

# The Greater Baton Rouge Market Report



**DERBES FALGOUST**  
COMMERCIAL REAL ESTATE



## Baton Rouge Warehouse With Yard For Lease

7110 AIRLINE HIGHWAY, BATON ROUGE, LA

33,000 s. f. warehouse; 3.3 acre heavy stabilized yard; M-1 zoning; 3 phase electrical service; gate-fenced; small office which can be expanded; 20' eave height for high racking; \$12,500 per month, NNN

■ Scot Guidry, CCIM (225) 778-5858



## Newly Constructed Service Center For Lease

35190 MARK McCOWAN DRIVE, GIESMAR, LA

25,260 s. f. available consisting of 3,779 s. f. office & 21,481 s. f. warehouse; 26' eave; 2 grade level 12' x 14' overhead doors; 1+ acre fully stabilized equipment yard; L-I zoning; \$18,945 per month, NNN.

■ Scot Guidry, CCIM (225) 778-5858



## Prime Livingston Parish Land For Sale

27008 JUBAN ROAD, DENHAM SPRINGS, LA

17.77 (+/-) acres located near the currently developing Juban Crossing at I-12 & Juban Rd.; excellent opportunity for mixed use commercial development; high growth area; \$3,250,000

■ Randy Herring, CCIM (225) 778-5858



## Leased Investment Property For Sale

2746 O'NEAL LANE, BATON ROUGE, LA

Two building net leased investment package deal available; 17,466 s. f. 9-unit income producing leased office-warehouse property; good tenant mix; C-2 zoning; contact agent for more information; \$1,300,000

■ Scot Guidry, CCIM (225) 778-5858

WHEN EXPERIENCE MATTERS, TURN TO THE REAL ESTATE EXPERTS

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## WHEN EXPERIENCE MATTERS, TURN TO THE REAL ESTATE EXPERTS

Derbes Falgoust Commercial Real Estate, LLC is a full service commercial real estate brokerage firm with over 100 years of combined experience in commercial real estate sales and leasing. We broker all multifamily, land, industrial and commercial properties.

## Sample of Mega Projects Coming

### South Louisiana

- ▶ IGP Methanol (\$3.6B)
- ▶ Several Entergy projects (\$850M)
- ▶ Cambridge Energy (\$8B)
- ▶ Energy World (\$888M)
- ▶ Venture Global LNG (\$8.5B)

### West Louisiana (LC)

- ▶ Cheniere (\$20B)
- ▶ G2 LNG (\$11B)
- ▶ Delfin LNG (\$7B)
- ▶ LC Clean Energy (\$2.5B)
- ▶ LC LNG Export/Trunkline (\$10.9B)
- ▶ Louisiana LNG (\$30B)
- ▶ Monkey Island(\$6.7B)
- ▶ Magnolia LNG (\$4.35B)

### Baton Rouge

- ▶ Formosa (\$9.4B)
- ▶ ExxonMobil (\$1B)
- ▶ Methanex (\$1.3B)
- ▶ Wanhua (\$1.1+B)
- ▶ YCI Methanol (\$1.85B)
- ▶ Shintech (\$1.49B)

***This sampling total  
is  
\$130 Billion to be  
built by 2025***

Source: Greater Baton Rouge Industrial Alliance

### Key Lease Transactions

PROPERTY	SF	SELLER	BUYER	PRICE
6700 Jefferson Hwy	15,117	6700 Jefferson LLC	M202	\$2,947,815
4312 I-49 Gateway Park	6 acres	Gateway Opelousas	QP Acadiana Realty	\$1,500,000
Burnside Crossing	7,200	Alpagot Family	Green Light Center	\$1,300,000
The Hollows at Dutchtown	78 acres	Braud Fam	The Hollows at Dutchtown LLC	\$2,435,000

### Key Sale Transactions

PROPERTY	SF	SELLER	BUYER	PRICE
6700 Jefferson Hwy	15,117	6700 Jefferson LLC	M202	\$2,947,815
4312 I-49 Gateway Park	6 acres	Gateway Opelousas	QP Acadiana Realty	\$1,500,000
Burnside Crossing	7,200	Alpagot Family	Green Light Center	\$1,300,000
The Hollows at Dutchtown	78 acres	Braud Fam	The Hollows at Dutchtown LLC	\$2,435,000



# Office Properties



## Copper Mill Office Park Space For Lease

HWY 964, ZACHARY, LA

Prime office location in Zachary; brand new construction; 1,592 s. f. class a space available; reception/lobby, 4 offices, conference room, 2 bathrooms, IT room & kitchenette; \$17.50 PSF, annual.

■ Randy Herring, CCIM (225) 778-5858



## Commerce Center Office Space For Lease

37325 MARKET PLACE DRIVE, PRAIRIEVILLE, LA

Class A office space just off Airline HWY in the commerce office park; 2,117 s. f. available; includes 9 offices, reception area, conference room & kitchen; conveniently located in a high growth area; \$17 PSF, annual.

■ Randy Herring, CCIM (225) 778-5858



## Bluebonnet Office Space For Lease

4970 BLUEBONNET BLVD., BATON ROUGE, LA

Suite C: 1,539 s. f. available; interior finishes include 10' ceilings with crown molding, exposed wood beams in the conference room & the two executive offices; \$20 per s. f., annual.

■ Scot Guidry, CCIM (225) 778-5858



## Medical Space For Sublease

6411 PERKINS ROAD, BATON ROUGE, LA

1,808 s. f. 2<sup>nd</sup> floor medical-office sublease space available in the recently constructed Sanova Dermatology clinic building; buildout to tenant requirements; \$29 per s. f., NNN.

■ Scot Guidry, CCIM (225) 778-5858



## Medical District Office Space For Lease

5475 ESSEN LANE, BATON ROUGE, LA

5,000 (+/-) s. f. front suite available; located at the crossroads of the Baton Rouge medical district; ready for immediate occupancy; outfitted as an out patient care facility; \$14.40 per s. f.

