



1400 Mengel Road

1400 Mengel Road, Baton Rouge, Louisiana 70807

Property Features

- Industrial Investment Property
- Located on Mengel Road, Directly Behind Scottlandville Library
- Site 6.593 Acres with Three Buildings
- M1 Light Industrial Zoning
- 1400 Building is 8,113 sf Office Warehouse
- 1415 Building is 20,800 sf Office Warehouse
- 1421 Building is 10,864 sf Truck Terminal
- Contact Listing Agent for Financial or Additional Information

For more information:

Ryan Greene, CCIM

225 297 7863 • rgreene@latterblum.com



Jordan Sutton

225 297 77469 • jsutton@latterblum.com

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NAI Latter & Blum

1700 City Farm Drive, Baton Rouge, LA 70806

225 295 0800

latterblum.com

For Sale

Industrial/Investment



Property Summary

Sale Price: \$550,000

Lot Size: 6.59 Acres

Tenants: Chapman-Hall
Furniture, Catholic
Charites, Leading
Edge Installations

Zoning: M1 Light Industrial

Sub Market: North Baton Rouge

Property Overview

Industrial Investment Property available in Baton Rouge, Louisiana. Composed of two lots, the site is approximately 6.593 acres and contains three separate buildings -- all fully occupied. The subject property is located directly behind the Scotlandville Branch Library, just off of U.S. Highway 61.

Location Overview

This area of Baton Rouge west of Scenic Hwy (US-61) is know for industrial use due to its proximity to the river and railroad access. The property is less than a mile East of the river, and the main UP line runs along the western border of the site. Surrounded by several plants and other heavy industrial uses the old US-190 bridge is located in this part of Baton Rouge.

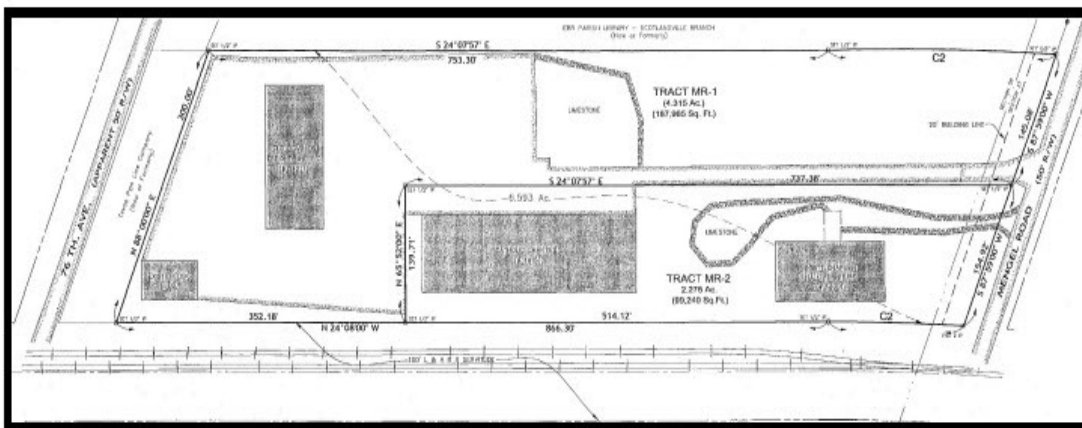
1400 Mengel Road, LLC

Re: The valuation of a truck terminal addressed at 1400, 1415 and 1421 Mengel Road, Baton Rouge, Louisiana

