



PROPERTY ONE

MULTI-USE INDUSTRIAL COMPLEX

6959/7077 S Choctaw Dr, Baton Rouge, LA 70806



Presented by:

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OFFERING SUMMARY

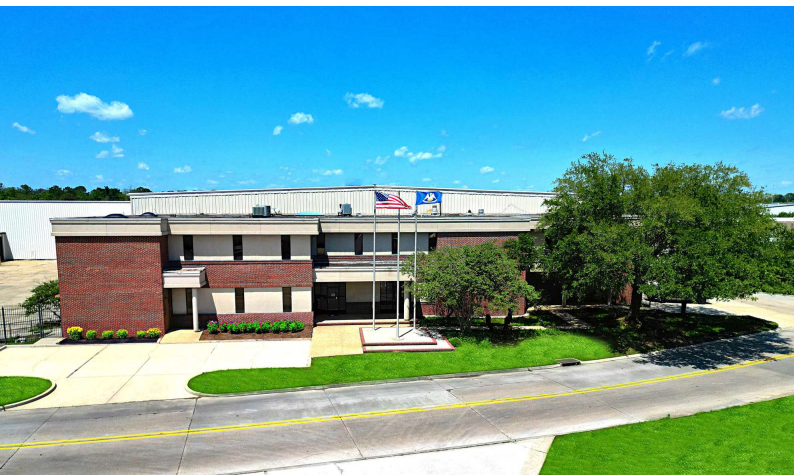
Sale Price:	\$3,500,000.00
Building Size:	74,566 SF
Available SF:	52,066 SF
Lot Size:	3.75 Acres
Zoning:	M1
Market:	Baton Rouge
Submarket:	Choctaw Industrial Park

PROPERTY OVERVIEW

The subject is an industrial complex encompassing four buildings containing a total of 74,566 SF, located at 6959 & 7077 S. Choctaw Drive in Baton Rouge, Louisiana. The improvements were constructed in phases from 1975 through 2000 and are situated on a 3.75-acre site. The clear height of the improvements range from 18' - 27' and the office finish approximates 18.4%. The subject includes approximately 14,600 SF of cold-storage space, including 6,600 SF of freezer space and 8,000 SF of cooler space. The rear portion of the site is improved with an abandoned rail spur, which could be upgraded and placed back into service. Two of the four buildings are currently leased.

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BUILDING 1 & 2

6959 S. CHOCTAW DR.

- Building 1 -

Total Building Area:	±11,000 SF
Eave Height:	27'
Grade Level Doors:	2
Power:	3-Phase
Status:	Vacant
Land Area:	±1.34 Acres (B1 + B2)

- Building 2 -

Total Building Area:	±15,000 SF
Status:	Fully Leased until 3/2028

BUILDING 3

7077 S. CHOCTAW DR.

Total Building Area:	±42,500 SF
Office Area:	±15,000 SF
Warehouse Area:	±27,500 SF (±6,700 Freezer; ±8,000 Cooler)
Land Area:	±1.34 Acres
Eave Height:	27'
Grade Level Doors:	1 via ramp
Dock Doors:	7
Power:	3-Phase w/Back-up Generator
Status:	1,500 SF Leased (MTM) Remaining Vacant

BUILDING 4.

7077 S. CHOCTWAY DR.

Total Building Area:	±10,000 SF
Land Area:	±0.86 Acres
Eave Height:	18'
Grade Level Doors:	2
Status:	Fully leased (MTM)



