

Choctaw Bulk Distribution: Enterprise Zone

6191 Choctaw Drive, Baton Rouge, LA 70805



Listing ID: 30321303
 Status: Active
 Property Type: Industrial For Lease
 Industrial Type: Cold Storage, Flex Space
 Contiguous Space: 133,796 SF
 Total Available: 133,796 SF
 Lease Rate: \$2.75 PSF (Annual)
 Base Monthly Rent: \$30,661
 Lease Type: NNN
 Loading: 5 Docks, 6 Doors
 Ceiling: 14 - 16 ft.
 Office SF: 5,800 SF
 Drive-In Bays: 6 Bays



Overview/Comments

Property has 5 loading docks, 5 grade level doors, 800 feet of rail access, a new TPO roof (2018), new LED Interior Warehouse Lights, Three-Phase Power, and 14-20 foot ceiling heights. The Industrial site is situated on 4.8 Acres located on Choctaw Drive in an Enterprise Zone

This Warehouse & Distribution site has two access points on Choctaw & Michelli Drive. Additionally, the property has ample parking and area for a lay-down yard. The subject property has a spur to the Canadian National Railway in the front of the property. The warehouse is completely fenced and is suitable for any logistics, manufacturing, or storage need. Available for Lease and Sale.

More Information Online

<https://stirlingprop.catylist.com//listing/30321303>

QR Code

Scan this image with your mobile device:



General Information

| | | | |
|----------------|---------------------------|---------------------------|------------|
| Tax ID/APN: | 422673 | Gross Building Area: | 133,796 SF |
| Zoning: | M-1 | Building/Unit Size (RSF): | 133,796 SF |
| Building Name: | Choctaw Bulk Distribution | Land Area: | 4.82 Acres |

Industrial Type Cold Storage, Flex Space, Food Processing, Free-Standing, Industrial-Business Park, Manufacturing, Mixed Use, Light Industrial, Net Leased, Research & Development, Self Storage, Warehouse/Distribution, Other

Available Space

| | | | |
|----------------------|------------------------|---------------------|---------------------|
| Suite/Unit Number: | 1 | Real Estate Taxes: | \$0.15 PSF (Annual) |
| Space Available: | 133,796 SF | Operating Expenses: | \$0.12 PSF (Annual) |
| Minimum Divisible: | 133,796 SF | Offices: | 5 |
| Maximum Contiguous: | 133,796 SF | Office SF: | 5,800 SF |
| Space Subcategory 1: | Warehouse/Distribution | Kitchen/Breakroom: | Yes |
| Space Subcategory 2: | Manufacturing | Loading Docks: | 5 |
| Space Type: | Relet | Loading Doors: | 6 |
| Date Available: | 08/10/2018 | Drive In Bays: | 6 |
| Lease Term (Months): | 60 Months | Ceiling Height: | 16 |
| Lease Rate: | \$2.75 PSF (Annual) | Clear Height: | 14 |
| Lease Type: | NNN | Eave Height: | 16 |

Area & Location

Highway Access: Airline Highway, US-190, and Highway 37
 Rail Access: Yes
 Airports: BTR

Building Related

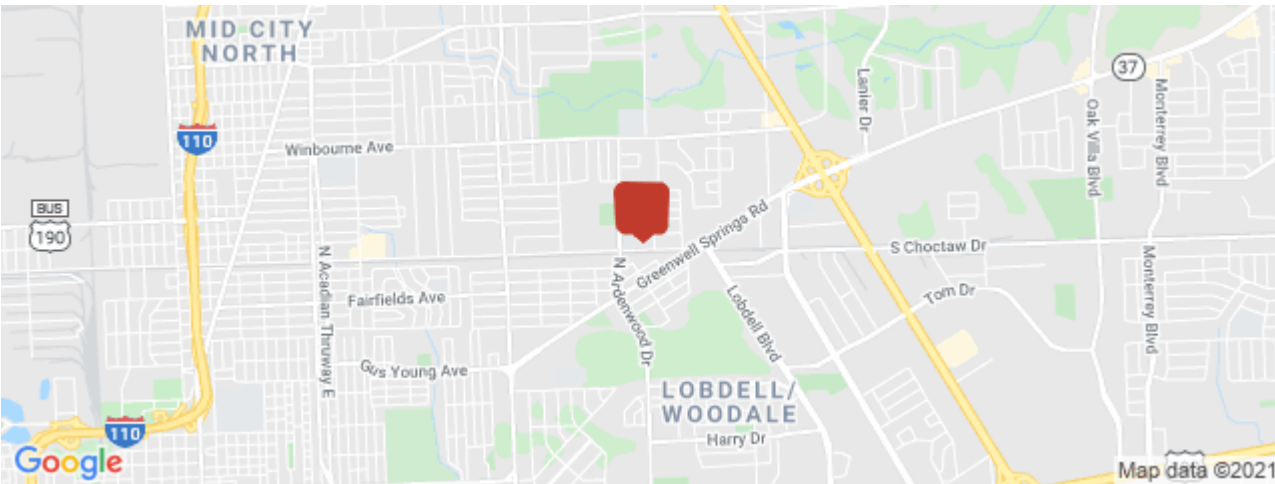
| | | | |
|----------------------|---------------|----------------------|------------------|
| Tenancy: | Single Tenant | Parking Type: | Surface |
| Office Space SF: | 5,800 SF | Column Spacing: | 53' 10" x 23' 5" |
| Property Condition: | Good | Passenger Elevators: | 0 |
| Year Built: | 1963 | Freight Elevators: | 0 |
| Year Renovated: | 2018 | Sprinklers: | Wet, None |
| Roof Type: | Flat | X-Phase: | Three-Phase |
| Construction/Siding: | Concrete | Lighting: | Other |

