

FOR LEASE



9,000 SF WAREHOUSE WITH OFFICE

11592 SOUTH CHOCTAW DRIVE · BATON ROUGE, LA 70815

Highlights

Building SF:	9,000
Lease Rate:	\$6.5/sf/yr
Lot Size:	0.50 Acres
Office SF:	650
Offices:	2
Parking SPaces:	14
Zoning:	Industrial



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Property Description

9,000 sf industrial warehouse building measuring 90x100 with 650 sf office, two restrooms and two grade level overhead doors. Rear warehouse measures and mobile office are not included. 480V 3 phase power in place. Completely enclosed with spray foam insulation.

- 8,350 SF Warehouse
650 SF Office
24 ft Eaves
44 FT Clear Span
3 Phase Electric
Insulated



WAREHOUSE

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OFFICE

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EXTERIOR

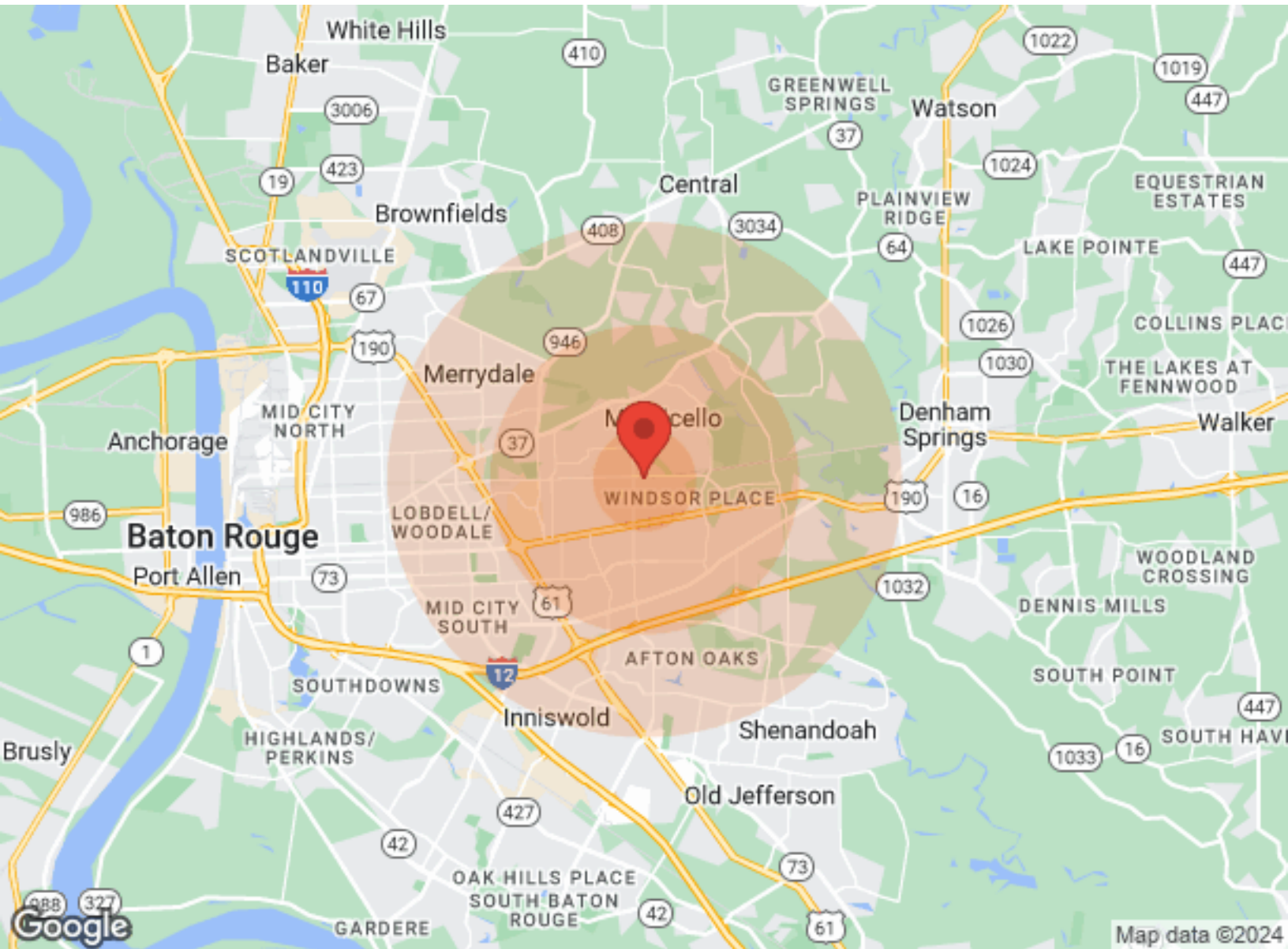
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,338	31,685	76,017
Female	6,894	34,784	84,226
Total Population	13,232	66,469	160,243

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,338	13,993	32,219
Ages 15-24	2,242	9,764	22,315
Ages 25-54	5,630	27,120	66,719
Ages 55-64	1,211	7,310	18,472
Ages 65+	811	8,282	20,518

Race	1 Mile	3 Miles	5 Miles
White	1,716	25,191	69,594
Black	10,050	36,096	81,659
Am In/AK Nat	41	59	87
Hawaiian	N/A	N/A	22
Hispanic	1,629	4,642	8,919
Multi-Racial	1,868	5,802	10,712

Income	1 Mile	3 Miles	5 Miles
Median	\$26,151	\$49,087	\$47,614
< \$15,000	1,017	2,959	8,899
\$15,000-\$24,999	884	2,949	8,111
\$25,000-\$34,999	431	2,774	7,755
\$35,000-\$49,999	669	4,328	10,221
\$50,000-\$74,999	798	4,850	11,722
\$75,000-\$99,999	477	3,511	7,402
\$100,000-\$149,999	305	2,628	6,516
\$150,000-\$199,999	25	754	2,222
> \$200,000	N/A	338	1,625

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,941	26,926	69,466
Occupied	4,467	25,047	64,144
Owner Occupied	2,350	16,627	37,464
Renter Occupied	2,117	8,420	26,680
Vacant	474	1,879	5,322