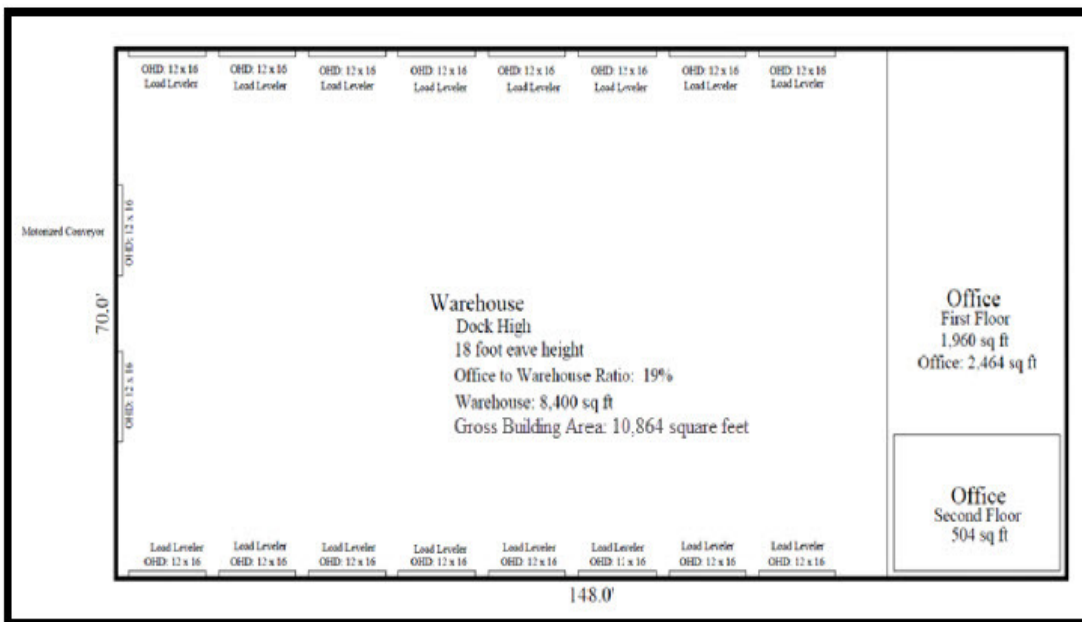
Date of Appraisal: November 30, 2016

Page 8

Site Plat



Floor Plan



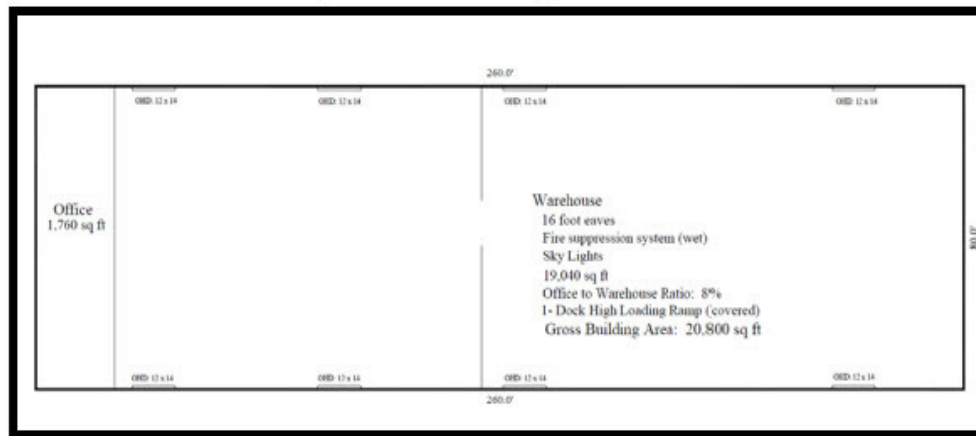
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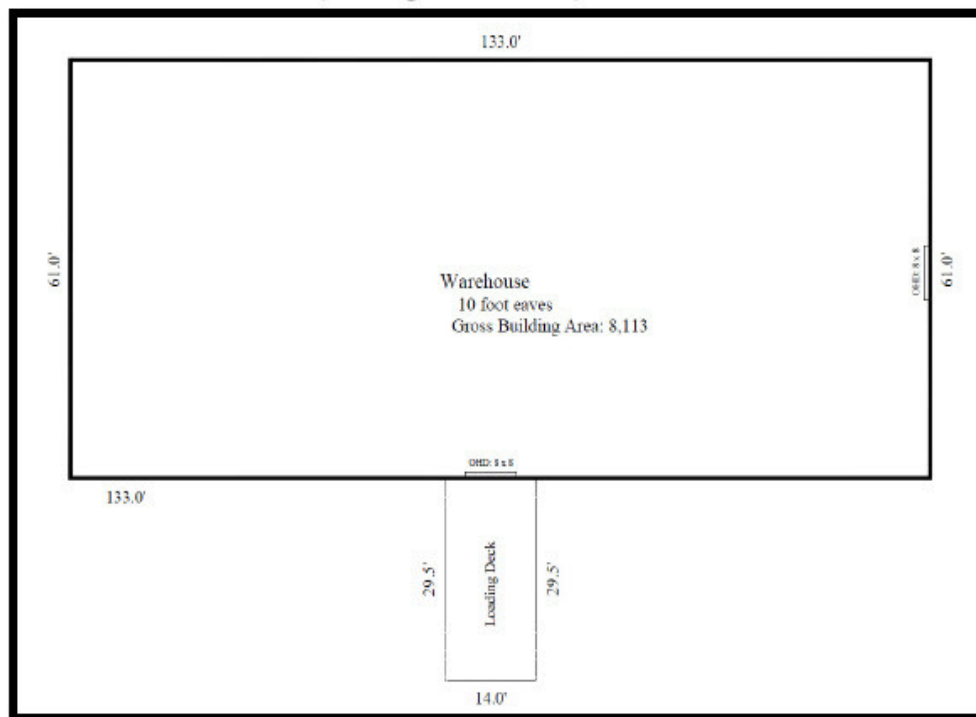
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Page 9

