

Office/Warehouse

11642 Investor Drive

Baton Rouge, LA 70809



For Sale

Industrial Property

2,400 SF | \$237,000

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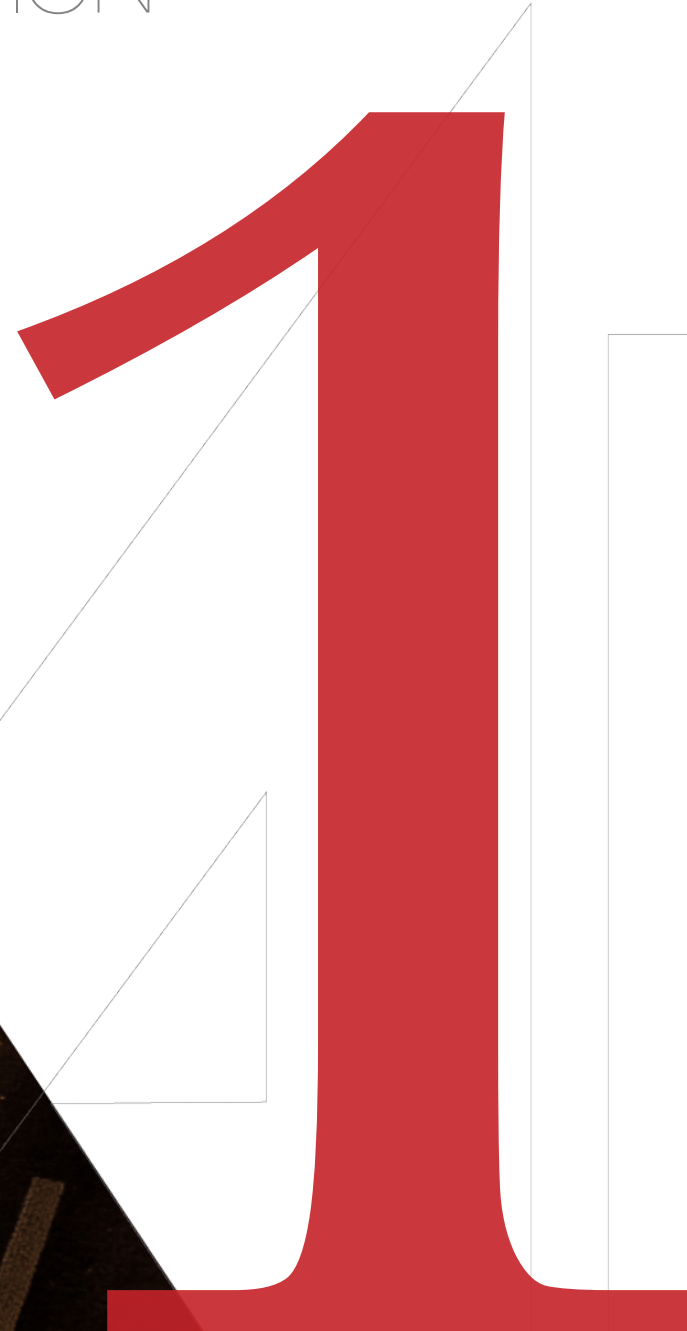
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Section 1

PROPERTY
INFORMATION



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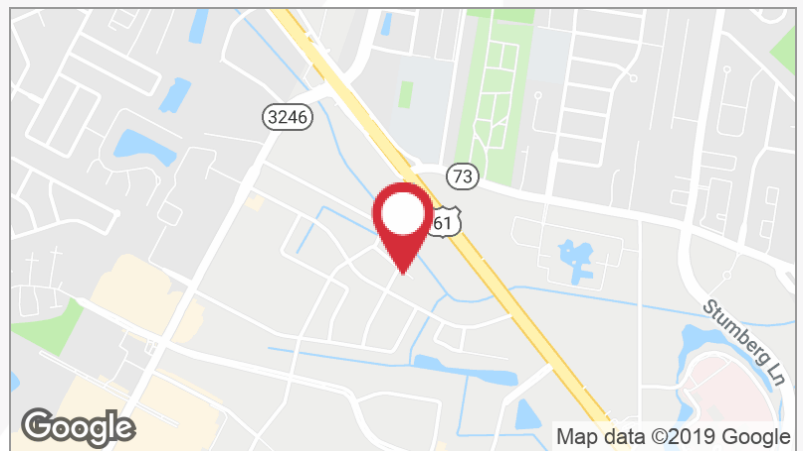


SALE PRICE: **\$237,000**

LOT SIZE: **+/- 6,400 SF**

BUILDING SIZE: **2,400 SF**

ZONING: **M1**



DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	5,618	\$81,502
3 MILES	62,881	\$79,391
5 MILES	152,622	\$82,588

* Figures shown represent estimates

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Property Overview

Office/Warehouse with an asking price of \$247,000.

