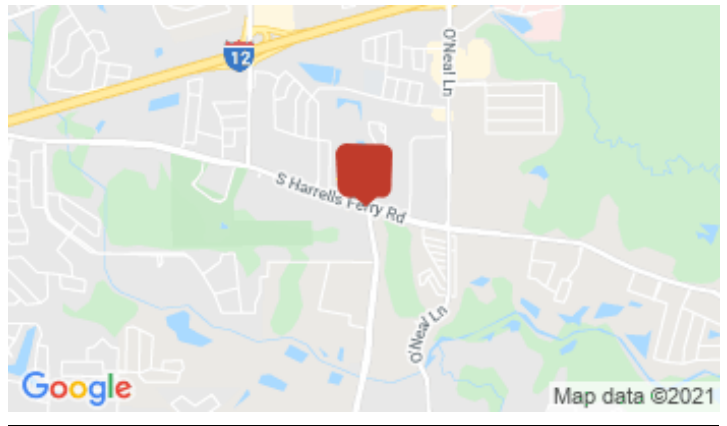


Hard Corner Retail Showroom with Warehouse

15454 S. Harrell's Ferry Road, Baton Rouge, LA 70816



Listing ID:	30600944
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Free-Standing Building, Mixed Use
Contiguous Space:	3,300 SF
Total Available:	3,300 SF
Gross Land Area:	0.24 Acres
Lease Rate:	\$3,800 (Monthly) \$13.82 PSF (Annual)
Base Monthly Rent:	\$3,800
Lease Type:	Modified Gross
Nearest MSA:	Alexandria
County:	East Baton Rouge
Tax ID/APN:	007-0843-7
Zoning:	C2
Gross Building Area:	3,300 SF
Building/Unit Size (RSF):	3,300 SF
Tenancy:	Single Tenant
Year Built:	2004



Overview/Comments

Standalone Retail Building with warehouse located at the Hard Corner of S. Harrell's Ferry Rd and Jones Creek Rd.

+/-1,700 SF of Retail Space with a Large Showroom, Reception Counter, one Office, Kitchen/Break Room and Restroom.

+/-1,600 SF of Insulated Warehouse Space with 14 ft Eave Height and one 10 ft Roll-up Door.

Former Acadian Flooring and Baton Rouge Iron Works location.

Traffic Counts (2017): 58,246 ADT on Jones Creek Rd. 39,531 ADT on S. Harrell's Ferry Rd., East of Jones Creek Rd. 22,272 ADT on S. Harrell's Ferry Rd., West of Jones Creek Rd.

More Information Online

<https://stirlingprop.catylist.com//listing/30600944>

QR Code

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