



1968 Wooddale Ct

1968 Wooddale Ct, Baton Rouge, Louisiana 70806

Property Highlights

- Approximately 4,880 SF
- Renovated Office/Showroom
- 3 Grade Level Doors
- Flexible Floorplan
- 12' Eave Height

Sale Price

\$27.00 / SF



For more information

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SALE PRICE: **\$27.00 / SF**

LOT SIZE: **0.21 Acres**

BUILDING SIZE: **4,880 SF**

GRADE LEVEL
DOORS: **3**

RENOVATED: **2014**

ZONING: **M-2**



DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	9,977	\$36,724
3 MILES	79,947	\$51,891
5 MILES	199,142	\$57,170

* Figures shown represent estimates

For Sale

Industrial Property

4,880 SF | \$27.00 / SF



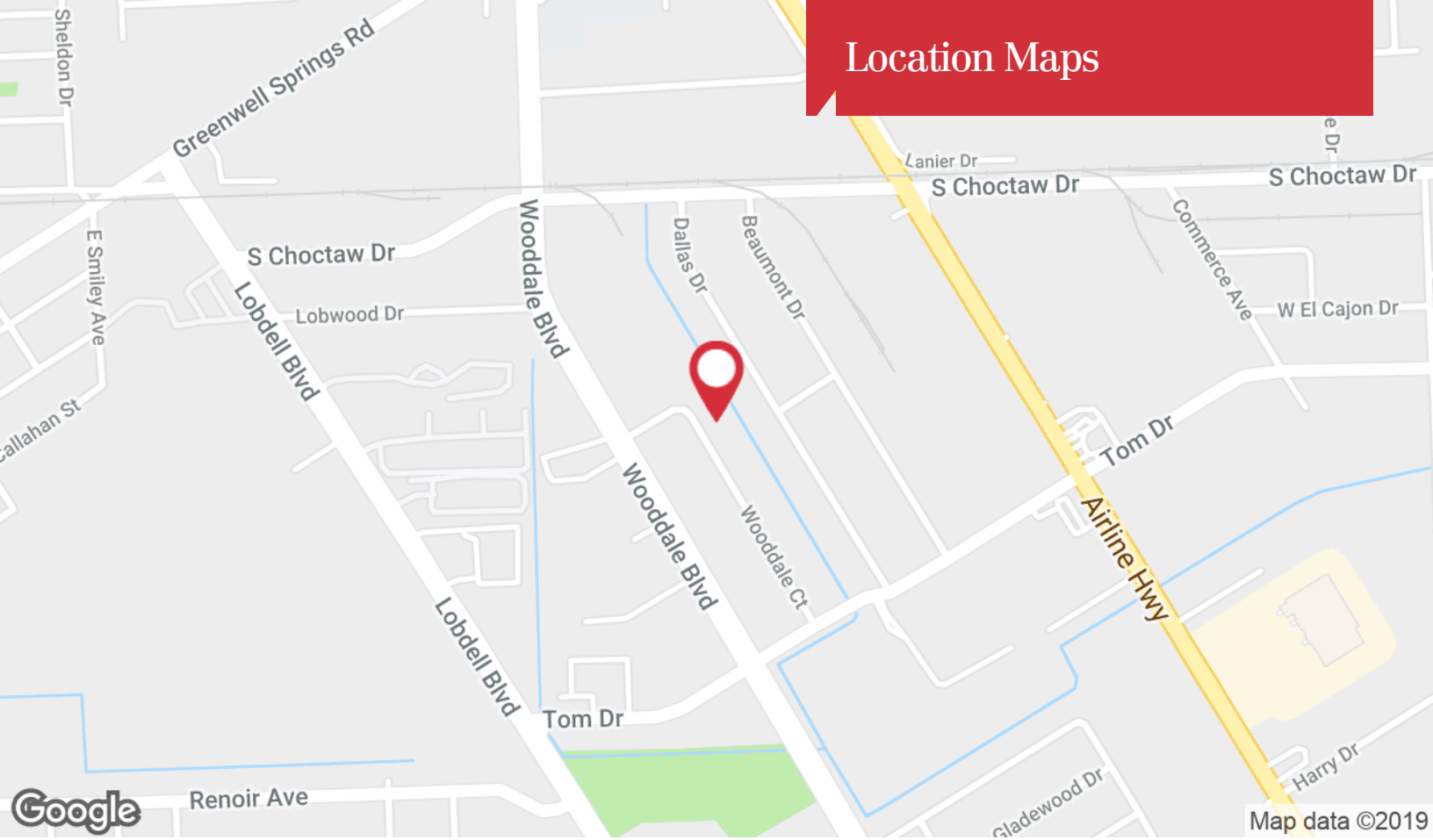
Property Overview

The subject property is a single story, well-maintained, office-warehouse approximately 4,880 SF in size. The lot is 80 x 100 or a 0.21 acre parcel. The property consists