Location Overview

Located on Investor Drive in the heart of Baton Rouges Industrial area. Property provides easy access to I-10, Airline Highway and Siegen Lane. Seigen Lane being a flourishing retail area allows you many choices ranging from Olive Garden to Whataburger.

Sale Highlights

- ±2,400 SF Office/Warehouse Space Available in Industriplex
- Property Consists of ±1,500 SF of Warehouse and ±900 SF of Office Space
- Warehouse is Conditioned with Roll-up Door
- Shared Secured Driveway
- Two Office Areas and a Break room

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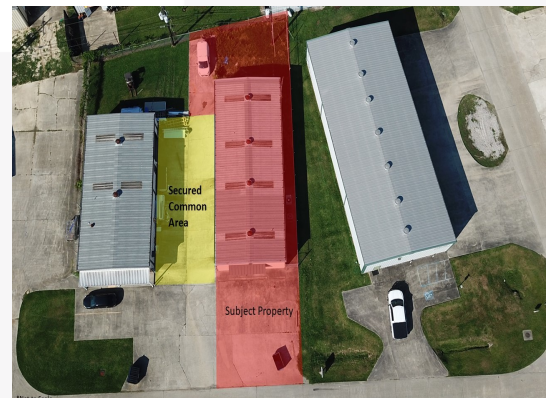
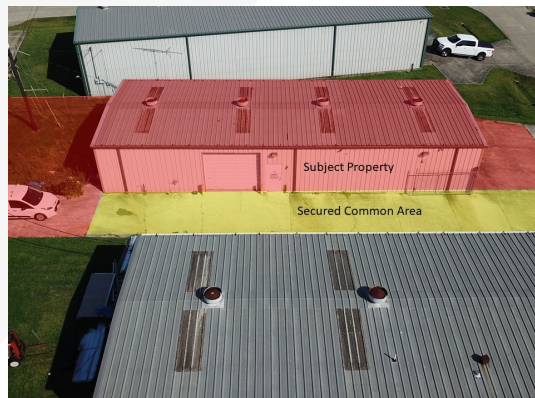
PROPERTY ADDRESS:	11642 Investor Drive Baton Rouge, LA 70809
PROPERTY TYPE:	Industrial
LOT SIZE:	+/- 6,400 SF
BUILDING CLASS:	B
ZONING:	M1
RAIL ACCESS:	N/A
PARKING SPACES:	Ample
PARKING RATIO:	Ample
CROSS STREETS:	Cloverland and Airline
CONSTRUCTION TYPE:	Stucco/Metal
NUMBER OF STORIES:	1
FOUNDATION:	Slab
WALLS:	Metal
MEZZANINE:	N/A
NUMBER OF UNITS:	1
CEILINGS:	See Agent
POWER:	See Agent
ROOF:	Metal
HVAC:	Conditioned Office/ Warehouse
ELEVATORS:	N/A