■ Mike Gennaro (225) 931-3111



## Perkins Office Space For Lease

11019 PERKINS ROAD, BATON ROUGE, LA

1,050 s. f. 2<sup>nd</sup> floor office space on Perkins Rd. at Willow Grove Blvd; 3 offices with 2 bathrooms, a kitchenette & storage; C-2 zoning; \$9.01 per s. f., annually.

■ Scot Guidry, CCIM (225) 778-5858



# Office Properties



## Business Park Garden Office For Sale

4021 W. E. HECK COURT, BATON ROUGE, LA

1,461 s. f. office suite; includes 3 private offices, conference room, kitchenette with ample counter space & room for full fridge, 2 bathrooms & a file/copy room; 10' ceilings; \$225,000

■ Scot Guidry, CCIM (225) 778-5858



## Garden Style Office Building For Sale

7520 Ste.220 PERKINS ROAD, BATON ROUGE, LA

5,710 s. f. corner office in mixed use professional office; located in the Medical District near Perkins Road at Essen Lane; includes 7 private offices, large conference rooms & 3 restrooms; \$628,100

■ Mike Gennaro (225) 931-3111



## Office Building For Sale or Lease

862 O'NEAL LANE, BATON ROUGE, LA

4,300 s. f. office, retail and/or medical facility available; located off O'Neal Lane between I-12 & Old Hammond Hwy; includes 11+ offices, reception, storage, 2 restrooms & ample parking; \$9.50 PSF or \$335,000

■ Mike Gennaro (225) 931-3111



## Jefferson Commons Offices For Lease

8702 JEFFERSON HWY., BATON ROUGE, LA

4,659 (+/-) s. f. available; located at the front of Jefferson Commons Office Park; all or part; 1st floor: 3,118(+/-) s. f.; 2nd floor: 1,541(+/-) s. f.; \$12-17 per s. f. annual. Owner will consider selling.

■ Mike Gennaro (225) 931-3111



## Central Office Building For Lease

10440 HOOPER ROAD, BATON ROUGE, LA

2,400 s. f. available; great visibility with easy access to I-10, I-12, Airline Hwy. & Plank Rd.; includes 6 offices, 2 bathrooms, 1 conference room, reception area & large kitchen; recently renovated; \$12 PSF, gross.

■ Randy Herring, CCIM (225) 778-5858



## Office Space For Lease

9305 MAIN STREET, ZACHARY, LA

3,000 s. f. available; approx. 15 offices, 3 bathrooms, kitchenette, reception office & conference room; recently renovated; high traffic area with access to plenty of parking; Asking \$3,250 per month.

■ Randy Herring, CCIM (225) 778-5858



# Office Properties



## Prairieville Office For Lease

37283 SWAMP ROAD, PRAIRIEVILLE, LA

1,500 s. f. office located in Towne Park Centre; 2017 construction with excellent finishes; tenants are responsible for utilities, interior maintenance items & janitorial; \$2,190 per month, net.

■ Scot Guidry, CCIM (225) 778-5858



## Bluebonnet Palms Office For Lease

4224 BLUEBONNET BLVD., BATON ROUGE, LA

2,784 s. f. available; includes 8 private offices, a conference room, waiting room, receptionist / secretarial office and 3 restrooms; \$19 per s. f. gross.

■ Scot Guidry, CCIM (225) 778-5858



## Jefferson Commons Office Leased

8704 JEFFERSON HWY., BATON ROUGE, LA

Two suites available-separate or combined; Ste B: 1,088 s. f.; Ste C: 1,088 s. f.; each includes 2 private offices, conference room, reception area, kitchenette, bath & storage / IT closet; \$1,360 per month, net.

■ Scot Guidry, CCIM (225) 778-5858



## Former Fortis College Building Pending Sale

9255 INTERLINE AVE, BATON ROUGE, LA

Two story office building with approx. 15,200 s. f. on 1.9 (+/-) acres; C-2 zoning; elevator served; ample parking; mix of individual offices & large open rooms for educational, cube or collaborative use; \$1,300,000

■ Scot Guidry, CCIM (225) 778-5858



## Office Building For Lease

7520 STE. 108 PERKINS ROAD, BATON ROUGE, LA

1,300 s. f. available for lease; conveniently located near the intersection of Essen Ln. & Perkins Rd; includes 6 offices, reception area, waiting rooms, & storage; \$12 PSF annual.

■ Mike Gennaro (225) 931-3111



## Country Club Business Park Office For Lease

8560 JEFFERSON HWY UNIT B, BATON ROUGE, LA

2,475 s. f. garden office space located on Jefferson Hwy. near Essen Lane; includes 4 private offices, kitchen, lobby area & receptionist room, planning and conference rooms; \$3,713 per month, net.

■ Scot Guidry, CCIM (225) 778-5858



# Office/Retail Properties



## New Construction Office Space For Lease

6700 JEFFERSON HWY., BATON ROUGE, LA

Unit 7D: 2,673 s. f.; space includes 6 private offices, conference room, copy/file room, employee lounge, reception room, lobby, 2 secretarial spaces & 2 private bathrooms; \$20.25 per s. f., gross.

■ Scot Guidry, CCIM (225) 778-5858



## Industriplex Office For Lease

12241 INDUSTRIPLEX BLVD., BATON ROUGE, LA

1,500 s. f. office with convenient access to I-10 and US-61 (Airline Hwy.); property has 5 offices, one restroom, a kitchen & conference room; fully furnished & located on the 2<sup>nd</sup> floor; \$9.20 PSF, gross.

■ Sean Berrigan (225) 413-0491



## Commercial Lots In Commerce Centre For Sale

COMMERCE CENTER DRIVE, PRAIRIEVILLE, LA

Seven available lots in Commerce Centre Commercial Park; situated in one of the fastest growing areas of south Louisiana; ideal for office, retail, medical, banks & restaurants; call listing agent for details.

