

Investment Property For Sale

INDUSTRIAL

7000 Greenwell Springs Rd Baton Rouge, LA 70805

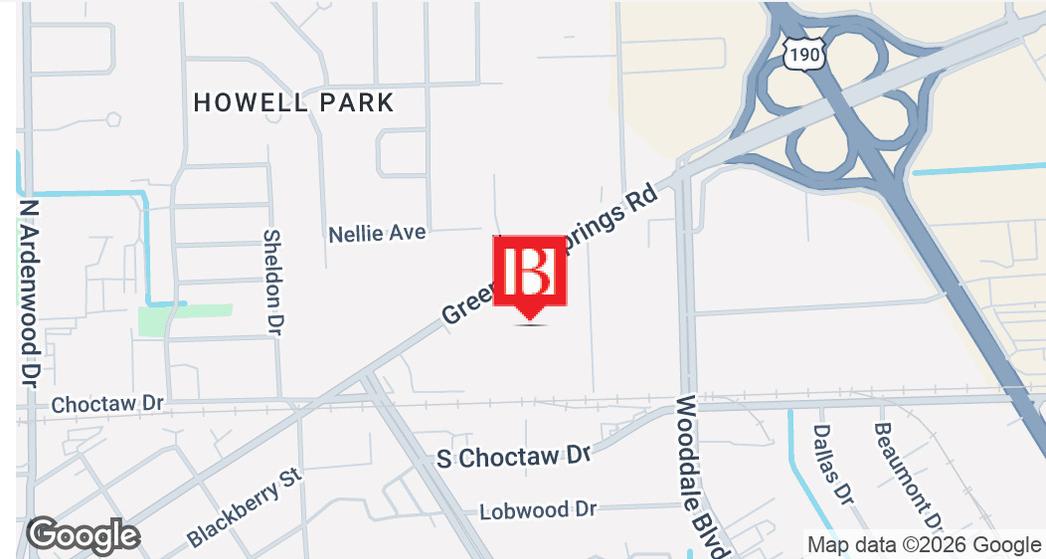
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PROPERTY SUMMARY



Property Description

Industrial investment property for sale at 7000 Greenwell Springs Road. Positioned on the south side of Greenwell Springs Road, less than half a mile west of the Greenwell Springs Road (LA-37) and Airline Hwy interchange. The Tenants are Central Plumbing Company, Inc., and Entergy. Complete lease documentation available upon execution of a Confidentiality Agreement.

Property Highlights

- Fenced Stabilized Yard
- Built in 1993
- Zoned M1
- Flood Zone X
- Inactive Rail Spur (CN)
- Please contact Broker for additional information.

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Offering Summary

Sale Price:	\$2,900,000
Lot Size:	5.42 acres
Building Size:	38,479 SF
NOI:	\$190,104.89
Cap Rate:	6.56%



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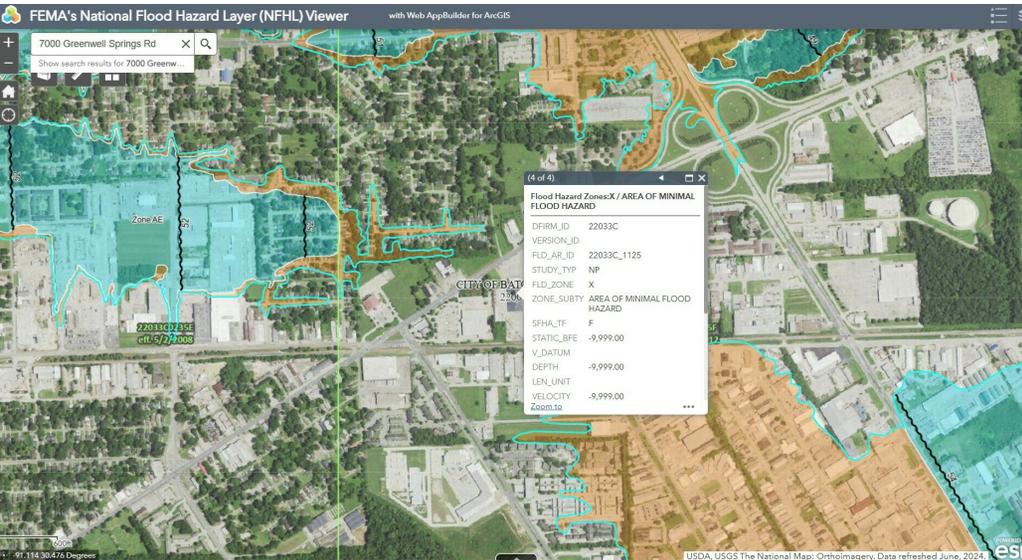
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COMPLETE HIGHLIGHTS



Building Information

Tenancy	Multiple
Ceiling Height	25 ft
Minimum Ceiling Height	20 ft
Office Space	13,159 SF
Year Built	1993
Warehouse %	65.0%
Roof	Pitched
Free Standing	Yes
Number Of Buildings	1



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RENT ROLL

Suite	Tenant Name	Size SF	% Of Building	Annual Rent	Lease Start	Lease End
-	Central Plumbing	38,479 SF	100%	\$180,000	2025	2028
Laydown Yard	Entergy	1 SF	-	\$24,000	Month to Month	Month to Month
Totals		38,480 SF	100%	\$204,000		

*Entergy is leasing a fenced laydown yard, they do not occupy any building square footage.

