



HIGH VISIBILITY FLEX SPACE FOR SALE/LEASE

12110 South Harrell's Ferry Rd

Baton Rouge, LA 70816

Presented By:

Johnny Blount

Commercial Advisor

225.333.7173

jblount@rampartcre.com



PROPERTY HIGHLIGHTS

- Built in 2018 – modern construction and great curb appeal
- Fully climate-controlled throughout the space
- Flexible layout: commercial, medical, retail, or office 54 parking spaces on site
- Anchor suite with strong visibility from I-12
- Zoned C2 – allows a wide range of commercial uses
- Excellent location near major thoroughfares in Baton Rouge's commercial district
- Pad Site - allows additional 7,000 SF plus 25 parking spaces or yard space.
- Owner/Agent

OFFERING SUMMARY

Available SF:	6500 SF/8500 SF + Pad Site
Lease Rate:	\$18 SF NNN
Sale Price:	\$2,450,000

DESCRIPTION

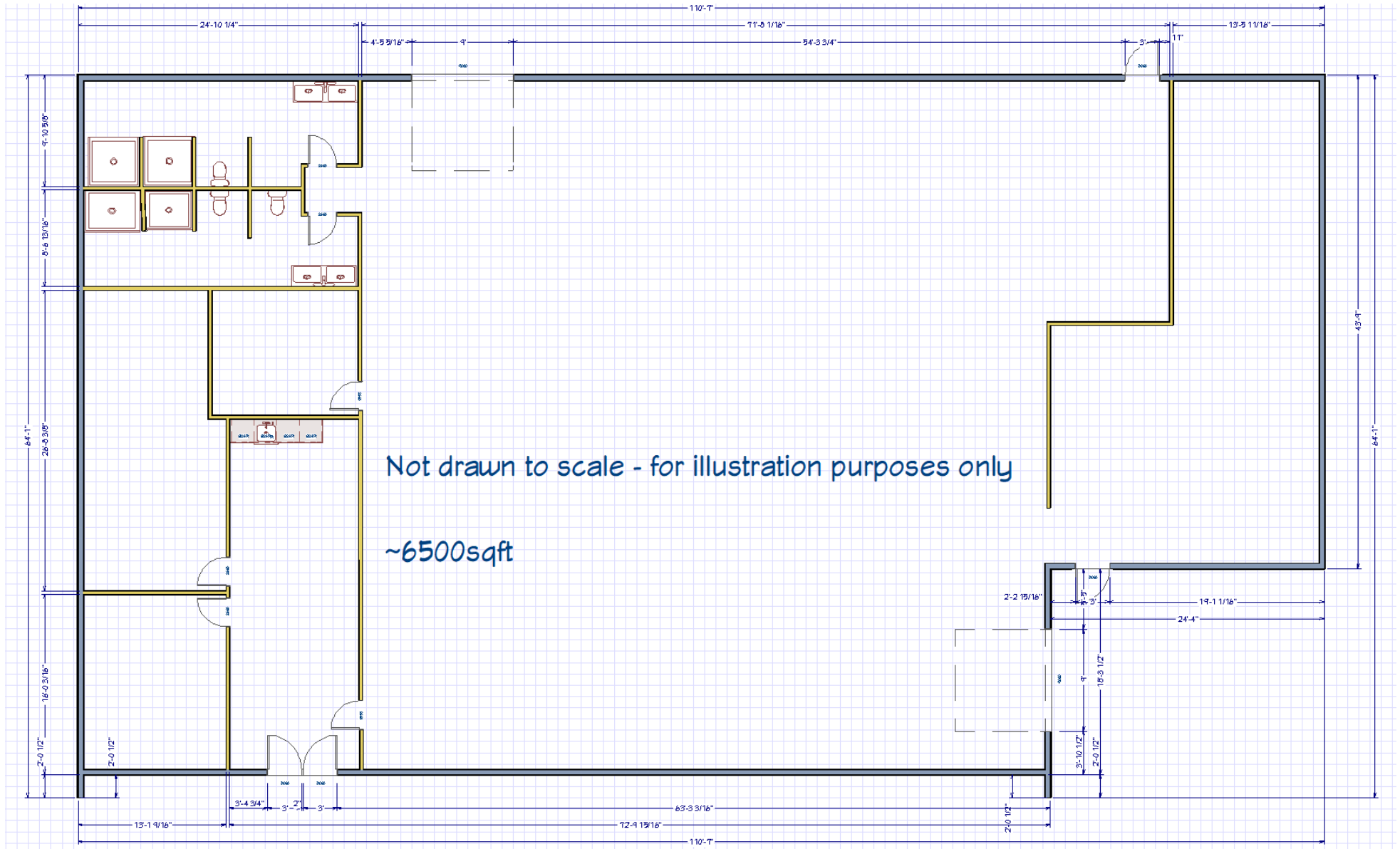
High-quality 6,500 SF flex space for immediate occupancy located in Baton Rouge. Current Tenant occupies 2000 SF.

Built in 2018, this modern space offers wide-open floor plans, excellent ceiling height, and full HVAC — making it ideal for a range of uses.