■ Scot Guidry, CCIM (225) 778-5858



## Zachary Retail Space For Lease

2250 CHURCH ROAD, STE. A, ZACHARY, LA

1,600 s. f. available; prime location anchored by Rouses; currently setup as a bank & features 2 offices, drive-through, conference room & ample parking; \$2,266 per month, gross.

■ Mike Gennaro (225) 931-3111



## Shopping Center For Lease

7140 ANTIOCH ROAD, BATON ROUGE, LA

Four (4) units in 80,000 s. f. retail center available; 1,916 s. f. – 8,264 s. f. contact listing agent for more details.

■ Scot Guidry, CCIM (225) 778-5858



## Office Building For Sale

9602 FLORIDA BLVD, WALKER, LA

2,626 s. f. (+/-) office building on a busy thoroughfare between Juban & Walker South; features kitchen, exterior metal building & large yard; \$350,000; contact listing agent for more details.

■ Mike Gennaro (225) 931-3111

# Retail/Commercial Properties



## Retail Center Suites For Lease

326 MAIN STREET, BAKER, LA

5,000-10,000 s. f. of retail space available; fairly new construction; high traffic with great visibility; \$10.00-\$12.00 per s. f., NNN; contact listing agent for more information.

■ Randy Herring, CCIM (225) 778-5858



## Walmart Shadow Center Space For Lease

5875 MAIN STREET, ZACHARY, LA

Great retail location in front of Walmart in Zachary; 1,200 s. f.–1,500 s. f. high traffic count & great visibility; has cross easement with Wal-Mart; \$17.20 per s. f., NNN (4 months free rent depending on tenant & term).

■ Randy Herring, CCIM (225) 778-5858



## Commercial Building With Home Office For Sale

12550 PLANK ROAD, BAKER, LA

Multiple buildings on 1 acre with 105' frontage on Plank Rd.; 2,164 s. f. home/office plus 2 detached workshops; 1,200 s. f. workshop in front & another 288 s. f. detached building out back; \$219,000.

■ Mike Gennaro (225) 931-3111



## Ethel Convenience Store & Land Pending Sale

6430 LA-19, ETHEL, LA

4,500 s. f. convenience store situated on approx. 1.33 acres of land; 585' (+/-) of frontage; includes all improvements, land & C-Store equipment; \$775,000.

■ Mike Gennaro (225) 931-3111



## Newly Constructed Retail Space For Lease

4362 CHURCH STREET, ZACHARY, LA

1,645 s. f. available; located at High St. & Church St. in one of the highest traffic locations in Zachary; great visibility; CS zoning; \$17 per s. f. (annual), NNN.

■ Randy Herring, CCIM (225) 778-5858



## Central Car Wash For Sale

14487 DENHAM ROAD, CENTRAL, LA

1,000 s. f. excellent income opportunity; 3-bay self service car wash & bulk (1,000 lb. capacity) ice machine & vacuums; high growth area with great visibility; room on lot for expansion; \$117,500.

■ Randy Herring, CCIM (225) 778-5858



# Retail/Commercial Properties



## Walker Acreage For Sale

9660 FLORIDA BLVD., WALKER, LA

Prime (+/-) 300' frontage on 12.25 (+/-) acre retail/ commercial/ residential tract directly across from the new Walker High; Suggested use is PUD, with retail up front & residential in back; \$1,450,000

■ Mike Gennaro (225) 931-3111



## Shopping Center Space For Sale or Lease

3873 CHOCTAW DRIVE, BATON ROUGE, LA

20,000 s. f. space available in large 76,000 s. f. Multi-tenant Neighborhood Shopping Center; additional space can be acquired if needed; ample parking; \$2,500,000 or \$10,000 per month, gross.

■ Randy Herring, CCIM (225) 778-5858



## Zachary Retail Space For Lease

19900 LA-964, ZACHARY, LA

1,300 s. f. space in one of the nicest retail centers in Zachary; high traffic with great visibility; \$1,735 per month, NNN.

■ Randy Herring, CCIM (225) 778-5858



## Strip Center Suites For Lease

5145 MAIN STREET STE. E & H, ZACHARY, LA

Suite H: 1,000 s. f.; Suite E: 1,200 s. f.; very high traffic, great visibility & plenty of parking; CAM fee, \$2.50 per s. f.; depending on use & tenant, landlord may assist in tenant improvements; \$1,191 - \$1,200, NNN.

■ Randy Herring, CCIM (225) 778-5858



## Opportunity Zone Retail Building For Lease

7818 PLANK ROAD, BATON ROUGE, LA

2,100 s. f. available; former quick lube oil change located at the corner of Plank Rd & Ford St; great visibility; C-2 zoning; 30' x 70' two bay drive through; \$1,500 per month, gross.

■ Sean Berrigan (225) 778-5858



## Retail Shopping Center For Sale

724-716 N. BURNSIDE AVE., GONZALES, LA

4,800 s. f. shopping center available; well maintained including new paint, new roof, updated A/C's & new hot water heater; great visibility; financials/ rent roll available; \$345,000

■ Randy Herring, CCIM (225) 778-5858



# Retail/Commercial Properties



## Income Commercial Package For Sale

2736 O'NEAL LANE, BATON ROUGE, LA

14,400 s. f.; 9-Unit income producing leased office-warehouse property; good tenant mix; each unit contains a single office, with a single front loaded access to the warehouse; \$1,300,000

■ Scot Guidry, CCIM (225) 778-5858



## Sale Lease Back Investment Property

4671 LA-19, ZACHARY, LA

11,270 s. f. retail building centrally located in Zachary; open showroom with glass storefront; \$899,000 or \$79.77 per s. f. net leased investment.

■ Scot Guidry, CCIM (225) 778-5858



## O'Neal Retail Space For Lease

2746 O'NEAL LANE, BATON ROUGE, LA

3,066 s. f. free standing retail-commercial building available; within minutes of I-12; former 5 Minute Oil Change; small office with large open drive through work bays; C-2 zoning; \$3,000 per month, NNN.