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Section 2

LOCATION
INFORMATION



For Sale

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Google

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Industrial Property

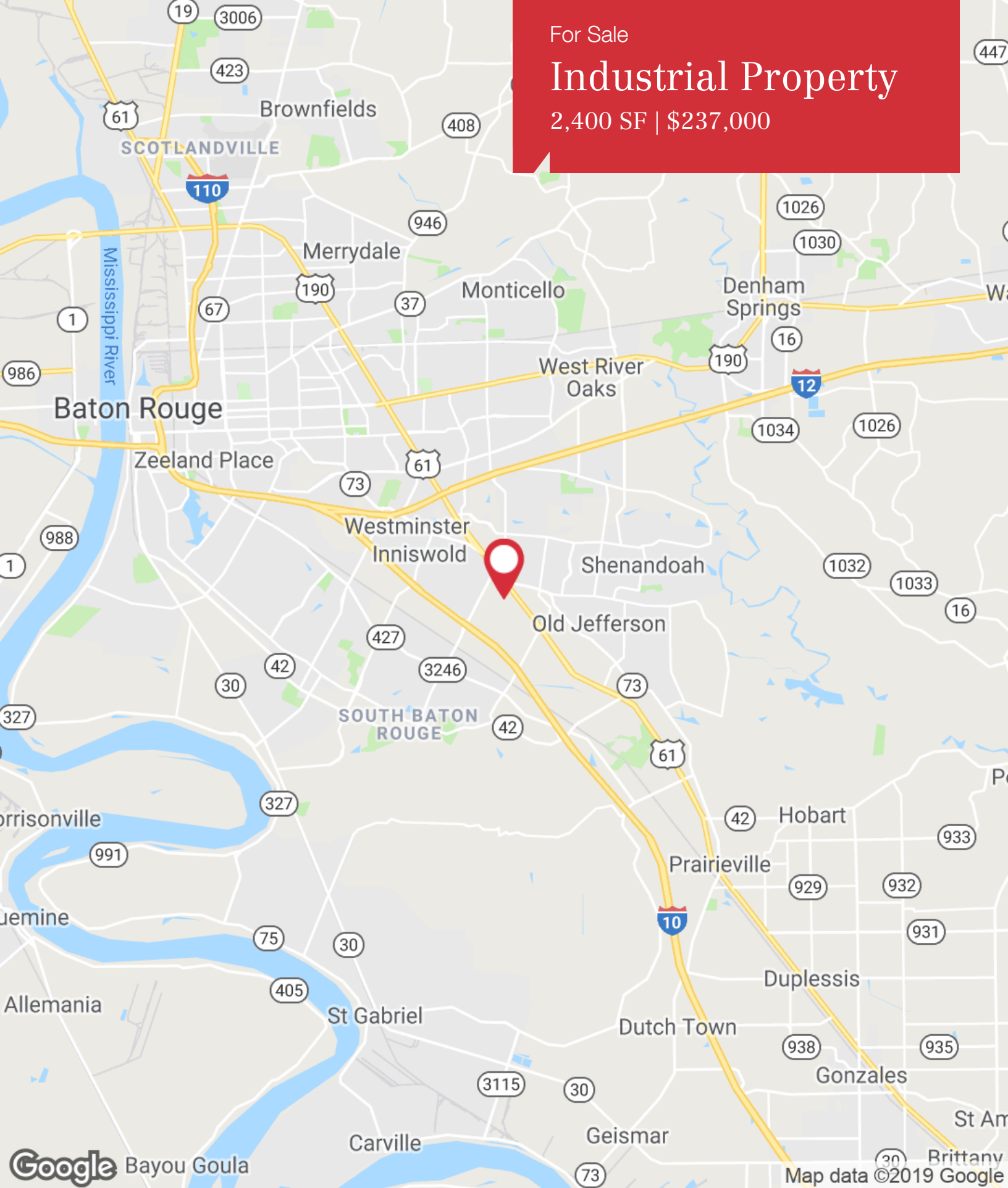
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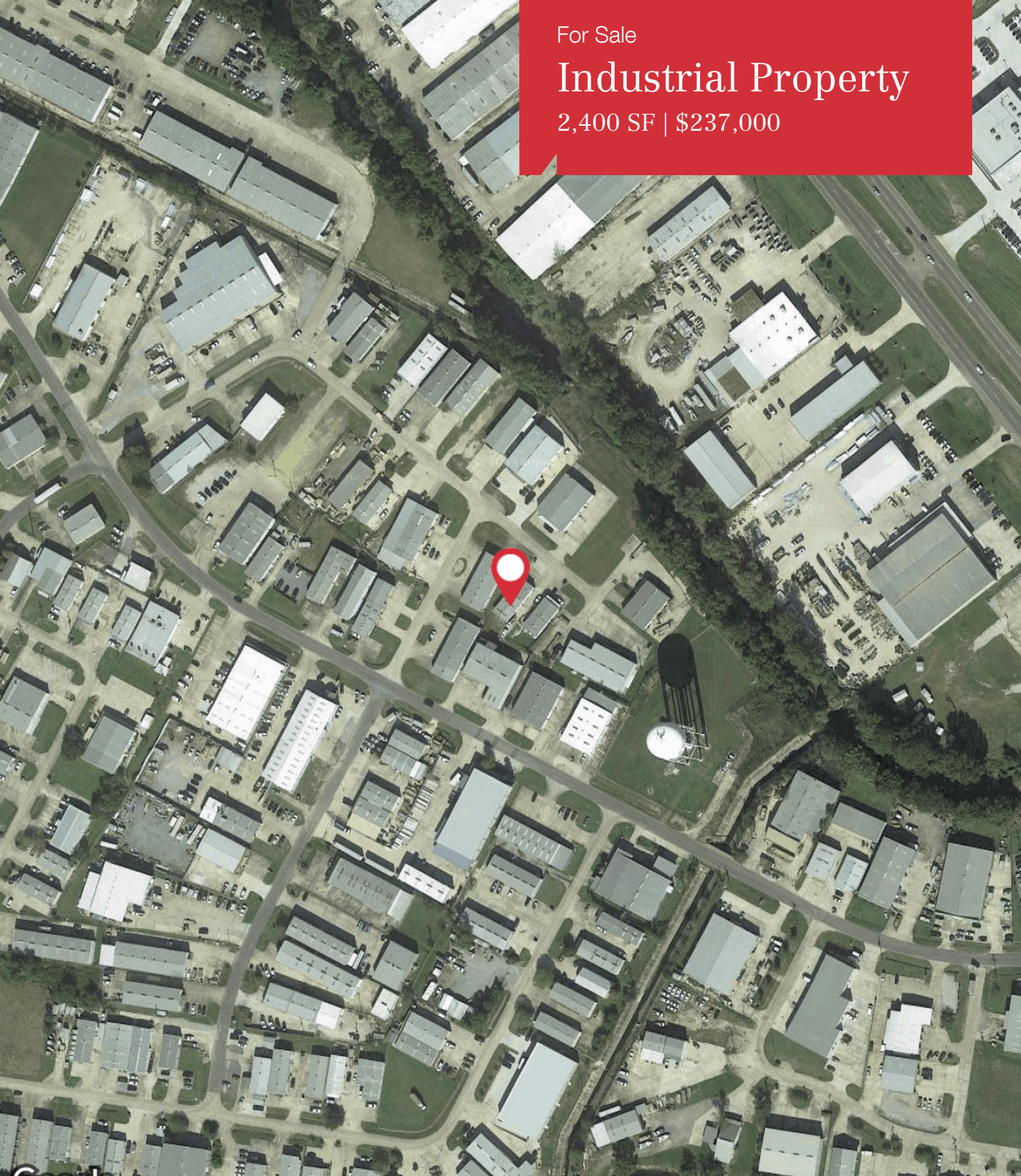