of a beautiful showroom at the entrance of the building and the remaining SF is warehouse space. The showroom is great for a salesroom use to showcase the companies wood manufacturing pieces. The warehouse has three grade level door that is convenient for shipments on both sides on the property. The building is zoned M-2, Heavy Industrial, and is attractive to a wide variety of users in the industrial sector.

Location Overview

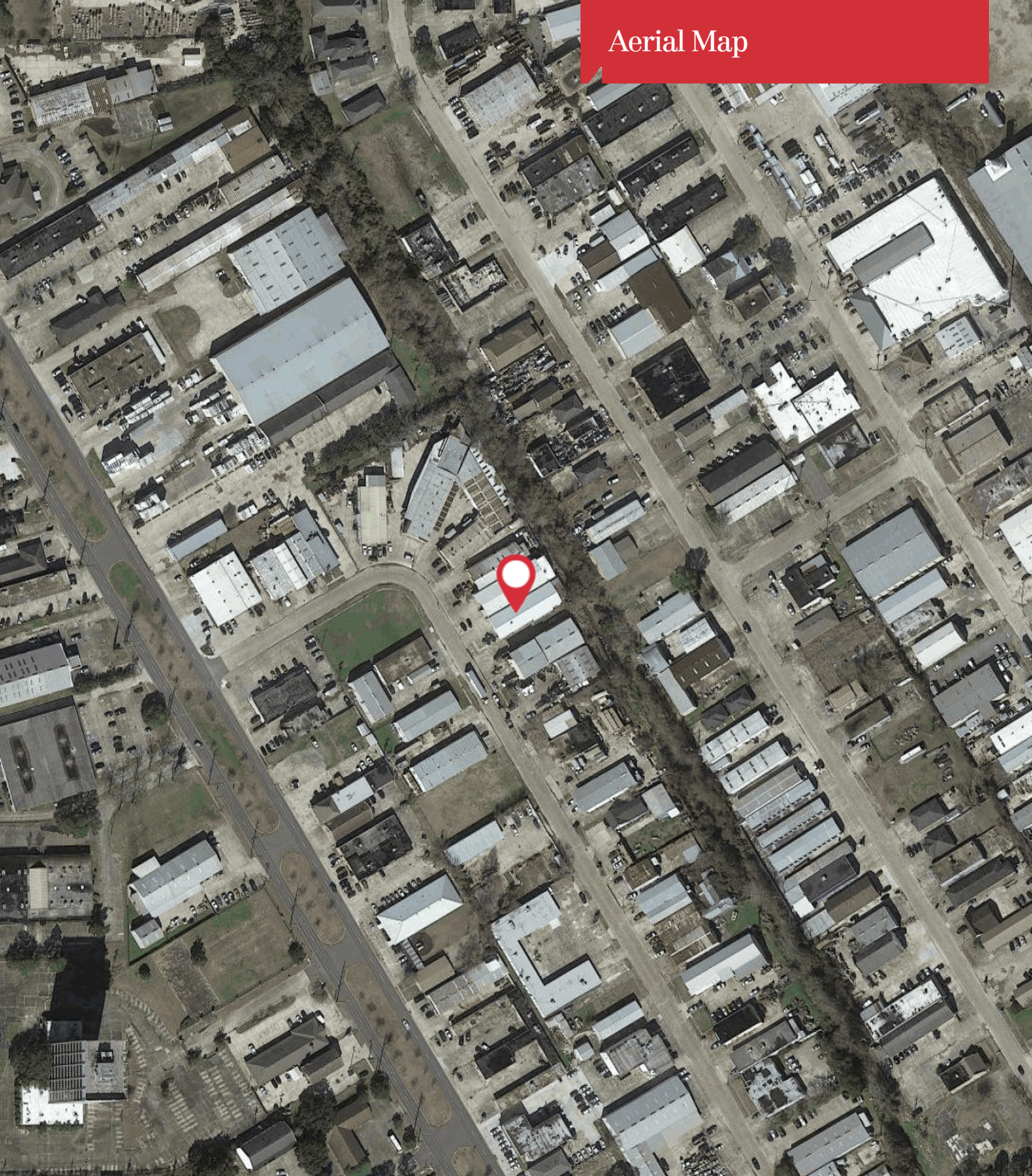
The property is centrally located in the Baton Rouge MSA in the Wooddale Center Subdivision. The Wooddale Center Subdivision is an older industrial park located north of Tom Drive, west of Airline Highway, and east of Wooddale Blvd. The Wooddale Center development consists of office warehouses similar in size, age, and condition to the subject property. The building is approximately 3 miles from I-10 and I-12 and Downtown BTR.