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ADDITIONAL PHOTOS



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ZONING MAP



Lot	
Zoom to	
Public Land Survey System	T7S R1E Sect 73
Existing Land Use	C
Future Land Use	EC
Character Area	Suburban
Zoning Type	M1
ABC License	NO
Business Name	CENTRAL PLUMBING CO
Business NAICS Code	238000
Phone Number	
Website	
Census Tract	702
Census Block Group	1.00
DOTD Map	224
Economic Development Zone	YES
Enterprise Zone	NO
Historic District	
Historic Landmark	
Industrial Area	No
Redevelopment District	
School District	EBR-4
Urban Development District	
Metropolitan Council District	
Street Address	

BR Planning and Land Development
 CITY OF BATON ROUGE
 PARISH OF EAST BATON ROUGE
 Cadastral Map



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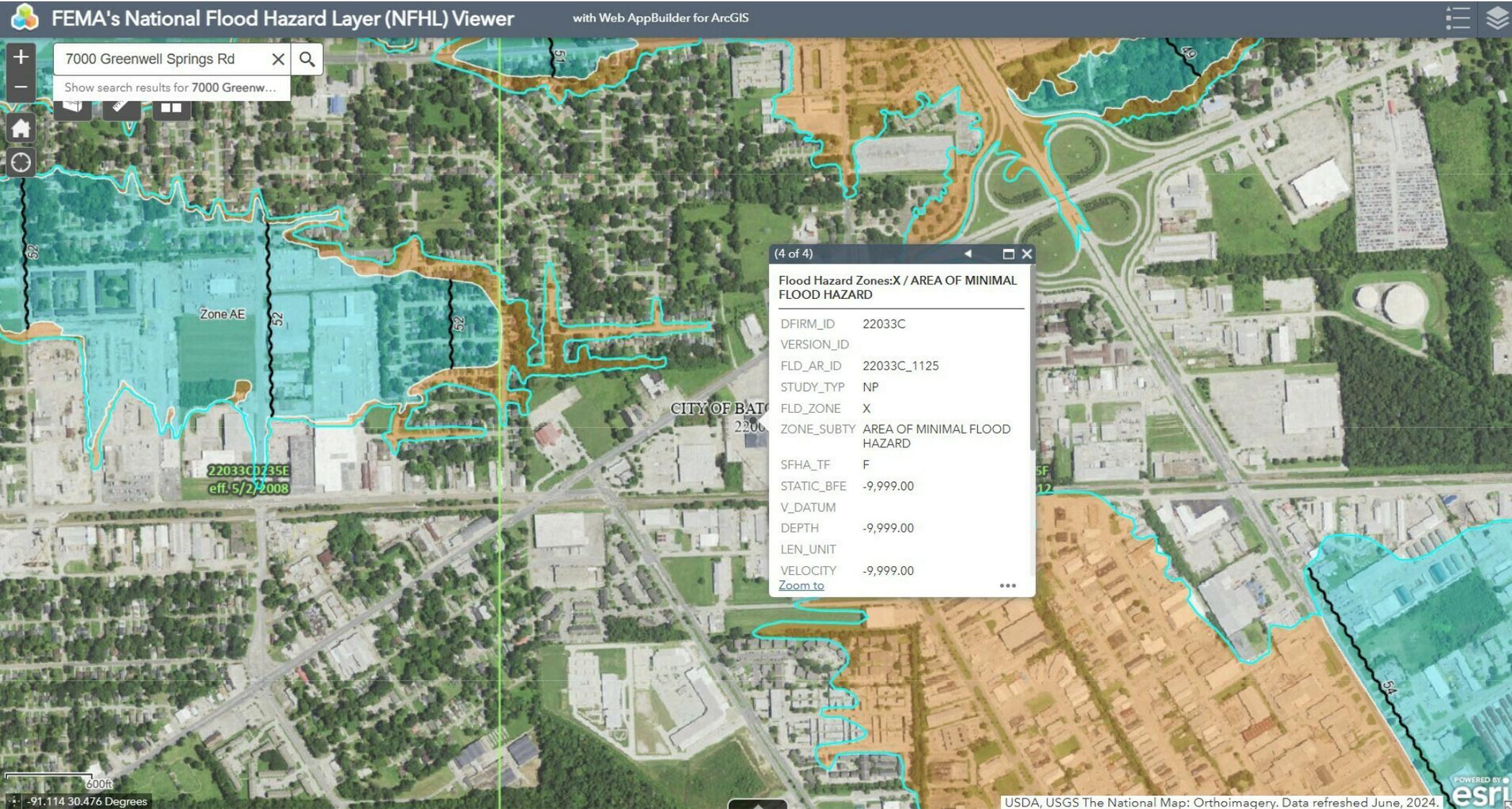
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FEMA FLOOD MAP