Floor Plan – Warehouse (concrete block)

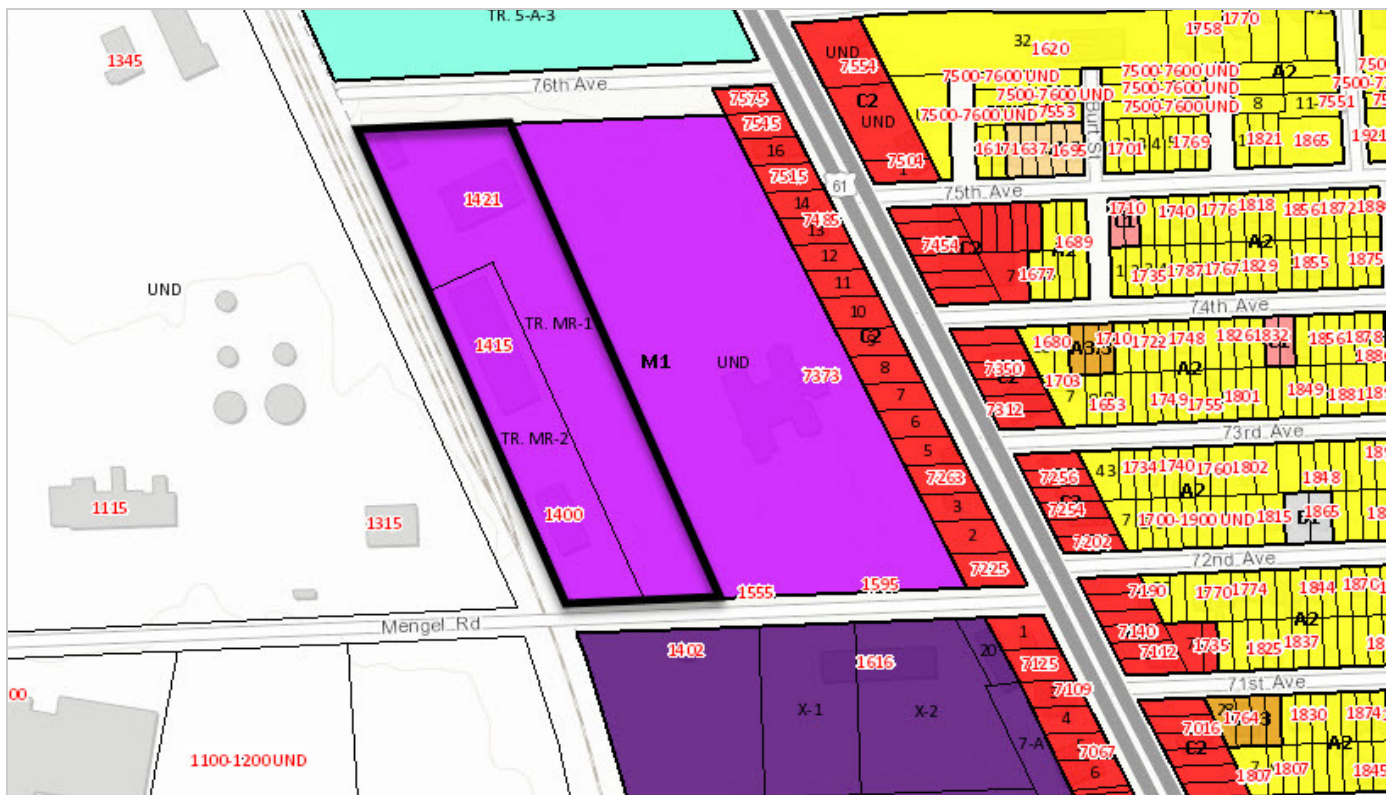


Floor Plan – Warehouse (corrugated metal)