Location Maps



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Aerial Map



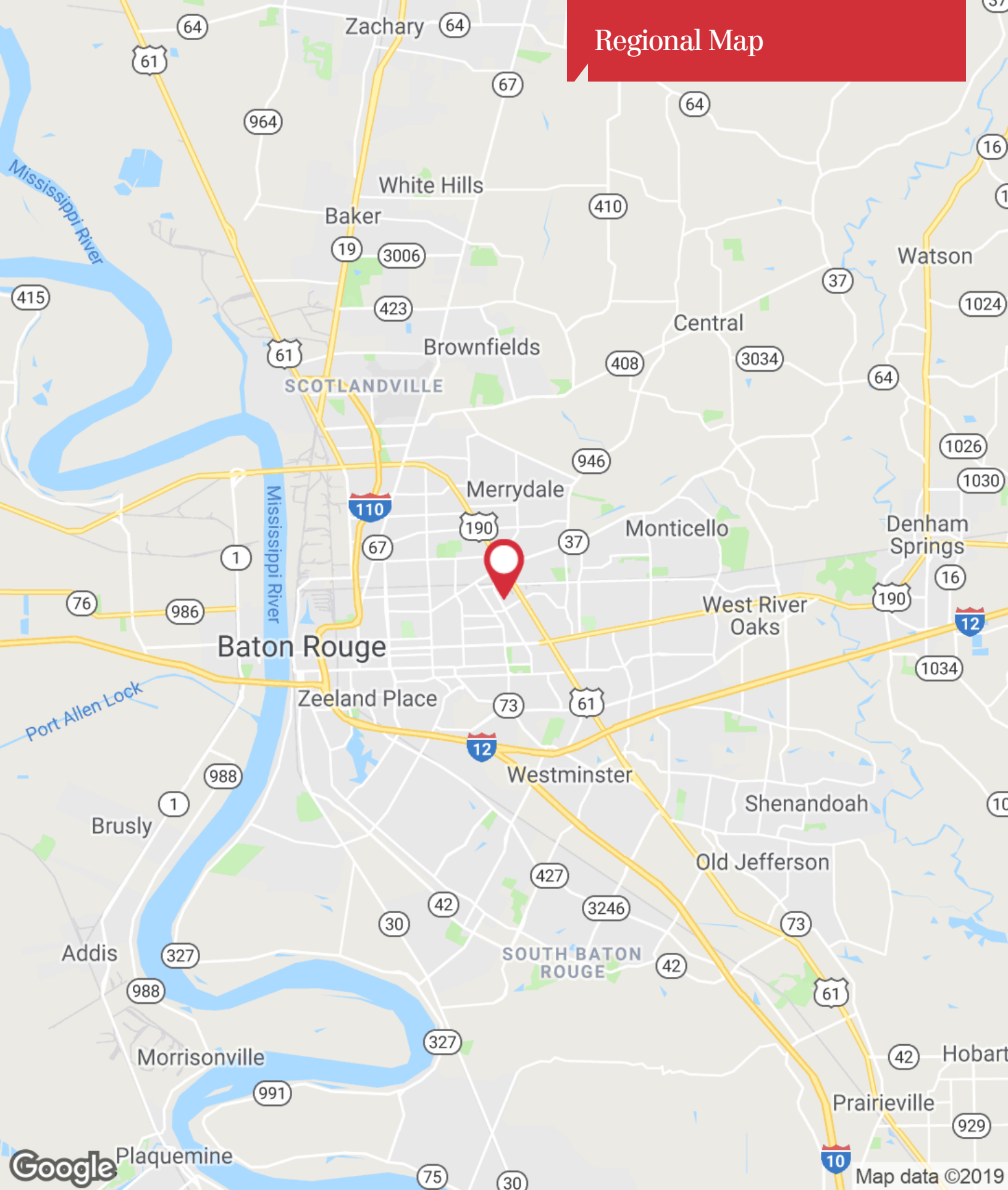
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Regional Map