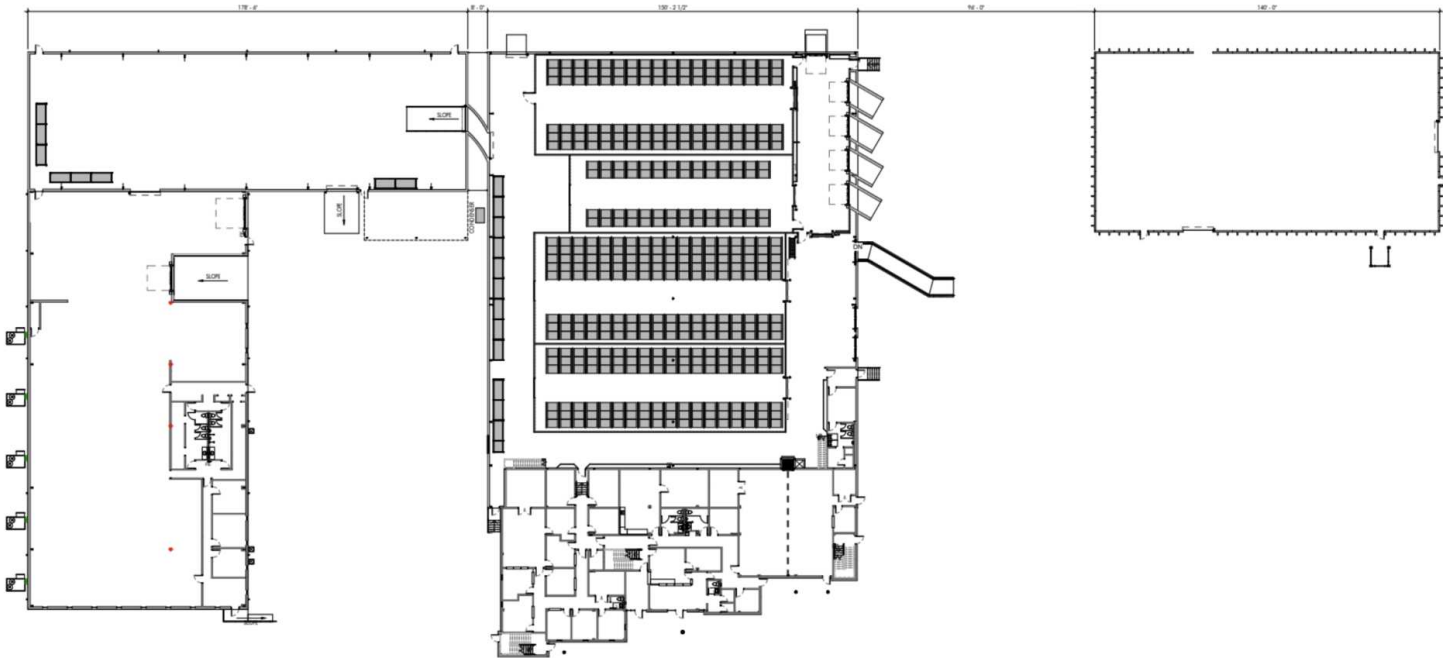
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04/23/2025

