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Cloverland **Office/Warehouse**

11642 Investor Dr., Baton Rouge, LA

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Overview
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Aerial

Site Plan

Photos

Demographics

For Sale/Lease



Property Summary

Very functional ±2,400 square foot office warehouse located on Investor Avenue just off of Cloverland in South Baton Rouge. Total land area is ±6,800 square feet.

Property is fully climate controlled with two (2) drive in roll-up doors and has access to Airline Highway and Siegen Lane. ±1,500 square feet is warehouse and ±900 square feet is office.

Zoning is M1 (Light Industrial)

Property Highlights

- ±2,400 SF office warehouse
- ±1,500 SF warehouse | ±900 SF office
- Fully climate controlled
- Zoned M1 (Light Industrial)

Lot Size • 6.800 SF

Lease Rate

Available

• 2,400 SF

• \$2,300 SF/yr (MG)

Building Size

• 2,400 SF

Sale Price

• \$239,900

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STIRLING PROPERTIES

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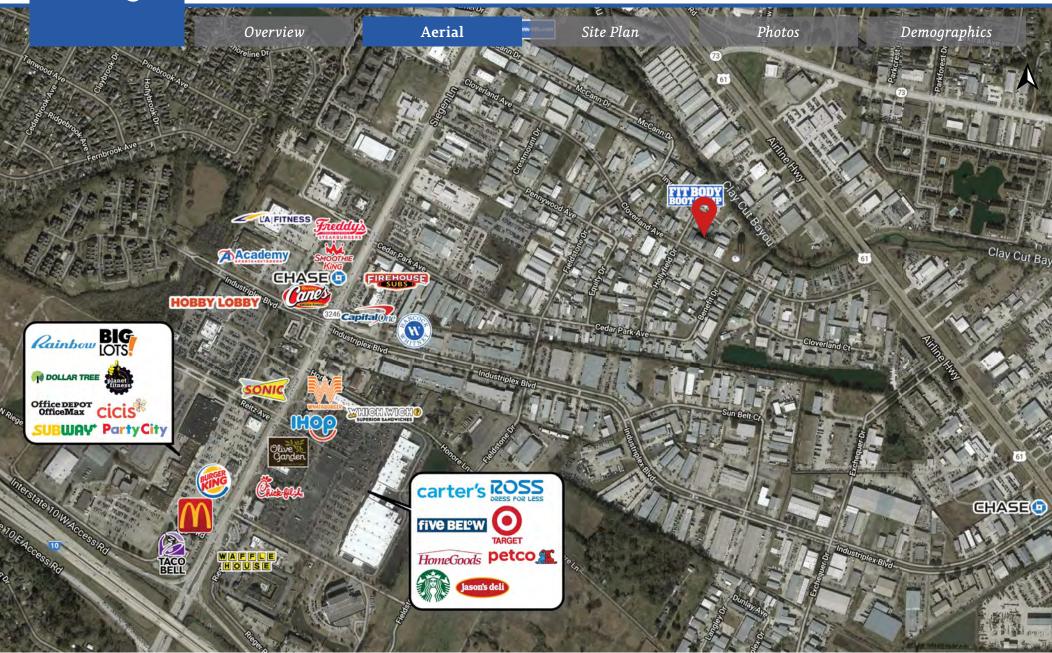
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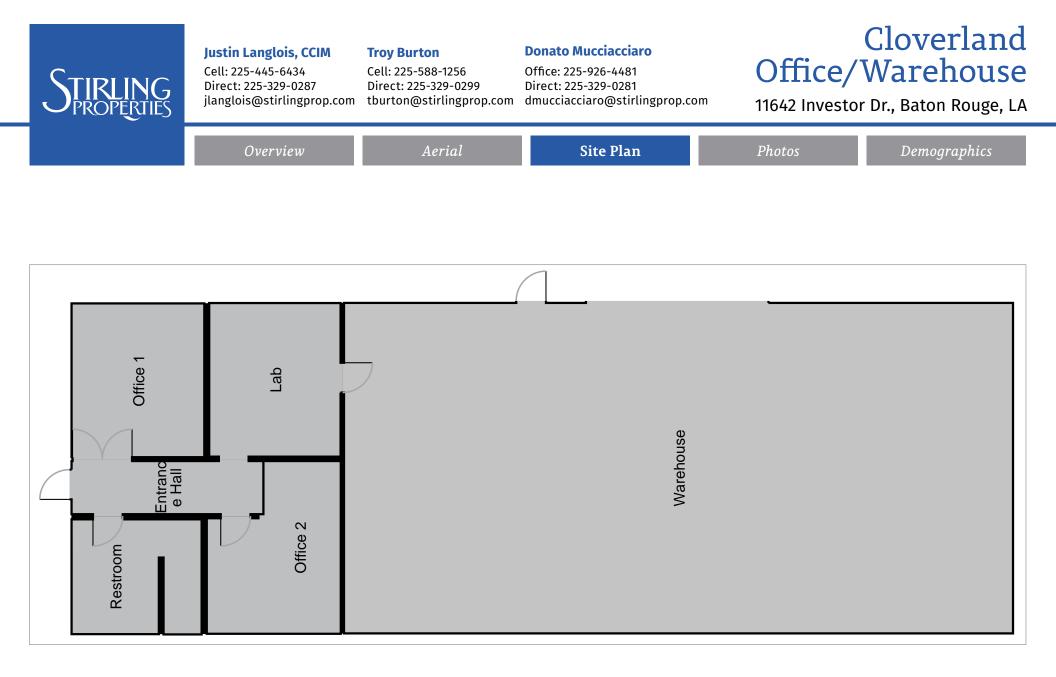
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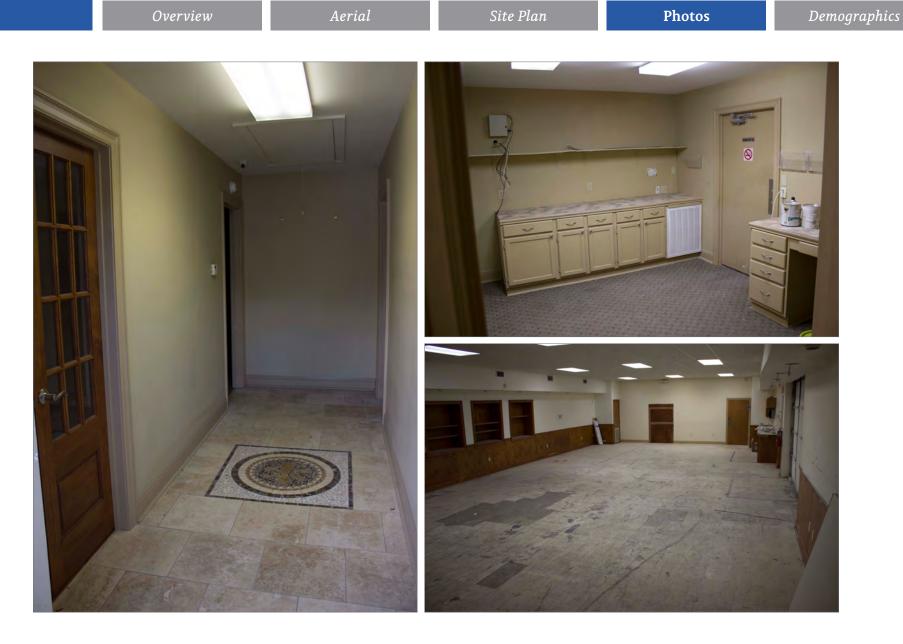
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	Overview	Aerial	Site Plan	Photos	Demographics
67 Teeland Place 30 42 327 75	946 Merrydale 37 Monticello 5 mi radius West River 0 also 3 mi radius (3 fill mi radius) (3 fill mi radius (3 fill mi radius) (3 fill mi radius) (4 fill mi radius) (5 fill mi radius) (5 fill mi radius) (5 fill mi radius) (6 fill mi radius) (7 fill	12 1034 1022 1032 10 10 10 10 10 10 10 10 10 10 10 10 10 1	Traffic Counts (ADT 2018)	Tayled Taylor	Rinne Huy Industriplex Blvd
2019 Demog Population Avg. HH Incom	6,800 65,03	39 161,309			

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