Land Related

| | |
|---------------------|----------------------|
| Zoning Description: | M-1 Light Industrial |
| Lot Frontage: | 380 |
| Lot Depth: | 520 |

Location

| | | | |
|----------|---|------------|-------------|
| Address: | 6191 Choctaw Drive, Baton Rouge, LA 70805 | MSA: | Baton Rouge |
| County: | East Baton Rouge | Submarket: | 31 |



Property Images



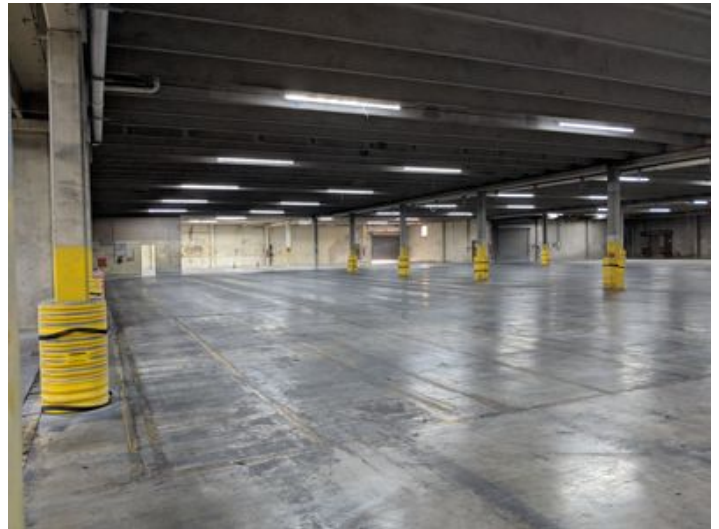
Choctaw Front Aerial



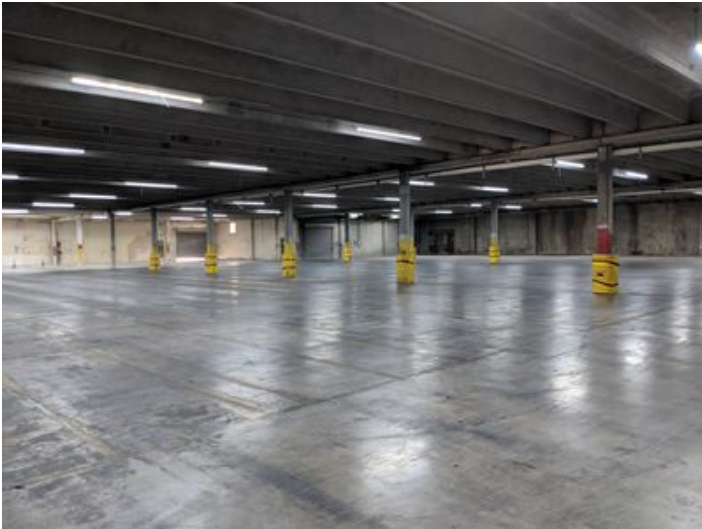
Choctaw Rail Aerial



Choctaw Interior Warehouse



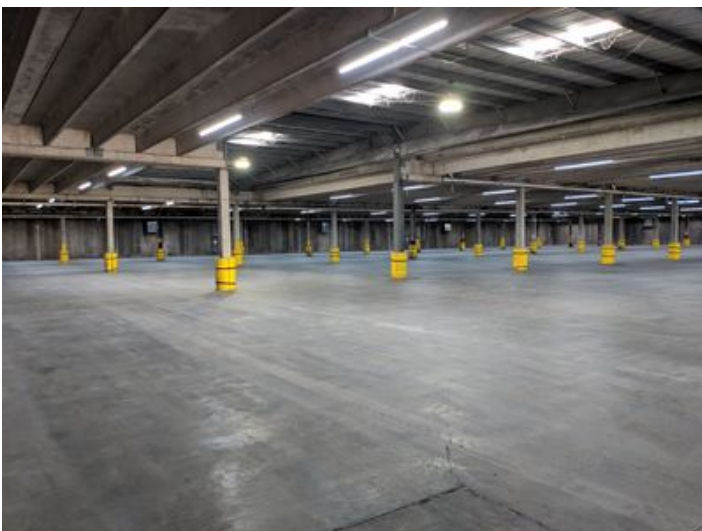
Warehouse



Warehouse



Choctaw Loading Dock Area



Warehouse



Choctaw Loading Dock



Choctaw Loading Dock Back to Front

Property Contacts



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