



## 4173 N. Flannery Rd

4173 N. Flannery Road, Baton Rouge, Louisiana  
70814

### Property Highlights

- Potential Laydown Yard
- 3 Roll Up Doors
- Bathroom in Office & Warehouse
- Renovated Office Space
- 3.34 Acre Tract

### Lease Rate

\$4.57 SF/yr (MG)



For more information

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AVAILABLE SF:	5,700 SF
LEASE RATE:	\$4.57 SF/yr (MG)
LOT SIZE:	3.34 Acres
BUILDING SIZE:	5,700 SF
GRADE LEVEL DOORS:	3
RENOVATED:	2018
ZONING:	C-2
MARKET:	Baton Rouge MSA
SUB MARKET:	Monticello



DEMOGRAPHICS		
STATS	POPULATION	AVG. HH INCOME
1 MILE	3,928	\$69,166
3 MILES	40,390	\$59,008
5 MILES	111,808	\$61,968

\* Figures shown represent estimates





### Property Overview

Office Warehouse Fronting N. Flannery Rd in Baton Rouge, LA. The 3.34 Acre site has great potential for an industrial user to occupy and maximize the large laydown yard. Owner is motivated, please bring all offers. 4173 N Flannery Rd totals 5,700 SF. The office space consists of approx. +/- 2,110 SF and has been completely re-modeled from top to bottom. Granite counter tops, new tile flooring, all new electrical and plumbing. The warehouse has 3 roll up doors and access for deliveries and drop offs on each side of the warehouse. New shower installed in the warehouse for convenience. The warehouse has a privacy wall and the landlord occupies the remaining of the warehouse space.

Tenant is responsible for water, electricity, property taxes (\$250/month estimated), dumpster, janitorial, and interior maintenance.

### Location Overview

N Flannery Rd is between Monticello and Woodcrest. Near the Baton Rouge City Limits and Central City. Greenwell Springs Rd and Central Thruway are both less than a mile from the subject property. Approximately 40' of frontage on N Flannery Rd. The site is approximately 3.34 Acres with excess laydown yard which will benefit a wide variety of industrial users.