■ Scot Guidry, CCIM (225) 778-5858



## Heart Of Zachary Retail Space For Lease

4347 HIGH STREET, STE. 104, ZACHARY, LA

2,502 s. f. retail space available; great location near Zachary High School; high traffic with great visibility; \$17 per s. f. (annual) NNN.

■ Randy Herring, CCIM (225) 778-5858



## Service Center Building For Sale or Lease

6190 GREENWELL SPRINGS ROAD, BATON ROUGE, LA

Total site 33,050 s. f. situated on 1.8 acres; fully paved to handle heavy truck traffic; 11,000 s. f. showroom; 22,050 s. f. enclosed warehouse areas; 4,950 s. f. open sided storage; \$3.60 per s. f. (annual), NNN.

■ Scot Guidry, CCIM (225) 778-5858



## Busy Retail Site For Lease

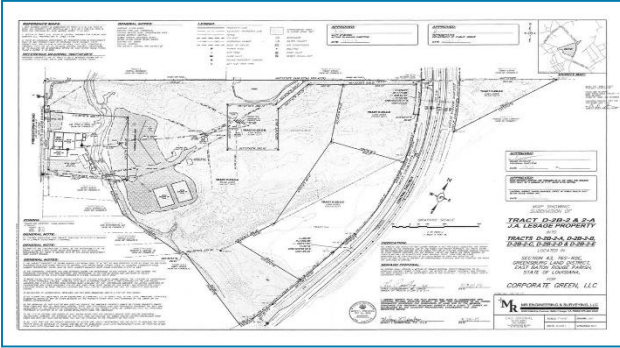
11834 COURSEY BLVD., BATON ROUGE, LA

1,350 s. f. retail space available near the corner of Sherwood & Coursey Blvd. in the very successful Oak Park Retail Center; very high traffic and great visibility; ample parking; \$1,350 per month, NNN.

■ Randy Herring, CCIM (225) 778-5858



# Land Commercial Properties

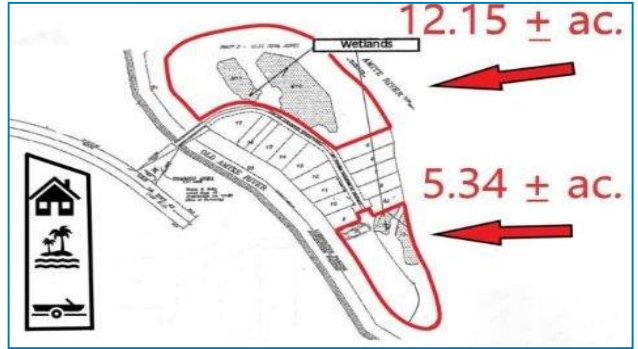


## Commercial Land For Sale On The Central Throughway

5595 CENTRAL THROUGHWAY, GREENWELL SPRINGS, LA

9.86 acres, all or part; zoned B-4 (up to 75,000 s. f. buildings); price on re-subdivided tracts subject to negotiation at higher price per s. f.; \$1,721,491

■ Scot Guidry, CCIM (225) 778-5858



## Riverfront Residential Development Parcels For Sale

13861 & 13928 CALLE SEVARIO STREET, PRAIRIEVILLE, LA

Two parcels available situated within 31-acre waterfront community; accessible from Hwy. 42; residential zoning; parcel A: 5.34 (+/-) acres: \$275,000; parcel B: 12.15 (+/-) acres \$1,200,000

■ Mike Gennaro (225) 931-3111



## Cleared Development Parcel For Sale

555 CONNELL'S PARK LANE, BATON ROUGE, LA

1.03 (+/-) acres with 100' (+/-) frontage on Connell's Park Lane; baseball diamond in shape, the property can accommodate ample parking and building square footage; C-2 zoning; \$235,500

■ Mike Gennaro (225) 931-3111



## Arabian Horse Farm For Sale

865 RIVER ROAD, SUNSHINE, LA

70 acres (+/-) located approx. 15 minutes south of LSU; River Rd. frontage approx. 1,100' x 3,300' deep; listed for land value only; all or part, \$28,000 per acre.

■ Andre Fremaux (225) 229-6966

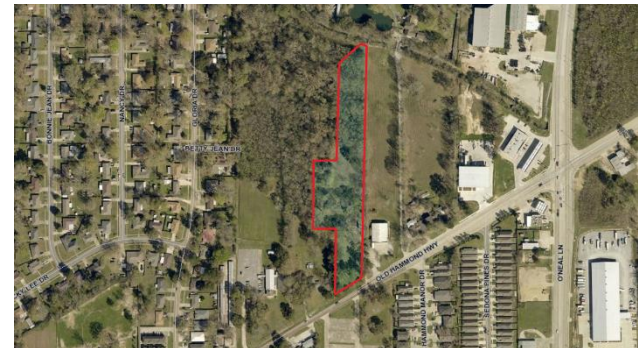


## Commercial Frontage For Sale

9614 FLORIDA BLVD., WALKER, LA

Seller willing to split off front 1 acre with 237' frontage to developer; property is situated directly across from the new Walker High School; 15,000 (+/-) VPD; flood zone X (did not flood 2016); \$225,000

■ Mike Gennaro (225) 931-3111



## Vacant Land For Sale

15643 OLD HAMMOND HWY., BATON ROUGE, LA

5.509 acres located just off O'Neal Lane; adjacent tracts available for larger development plans; house on property at no value; rural zoning; \$360,000.00

■ Scot Guidry, CCIM (225) 778-5858





The announcements of petrochemical mega construction projects in Louisiana began in 2010 and gained real traction in 2012 resulting in an industrial construction boom creating demand for service to industry service centers, general warehousing, logistics and distribution centers. The first wave of activity began in 2012 and continues today, albeit at a slower pace. Current estimates on the next wave of industrial projects is estimated to be between \$115 to \$130 billion in new investments throughout the southern portion of Louisiana.