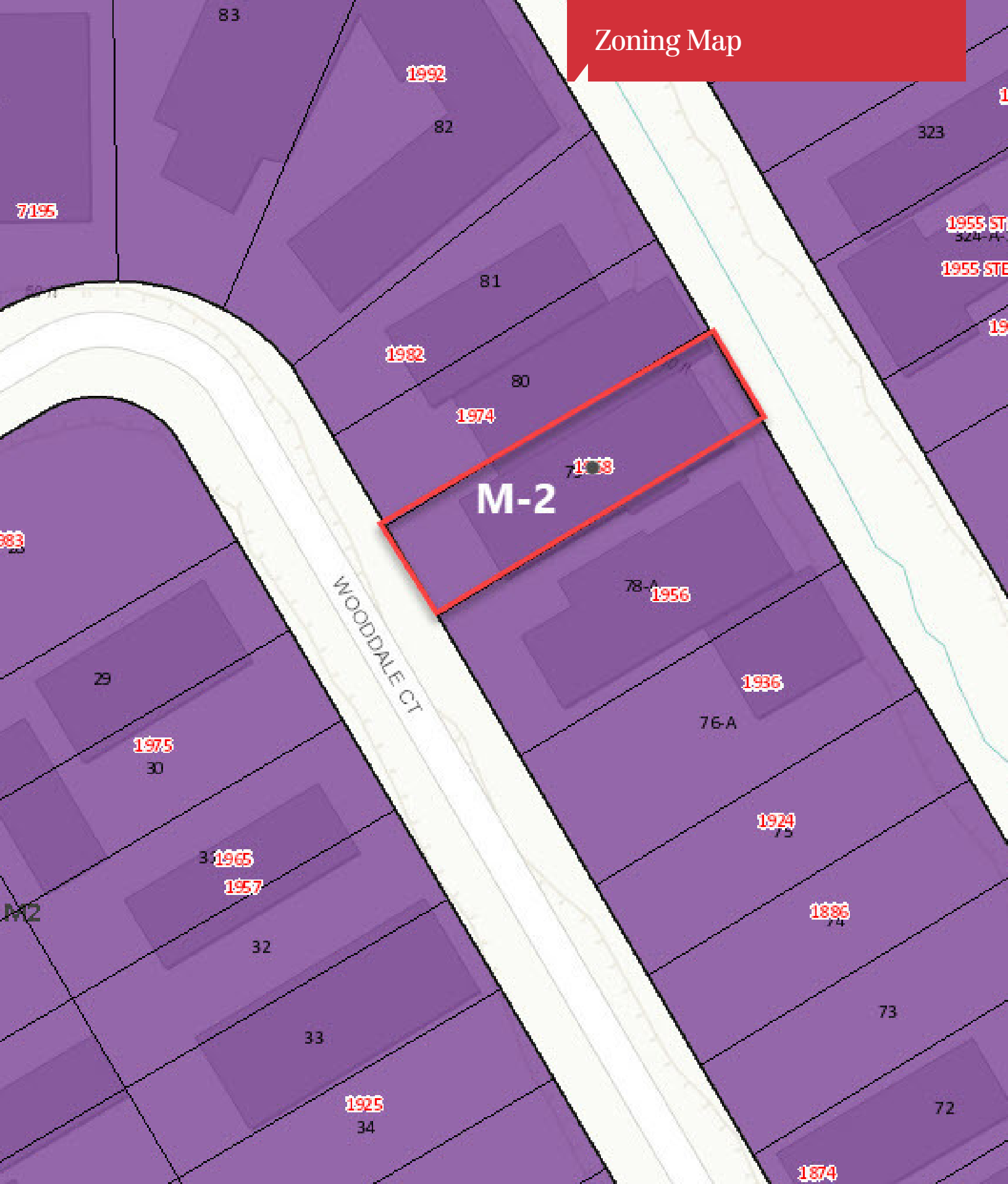
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Assessor Map