# Additional Photos



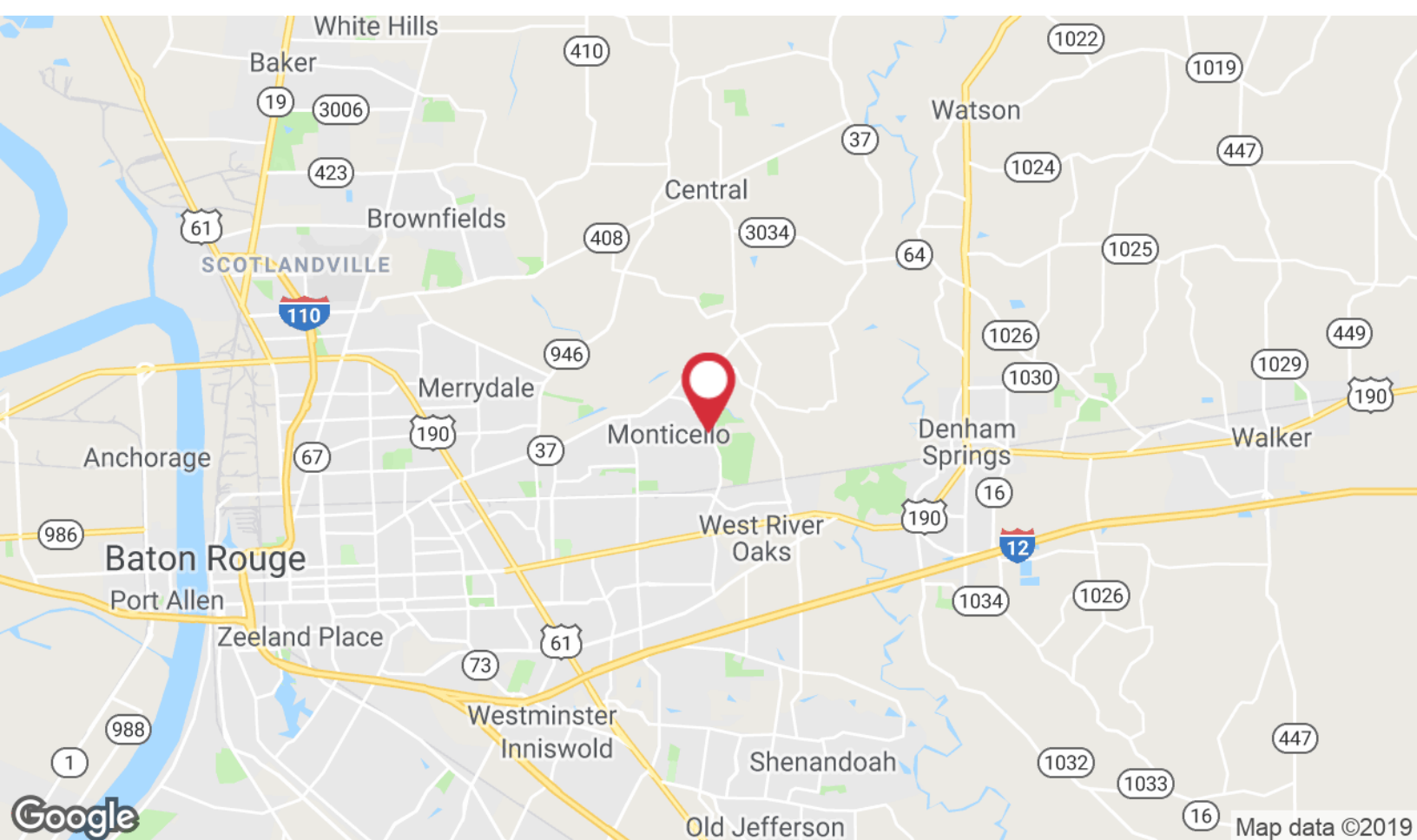


## Additional Photos

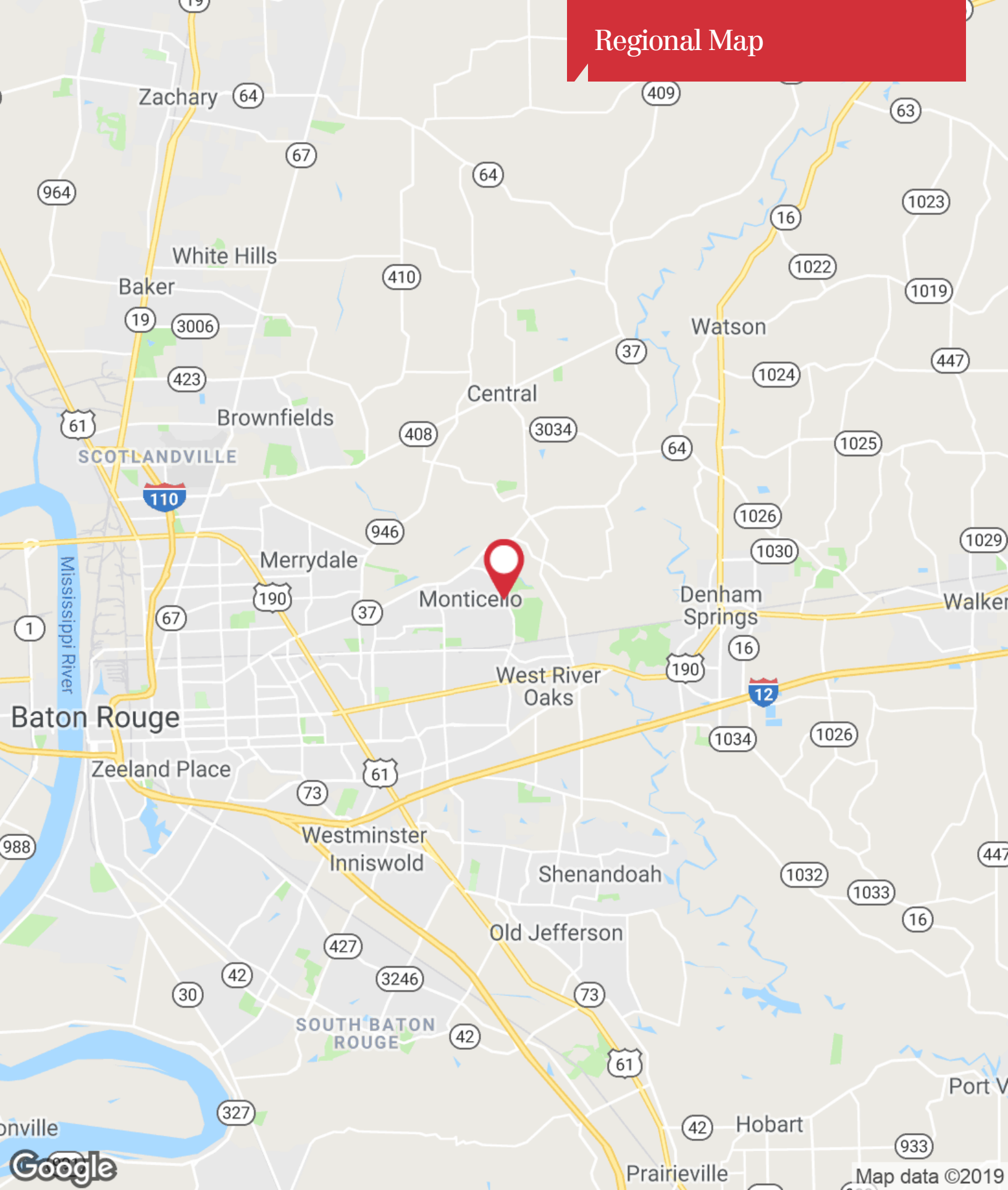




# Location Maps



# Regional Map



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# Aerial Map



Google

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