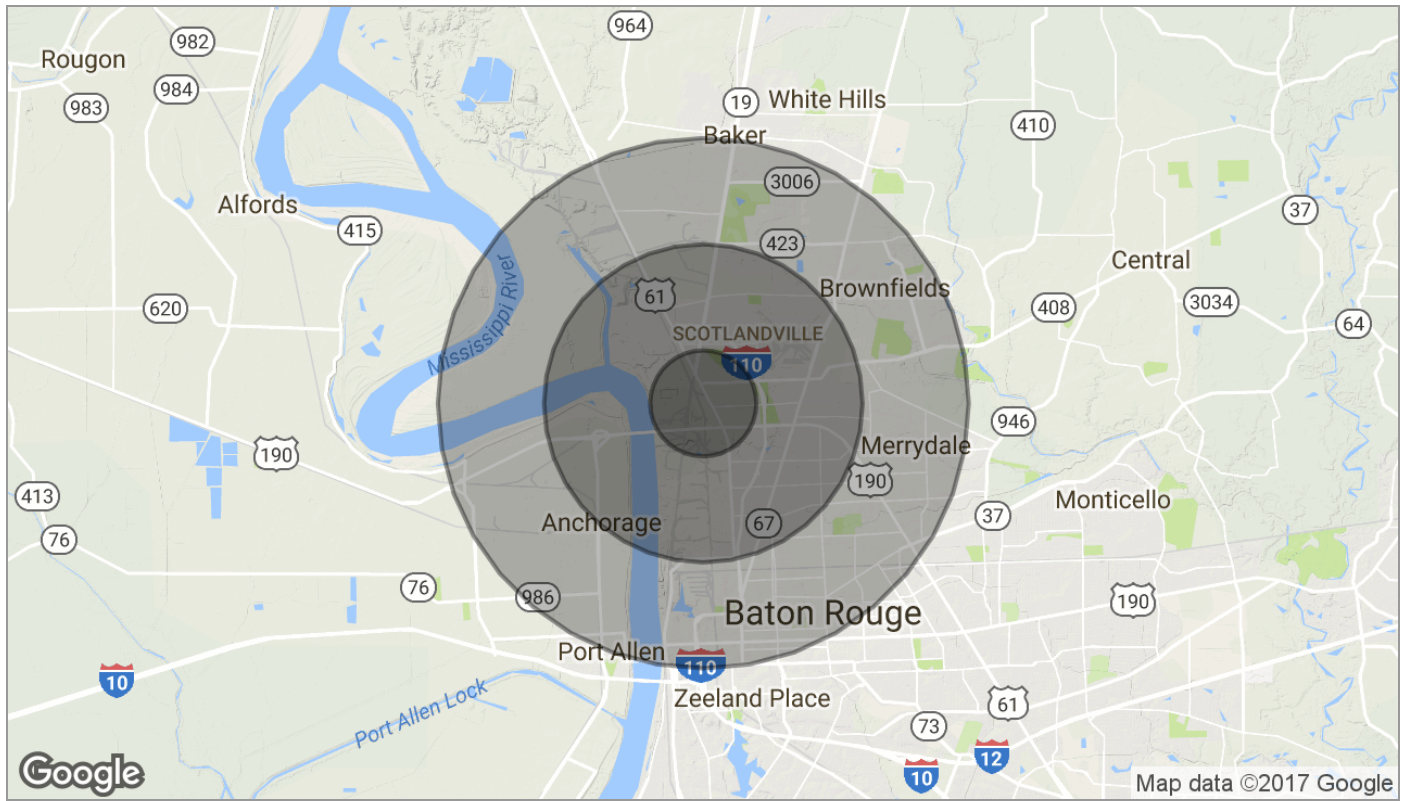
For Sale

Industrial/Investment



For Sale

Industrial/Investment



	1 Mile	3 Miles	5 Miles
Population			
TOTAL POPULATION	5,095	39,728	116,048
MEDIAN AGE	30.5	29.8	31.8
MEDIAN AGE (MALE)	33.7	28.2	29.4
MEDIAN AGE (FEMALE)	29.1	31.7	34.0
Households & Income			
TOTAL HOUSEHOLDS	1,736	12,831	40,265
# OF PERSONS PER HH	2.9	3.1	2.9
AVERAGE HH INCOME	\$29,410	\$32,586	\$38,858
AVERAGE HOUSE VALUE	\$130,718	\$99,574	\$110,770
Race			
% WHITE	1.8%	5.8%	11.4%
% BLACK	97.0%	92.8%	86.7%
% ASIAN	0.5%	0.3%	0.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.0%	0.3%	0.2%
Ethnicity			
% HISPANIC	0.1%	0.5%	0.8%

* Demographic data derived from 2010 US Census