Persistent low cost and abundant natural gas, the feedstock for the petrochemical industry and export opportunity, as well as a continued growing national economy are the primary reasons for the industrial revolution taking place.

The effect on commercial to light industrial office warehouse vacancy rates dropped each year as some of the announced projects were started. Specifically, the greater Baton Rouge metro area noted a vacancy rate of approximately 15% in 2010 dropping to a low of just under 6% in 2017. Currently, the market vacancy rate rests around 7% after noting a slowing in new activity in 2019 due to the lull between what's winding down and the next surge expected to begin over the next 18 months.

These large-scale industrial projects have kept Construction, one of the Baton Rouge region largest job sectors well employed. Parallel to vacancy rates, construction employment noted a slight dip in 2019 due to the lull. It's expected to rebound into 2020 and 2021 as spending on the next wave in construction projects begin.

### Key Lease Transactions 2019

PROPERTY	SF	TENANT	TRANSACTION TYPE	SUBMARKET
5733 Citrus	153,000	TBA	New Lease	Elmwood
1301 Pride Drive	100,000	Pratt Industries	Build-To-Suit	Hammond
310 James Drive East	145,000	FedEx Ground	Renewal	St. Charles
309 Jefferson	162,000	Graham Packaging	Renewal	East Jefferson

### Key Sale Transactions 2019

PROPERTY	SF	SELLER	BUYER	SUBMARKET
7500 Almonaster	97,000	ABP LA (New Orleans)	Cantelli Almonaster Properties	New Orleans East
4501 N. Galvez	68,600	Kearney Properties	Galvez Group	Orleans

# Industrial Properties



## Hard Surfaced Industrial Land For Sale

34544 LA-30, GEISMAR, LA

Developer will bring 20 acres to grade 12" above base flood, "shovel ready" & stabilized; hard surfaced for buyer's building site; high growth industrial area; \$2,650,000

■ Scot Guidry, CCIM (225) 778-5858



## Leased Investment Property For Sale

HWY. 90 EAST, BROUSSARD, LA

Absolute NNN lease to Industrial service companies; zero landlord responsibilities; tenants are Briggs Equipment, Inc. & Fast Trac Transportation, LLC.; situated on 6.852 acres; \$2,775,000

■ Scot Guidry, CCIM (225) 778-5858



## Office Warehouse For Lease

728 HIGHLANDIA STE. B, BATON ROUGE, LA

3,906 s. f. office warehouse at the service gates of CCL; includes 2 private offices & secretarial area; warehouse includes 2 grade level 12' x 14' overhead doors; 18' eave; \$3,500 per month, Net.

■ Scot Guidry, CCIM (225) 778-5858



## Ascension Parish Industrial Building For Lease

LOT-7 COMMERCE POINT DRIVE, GEISMAR, LA

14,833 s. f. available; consists of 1,783 s. f. office space & 13,050 s. f. clear span warehouse; (4) 12' x 14' overhead doors; 24' eave height; 3-phase 600 amp service; \$10.50 per s. f. (annual), NNN.

■ Scot Guidry, CCIM (225) 778-5858



## Industrial / Retail Vacant Land For Sale

7671 TOM DRIVE, BATON ROUGE, LA

36,617 s. f. lot available on the corner of Tom Drive and Dallas Drive; driveways to each street; formerly a bank site; M2 Heavy Industrial zoning; \$115,000

■ Mike Falgoust, SIOR (225) 778-5858



## Distribution Warehouse For Lease

3330 WOODCREST DRIVE, BATON ROUGE, LA

2 adjacent units available; **Unit F: 3,500 s. f.** with two overhead roll up door (one on each side of building); 16 ft eave height; **Unit E: 3,500 s. f.** with one overhead roll up door & small office; \$1,100 per month, gross.

■ Scot Guidry, CCIM (225) 778-5858



# Industrial Properties



## Office Warehouse For Sale or Lease

2862 O'NEAL LANE, BATON ROUGE, LA

10,504 s. f. office-warehouse-shop situated on 1.8 (+/-) acres; conveniently located south of I-12; property did not flood in 2016; 20' eave height; 5 overhead roll up doors 12' x 14'; \$8 PSF or \$975,000

■ Mike Falgoust, SIOR (225) 778-5858



## Zachary Industrial Land For Sale

19173 PLANK ROAD, ZACHARY, LA

72 (+/-) acres located near the intersection of Hwy 64 & Plank Rd; property has 968' of frontage on Plank Rd; Industrial zoning; about 8 miles from the Baton Rouge Airport & Interstate I-10; \$900,000

■ Randy Herring, CCIM (225) 778-5858



## Geismar Office Warehouse For Lease

6314 LA-73, GEISMAR, LA

6,000 s. f. total with 2,040 s. f. office & 3,960 s. f. warehouse; 18' eave height & 2 grade level overhead doors; single phase electrical; fenced & gated with a stabilized yard; \$5,500 per month, NNN.

■ Scot Guidry, CCIM (225) 778-5858



## Industrial Office Warehouse For Sale or Lease

10928 S. CHOCTAW DRIVE, BATON ROUGE, LA

Up to 26,970 s. f. with part block construction & pre-engineered metal building connected; 33,000 s. f. paved side yard; fenced & gated; 10'-16' eave height(s), 3 phase electrical service; \$6,385 per month or \$500,000

■ Scot Guidry, CCIM (225) 778-5858



## Office Warehouse For Lease

11820 BOYLAN AVENUE, BATON ROUGE, LA

2,400 s. f. office warehouse just off Siegen Lane at I-10. 600 s. f. office includes 3 private offices; 1,800 s. f. insulated warehouse; 14' eave height & single 10' x 12' overhead door; \$1,995 per month, gross.

■ Scot Guidry, CCIM (225) 778-5858



## South Baton Rouge Industrial Build To Suite Site For Lease

15000 W. OLD PERKINS ROAD, BATON ROUGE, LA

Site selections up to 5.728 (+/-) acres; located just off Pecue & Perkins Road, within minutes of the I-10; M-1 zoning; owner will subdivide for smaller lot use; contact listing agent for more information.

