

# Fully Renovated - 24,179 SF Office Warehouse - Baton Rouge



10609 N. Dual St., Baton Rouge, LA 70814

Listing ID: 30567341  
 Status: Active  
 Property Type: Industrial For Sale  
 Industrial Type: Food Processing, Free-Standing  
 Size: 24,179 SF  
 Sale Price: \$943,000  
 Unit Price: \$39 PSF  
 Sale Terms: Cash to Seller  
 Loading: 1 Dock



## Overview/Comments

The subject property consists of a single-story, 24,179 SF office/warehouse building, with approximately 2,991 SF of heated and cooled office space and 21,188 SF of warehouse space. The building is a pre-engineered metal structure with 12' eaves in the front warehouse, 22' eaves rising to 26' eaves in the rear warehouse, metal exterior walls, metal roofing and a concrete slab foundation. The front portion of the building has a brick veneer exterior facade. Windows to the front (office) portion are bronzed aluminum storefront glass. The building is approximately 45 years old but underwent a complete renovation in 2017.

ALSO FOR LEASE: \$3.75 PSF

## More Information Online

<https://stirlingprop.cattlylist.com//listing/30567341>

## QR Code

Scan this image with your mobile device:



## General Information

Tax ID/APN:	017-4095-4	Building/Unit Size (RSF):	24,179 SF
Zoning:	M-1	Sale Terms:	Cash to Seller
Property Use Type:	Net Leased Investment (NNN), Vacant/Owner-User		

Industrial Type Food Processing, Free-Standing, Industrial-Business Park, Manufacturing, Net Leased, Office Showroom, Research & Development, Warehouse/Distribution

## Building Related

Tenancy:	Single Tenant	Construction/Siding:	Brick/Aluminum Siding
Total Number of Buildings:	1	Loading Docks:	1
Number of Stories:	1	Passenger Elevators:	0
Property Condition:	Excellent	Freight Elevators:	0
Year Renovated:	2017		

## Location

Address:	10609 N. Dual St., Baton Rouge, LA 70814	MSA:	Baton Rouge
County:	East Baton Rouge	Submarket:	41



### Property Images



Image (11)



Image (13)



Image (14)



Image (12)

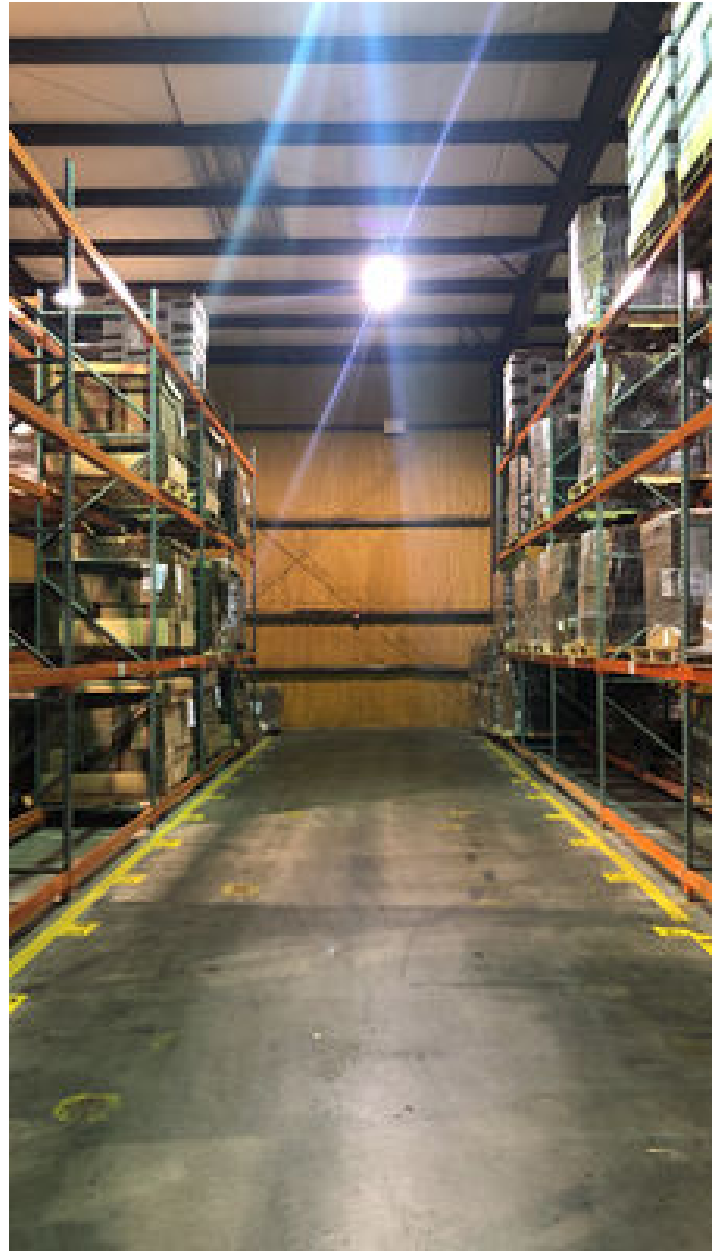


Image (15)



Image (10)



Image (7)



Image (7)



Dual Drone 1



Image (9)





DJI\_0087



DJI\_0088

## Property Contacts

---



**Steve Legendre**

Stirling Properties Baton Rouge  
225-907-3783 [M]  
slegendre@stirlingprop.com