1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com

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Google

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NAILatter&Blum

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Section 3

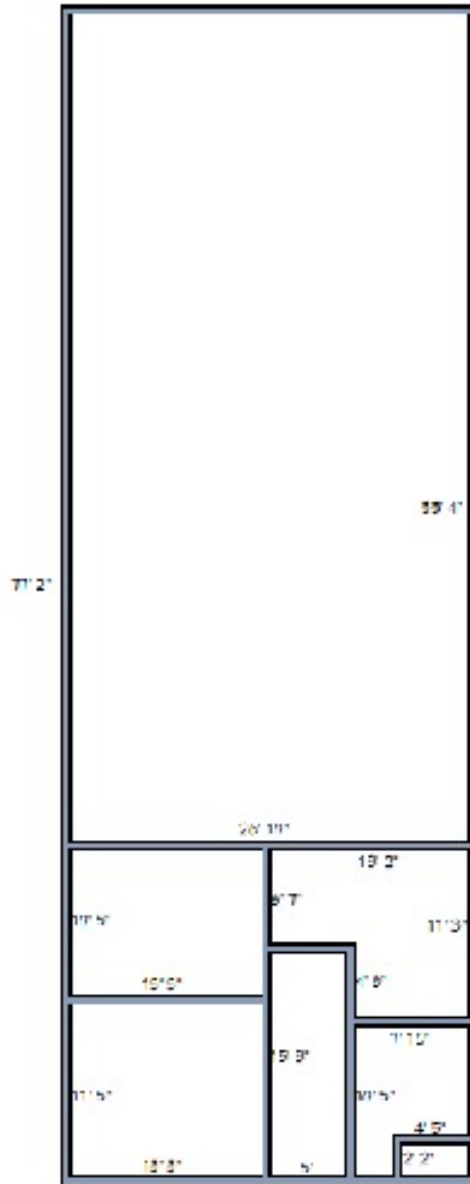
ADDITIONAL
INFORMATION



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11642 Inverline Dr.
Baton Rouge, LA, 70806
LVI+3 AREA
22'x50'

Section 4

ABOUT THE
COMPANY





Grey Hammett III

Commercial Sales and Leasing

225.295.0800 tel
225.588.4343 cell
grey@latterblum.com

Professional Background

Grey Hammett, III was born and raised in Baton Rouge and graduated from Ole Miss. As a Licensed Real Estate Agent, Grey Looks forward to working with his friends and contacts in and around the Baton Rouge area.

Expertise & Strengths:

- Commercial Sales
- Commercial Leasing
- Lease Negotiations
- Tenant Build Out
- Development Consultation
- Property Asset Management
- Commercial Real Estate Investment
- Property Management



Parker Cavin

Commercial Sales and Leasing

225.295.0800 tel
225.888.4030 cell
pcavin@latterblum.com

Professional Background

Parker was born and raised in Natchez, MS where he graduated from Trinity Episcopal Day School in 2011. During high school, he earned the rank of Eagle Scout and is also a Master Mason at Harmony Lodge in Natchez. After High School Parker moved to Baton Rouge where he attended LSU until he graduated 2016 with a degree in General Business and a minor in Human Resources. He was an active member of Alpha Gamma Rho Fraternity and St. Albans Episcopal Church. After graduation, Parker started working as an intern for Latter and Blum and then became a full-time agent. During his time with Latter and Blum Parker specializes in vacant land, retail, industrial and office space. He is an active member of Business Associates of Baton Rouge and the Lions Club and is currently working towards his CCIM designation.

Memberships & Affiliations

Lions Club, York Rite Lodge of Master Masons, Business Associates of Baton Rouge, and Claws for a Cause.