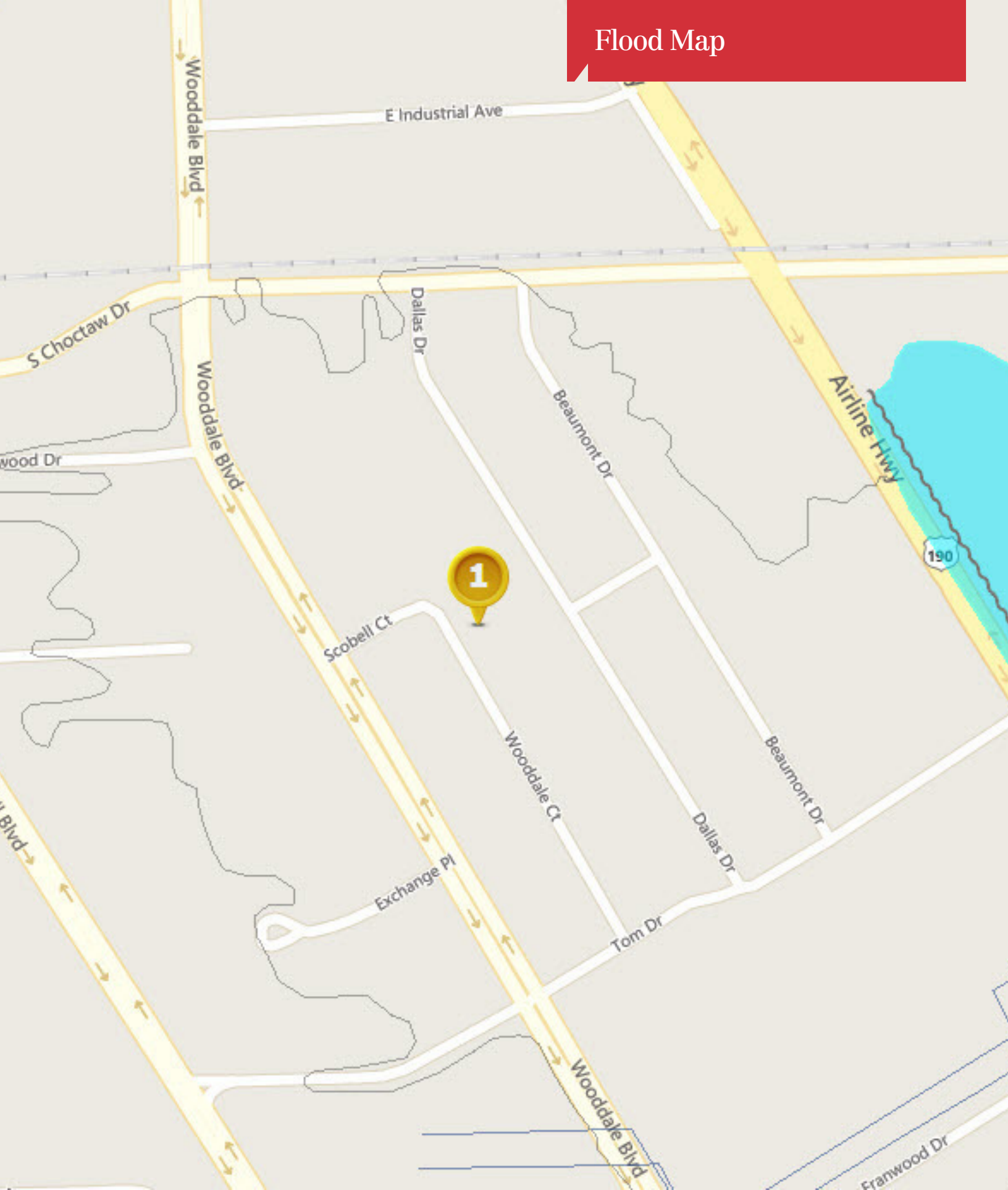


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Zoning Map



Flood Map



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