



6,000 SF WAREHOUSE/DISTRIBUTION PROPERTY FOR SALE | 7 ACRES ZONED M-1



OFFERING SUMMARY

Sale Price:	\$550,000
Building Size:	6,000 SF
Lot Size:	7 Acres
Zoning:	M-1

PROPERTY OVERVIEW

+/- Seven (7) Acre Industrial Site (3 acres cleared) located at 2875 N. Flannery Rd. in Baton Rouge, LA. Includes +/- 6,000 SF Office/Warehouse built in 2010 with +/-1,000 SF Office with new finishes, paint and flooring, includes 2 restrooms 1 shower. 18' eave heights. M-1 Zoning. 3 phase power. Brand new air compressor. 3 14' roll-up doors. Includes Lamar leased billboard income of \$1200 per year. Approx. \$2400 RE taxes, \$2000 Insurance, \$5000 flood insurance. Dirt at site is certified for road construction. Property did flood in 2016. New 2.5 ton HVAC system.

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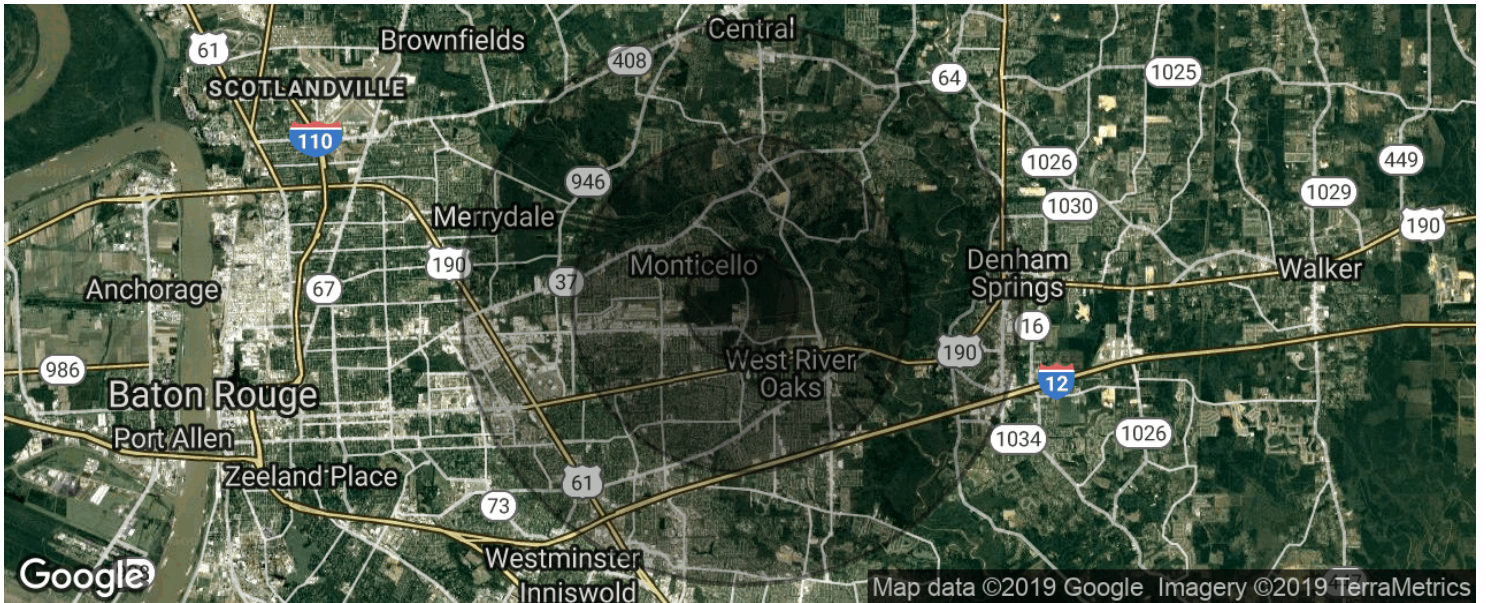
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,841	51,964	124,913
Median age	32.2	33.7	34.7
Median age (Male)	32.3	32.6	33.0
Median age (Female)	32.2	34.9	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,103	19,270	48,590
# of persons per HH	2.8	2.7	2.6
Average HH income	\$54,518	\$58,784	\$62,630
Average house value	\$136,095	\$144,040	\$161,279

** Demographic data derived from 2010 US Census*

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