■ Scot Guidry, CCIM (225) 778-5858

# Industrial Properties



## Industrial Business Park Office Warehouse For Lease

6310 LA HWY-73, GEISMAR, LA

6,000 s. f. space consisting of 5 private offices, conference room; 4,200 s. f. warehouse; 18' eave; 2 grade level overhead doors; 3 phase electrical; fenced & gated stabilized yard; \$5,500 per month, NNN.

■ Scot Guidry, CCIM (225) 778-5858



## Excellent Corner Lot For Sale

902 MAIN STREET, BAKER, LA

Approx. 32,000 s. f. lot available; great location, high traffic; property has a small kiosk & new metal canopy that would make a great auto sales/inspection location; contact agent for more details; \$239,995

■ Randy Herring, CCIM (225) 778-5858



## Distribution Warehouse For Lease

8741 GREENWELL SPRINGS ROAD, BATON ROUGE, LA

6,000 s. f. warehouse available; single restroom; storage; 16' eave height; sprinklered; one dock high loading door; no grade level entry; M-1 zoning; \$1,600 per month, net.

■ Scot Guidry, CCIM (225) 778-5858



## Industrial Office Warehouse For Sale or Lease

10946 S. CHOCTAW DRIVE, BATON ROUGE, LA

10,000 s. f. available; open floor plan with 3 offices; 3 dock high loading doors for bobtail truck delivery & one ramp served rollup door in rear; 12' eave; 3-Phase 120/480v electrical; \$175,000 or contact listing agent.

■ Scot Guidry, CCIM (225) 778-5858



## Industrial Manufacturing/Distribution For Sale or Lease

8257 LA-67, CLINTON, LA

70,465 s. f. (+/-) Warehouse located on 7.40 (+/-) acres; the warehouse has 35' ceiling/20' clear, includes 8 overhead doors, three phase 220 volt power, 2 overhead cranes; \$9,500 per month or \$1,275,000

■ Randy Herring, CCIM (225) 778-5858



## False River Office Warehouse For Lease

6912 PARLANGE LANE, NEW ROADS, LA

3,750 s. f. office warehouse with fenced and gated yard; includes single office & 2 bathrooms; 14' eave height; 14' x 12' single ground level overhead rollup door; \$1,150 per month, net.

■ Scot Guidry, CCIM (225) 778-5858



# Industrial Properties



## Castille Place Commercial Lots For Sale

9192 CASTILLE ROAD, BATON ROUGE, LA (LOTS 9 & 8)

Up to 9,843 s. f. available; located just off Airline Hwy. between Industriplex Blvd. & Highland Road; high growth area; C-2 zoning; lots can be purchased individually or packaged together; \$129,000

■ Scot Guidry, CCIM (225) 778-5858



## Zachary Income Property For Sale

5041 LA-19, ZACHARY, LA

Commercial corner with 3 buildings for sale; total land size is approx. 56,000 s. f.; total current rent/income is \$61,000 annually; owner will sell & lease back for 5 years; call agent for more details \$899,995

■ Randy Herring, CCIM (225) 778-5858



## Gonzales Office Warehouse For Lease

36572 LUKE STREET, GONZALES, LA

1,920 s. f. office with 5,280 s. f. warehouse situated on 1.43 acre lot; minutes from I-10-Hwy 30; 3 grade level roll up door; clear span warehouse; 20' eave height; 3 phase power; \$5,700 per month, NNN.

■ Scot Guidry, CCIM (225) 778-5858



## Fabrication Shop For Lease

18540 GREENWELL SPRINGS ROAD, GREENWELL SPRINGS, LA

40,000 s. f. situated on 3.2 (+/-) acres available; 3-phase electrical; two 5-ton overhead cranes; eave heights vary; 20' at crane way; approx. 36,000 s. f. shop space & 4,000 s. f. office; \$8,000 per month, NNN.

■ Scot Guidry, CCIM (225) 778-5858



## Income Property For Sale

450 LOFASO STREET, BATON ROUGE, LA

7 building complex—100% leased; 6 tenants; 19,509 (+/-) s. f.; \$34,800 gross income; M-1 Light Industrial zoning; flood zone "X"; \$225,000

■ Scot Guidry, CCIM (225) 778-5858



## Office Warehouse For Lease

8967 CASTILLE ROAD, BATON ROUGE, LA

1,500 s. f. available; single office; clearspan warehouse; suite is completely renovated with new tile floors, new bath, & re-insulated warehouse; 14' eave; C-2 zoning; \$995.00 per month, Net.

■ Scot Guidry, CCIM (225) 778-5858



# Mixed Use Land



## Jefferson Hwy Acreage For Sale

13800 JEFFERSON HWY., BATON ROUGE, LA

5 acres located on Jefferson Hwy; located in growth area & near Woman's Hospital; 897(+/-) frontage on Jefferson Hwy; C1 & C2 zoning; all or part; contact listing agent for more details; \$5.00-\$7.00 per s. f.

