 SF
 - Brick construction
- 3.17 Acres 460 x 300

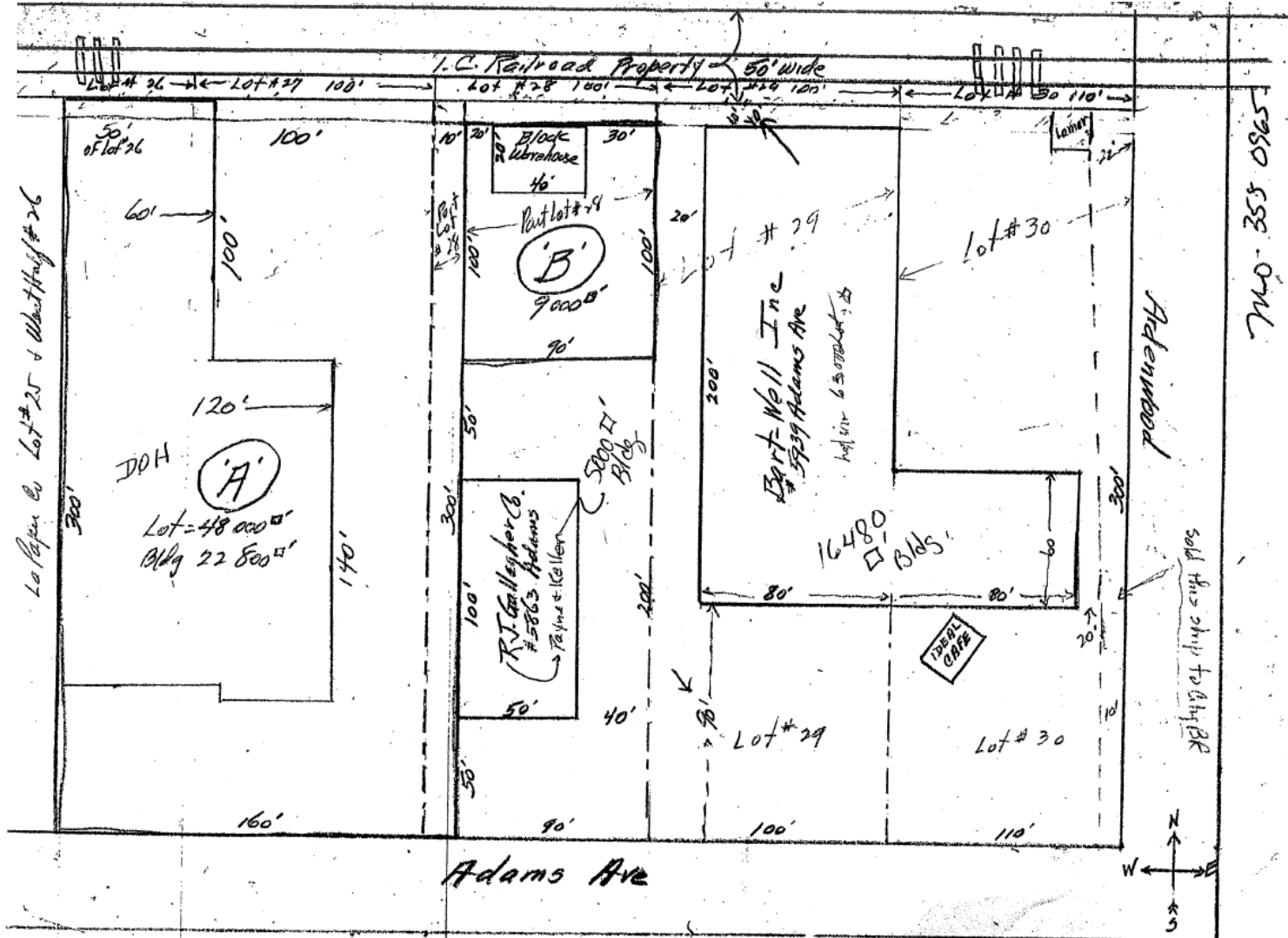




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Property **Aerial**





CLASS A OFFICE
FOR SALE OR LEASE
8048 One Calais Ave, Baton Rouge, LA 70809

Property **Pictures**



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