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LOCATION MAP



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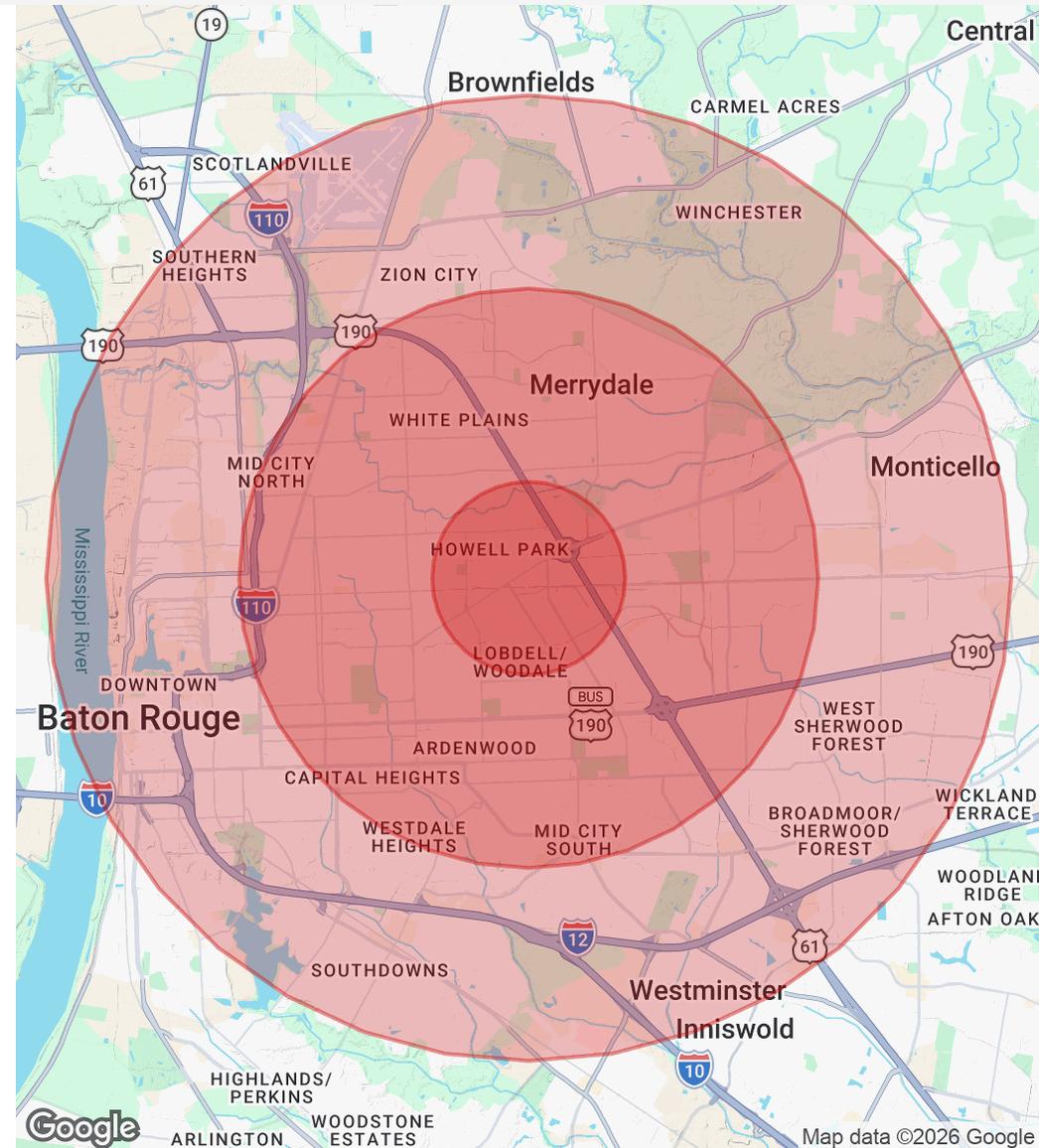
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	7,736	76,786	170,014
Average Age	37	39	40
Average Age (Male)	35	37	38
Average Age (Female)	38	40	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,392	31,417	70,493
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$39,654	\$55,642	\$72,946
Average House Value	\$162,633	\$209,579	\$254,324

Demographics data derived from AlphaMap



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