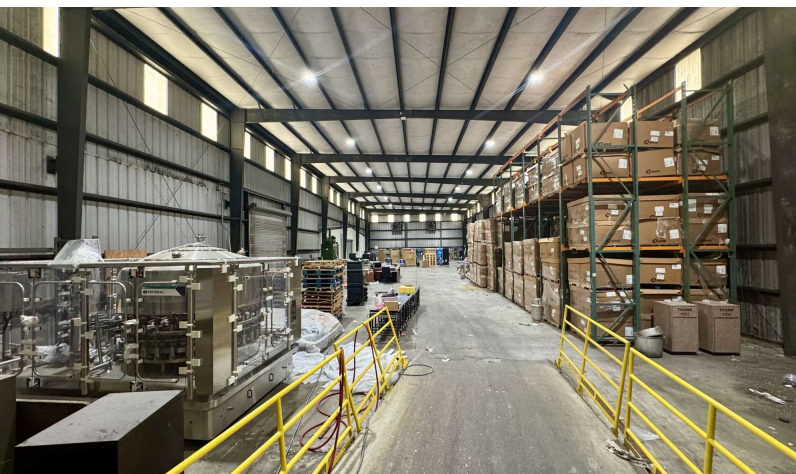
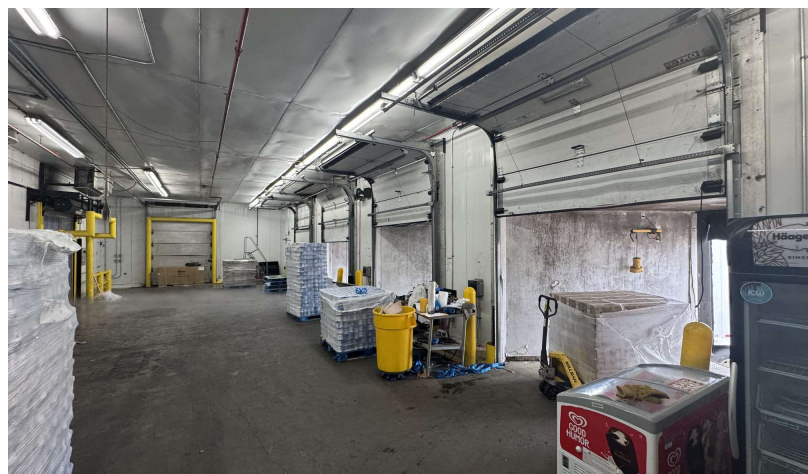
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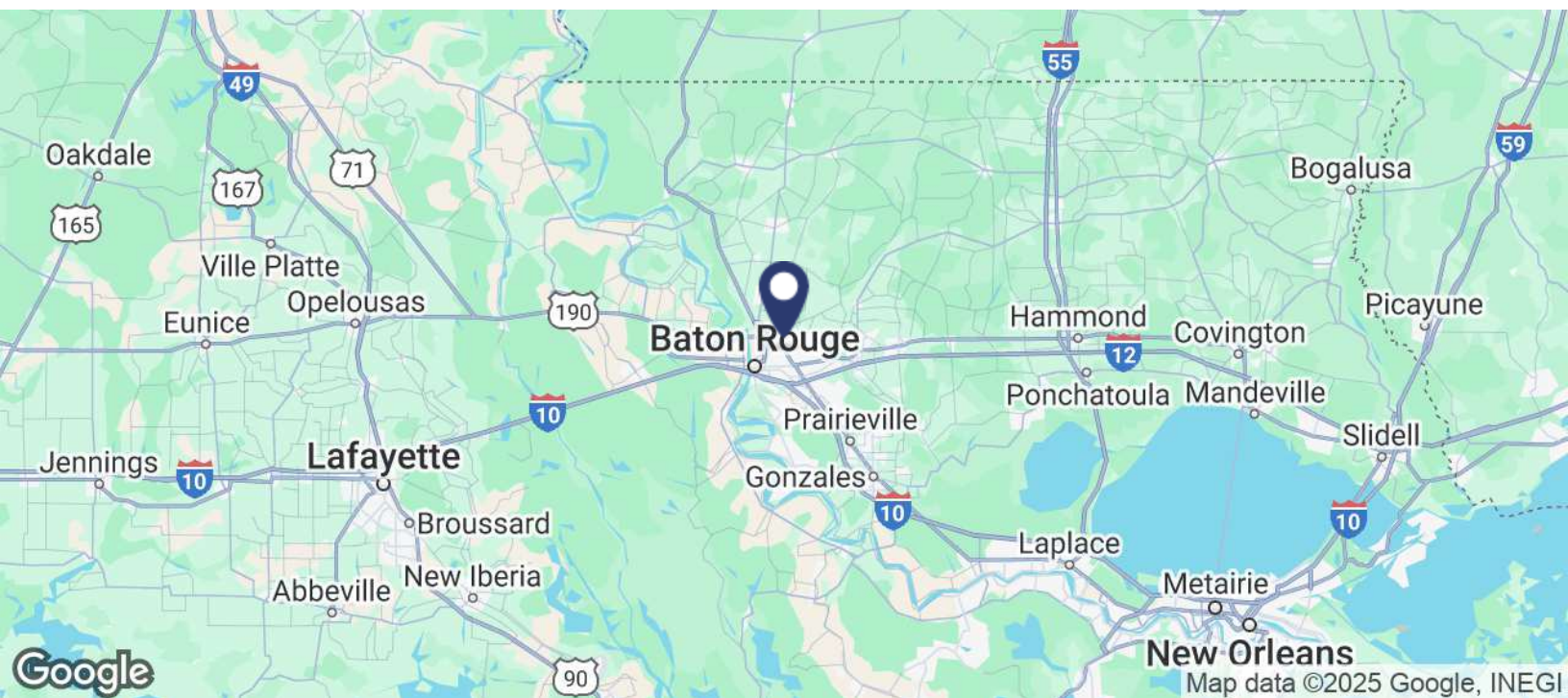
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FOR MORE INFORMATION, PLEASE CONTACT:

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