■ Scot Gudry, CCIM (225) 778-5858

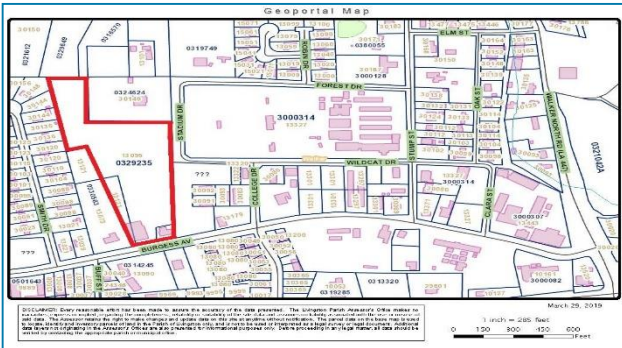


## Central Development Tract For Sale

10554 HOOPER ROAD, BATON ROUGE, LA

1.696 (+/-) acre tract at the hard corner of Hooper Rd. & Lovett Rd.; rapidly growing location; 228.44' (+/-) fronting Hooper Rd. & 328.80 (+/-) feet fronting Lovett Rd.; \$738,777

■ Mike Gennaro (225) 931-3111



## Development Property for Sale

13093 BURGESS ROAD, WALKER, LA

9 acre development property just off Hwy. 190 & Hwy.; 8,400 s. f. commercial building consisting of 6,000 s. f. retail space & 2,400 s. f. warehouse; \$395,000

■ Mike Gennaro (225) 931-3111



## Copper Mill Lots For Sale

HWY 964, ZACHARY, LA

2 lots totaling 2.845 acres; great location in the highest growth area of Zachary; located between Copper Mill Elementary School & Copper Mill Subdivision; \$196,020 per acre

■ Randy Herring, CCIM (225) 778-5858



## Hwy 447 Frontage Lot For Sale

27037 WALKER SOUTH ROAD, WALKER, LA

1.606 acres with 199' frontage on Walker South Road (Hwy 447); property is located just off the Walker South / I-12 interchange; house on the property is of no value; \$292,500

■ Scot Gudry, CCIM (225) 778-5858



## Industrial Build To Suite(s) For Lease

35100 LA HWY. 30 WEST, GEISMAR, LA

Industrial build to suits available; 15(+/-) acres fronting Hwy. 30 & Talon Dr.; 10,000 s. f. – 50,000 s. f.; office-warehouse, distribution center, terminal services & industrial service centers; all utilities to site; \$1 PSF

■ Scot Gudry, CCIM (225) 778-5858



# Mixed Use Land

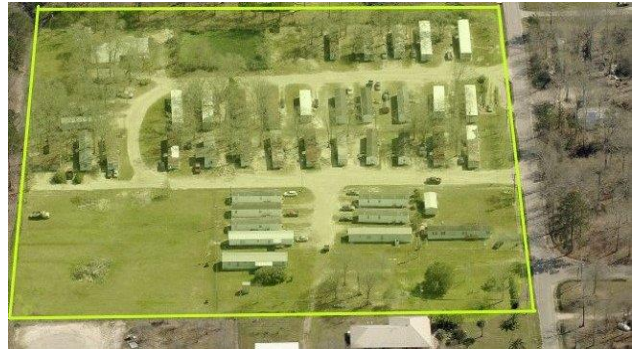


## I-12 Denham Springs Frontage For Sale

26542 4-H CLUB ROAD, DENHAM SPRINGS, LA

7.49 total acres with 1,300' (+/-) frontage on I-12; includes 4,000 s. f. office warehouse; fully stabilized for heavy equipment; access off 4-H Club Rd (Hwy 1032); contact agent for more details; \$2,610,115

■ Scot Guidry, CCIM (225) 778-5858

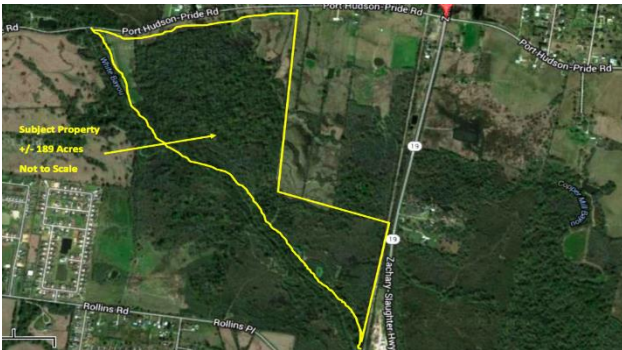


## Mobile Home Investment Property For Sale

12677 BUDDY ELLIS ROAD, DENHAM SPRINGS, LA

7.54 (+/-) acres rare opportunity-mobile home park; the site consist of 40 mobile homes sites near Hwy. 447 Walker South; all mobile homes are owned by the sellers & included with sale; \$1,720,000

■ Randy Herring, CCIM (225) 778-5858



## Port Hudson Acreage For Sale

PRIDE PORT HUDSON ROAD, ZACHARY, LA

189 (+/-) acres available off Pride Port Hudson Rd; great location for agricultural use and or recreational use; rural zoning; contact listing agent for more details; \$850,500

■ Randy Herring, CCIM (225) 778-5858



## Central Development Tract For Sale

14810 GREENWELL SPRINGS ROAD, GREENWELL SPRINGS, LA

6 + acres available total, with significant frontage on Central Thruway and Greenwell Springs Rd; hard corner has been sold to Murphy USA; property can be subdivided; \$6.00 - \$13.00 per s. f.

■ Randy Herring, CCIM (225) 778-5858

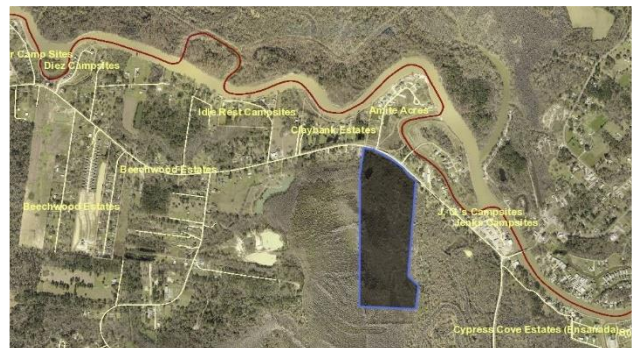


## Jefferson Hwy. Build To Suit For Lease

10526 JEFFERSON HWY., BATON ROUGE, LA

0.38 acre build to suit near Airline Hwy; can accommodate a 4,500 s. f. building; ideal site for showroom with office-warehouse; all utilities to site & shovel ready; lease rate subject to tenant requirements & term.

■ Scot Guidry, CCIM (225) 778-5858



## Recreational Acreage Pending Sale

HWY 42, PRAIRIEVILLE, LA

86.96 (+/-) acres with approx. 1,300' frontage on Hwy 42; located near Fred's on the River; recreation/timber/hunting; conservation zoning; subject to survey; \$173,920

■ Scot Guidry, CCIM (225) 778-5858



# Mixed Use Land

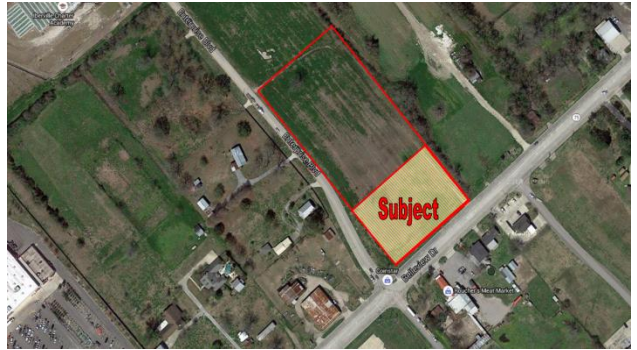


## I-10 West Industrial Park Lots For Sale

EQUIPMENT ROAD, PORT ALLEN, LA

Four "shovel ready" 5 acre lots available; located off I-10 Service Road; site ready, including 3-Phase heavy electrical, water, gas, fiber optic (all subsurface) & drainage plan. \$400,000 per lot

■ Scot Guidry, CCIM (225) 778-5858



## Corner Lot For Sale Belleview At Enterprise

39-A BELLEVIEW ROAD, PLAQUEMINE, LA

2 acres available in growth area of Plaquemine; frontage on Belleview Rd. & Enterprise Blvd; prime retail development opportunity; contact agent for more details; \$696,960

■ Mike Falgout, SIOR (225) 778-5858



## Zachary Vacant Land For Sale

20129 PLANK ROAD, ZACHARY, LA

4.34 acres (+/-) available in great location near the corner of Plank Rd. & Hwy 64; located next to Dollar General; excellent site for commercial/retail development; \$325,000

■ Randy Herring, CCIM (225) 778-5858



## Commercial Site For Sale

1661 E. MT. PLEASANT ROAD, ZACHARY, LA

1.016 (+/-) acres near the corner of Hwy. 64 and Hwy. 964; great visibility, high traffic, and frontage; located in the heart of Zachary; contact listing agent for more details; \$575,340

■ Randy Herring, CCIM (225) 778-5858



## Plaquemine Medical Area Lot For Sale

PLAZA DRIVE, PLAQUEMINE, LA

30,091 s. f. cleared & ready for construction; located just off Belleview Drive; new development & within the growth area of Plaquemine; numerous medical users in the immediate area; \$86,500

■ Scot Guidry, CCIM (225) 778-5858



## Central Fenced Yard For Lease

18544 GREENWELL SPRINGS ROAD, GREENWELL SPRINGS, LA

38,000 s. f. fenced lot; mostly stabilized, fronting Greenwell Springs Road; located within a 1/4 mile of Magnolia Bridge Road & Greenwell Springs Rd; great for equipment & contractor storage; \$0.32 PSF annual

■ Scot Guidry, CCIM (225) 778-5858



# Mixed Use Land



## Rare Residential Development Opportunity For Sale

4569 FELICIANA STREET, ST. FRANCISVILLE, LA

19 (+/-) acres for a new residential development; two access points off Ferdinand St. & or Commerce St.; site has been cleared; please contact listing agent for more details; \$895,000

■ Randy Herring, CCIM (225) 778-5858



## Hooper Road Acreage For Sale

9406 HOOPER ROAD, BATON ROUGE, LA

1 – 8.5 acres of vacant land near the intersection of Blackwater Rd; can be broken up into smaller tracts; excellent visibility; frontage approx. \$6 per s. f.; will need to be zoned appropriately; \$625,000

■ Randy Herring, CCIM (225) 778-5858



## Zachary Acreage For Sale

HWY-64, ZACHARY, LA

3.22 (+/-) acres available on Hwy. 64 (West Side) Zachary (DID NOT FLOOD); great location near the Zachary Library; high traffic & easy access; \$449,000

■ Randy Herring, CCIM (225) 778-5858

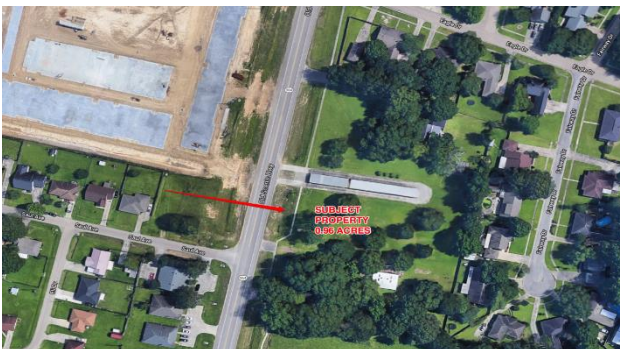


## St. Francisville Land For Sale

5263 COMMERCE STREET, ST. FRANCISVILLE, LA

10.51 (+/-) acres for sale a great location for commercial development & or a small residential development; site also has great visibility from Hwy 61; \$499,000

■ Randy Herring, CCIM (225) 778-5858



## Vacant Land For Sale

19900 OLD SCENIC HWY, ZACHARY, LA

0.96 acres for sale; great site for an office or two, retail center or any other retail type service; located in the highest growth section of Zachary; contact listing agent for more details; \$139,500

■ Randy Herring, CCIM (225) 778-5858



## Central Land For Sale

6912 SULLIVAN ROAD, GREENWELL SPRINGS, LA

1.914 (+/-) acres located just off the new Central Thruway near major shopping center & Walgreen's; great location for a commercial business or office; B4 commercial zoning; \$291,808

■ Randy Herring, CCIM (225) 778-5858

# Derbes Falgoust

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## The Greater Baton Rouge Market Report

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