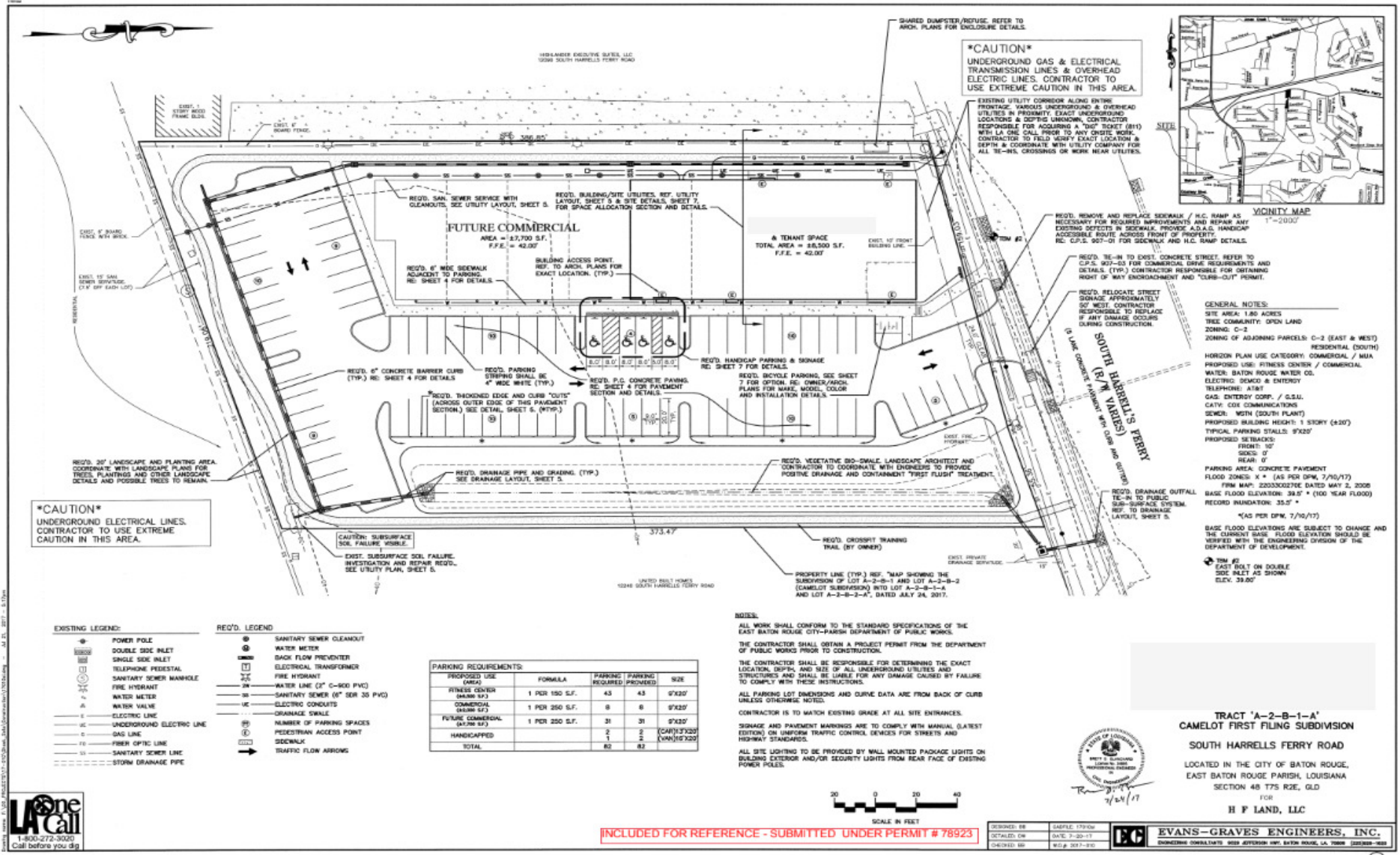
This property offers frontage and visibility from I-12, ensuring high exposure for any business. The property features ample on-site parking with 50+ spaces, and is zoned C2, allowing for a variety of commercial uses. This is an excellent opportunity for a business seeking clean professional image, with functional flexibility in a growing Baton Rouge corridor.

Property is Flood Zone X with room to expand!

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



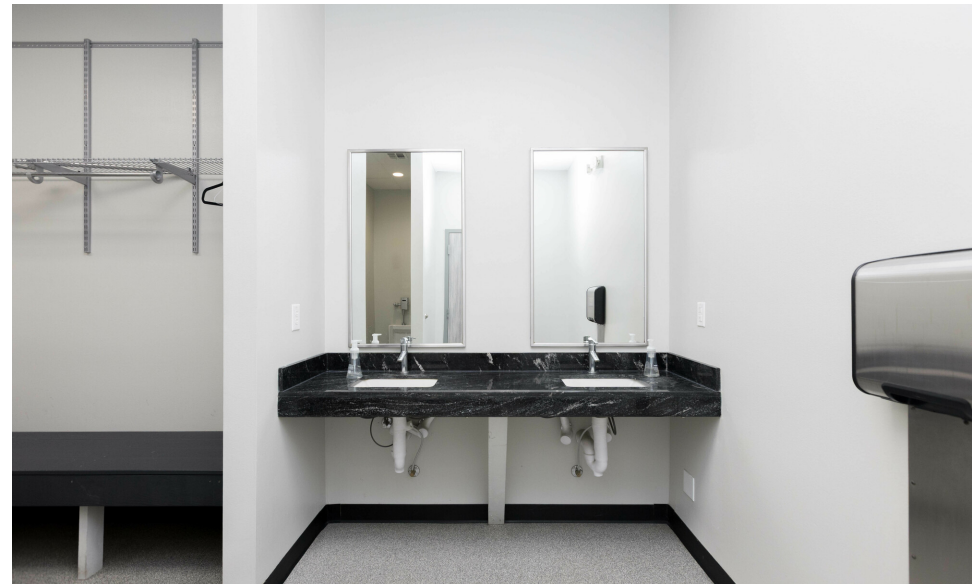
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



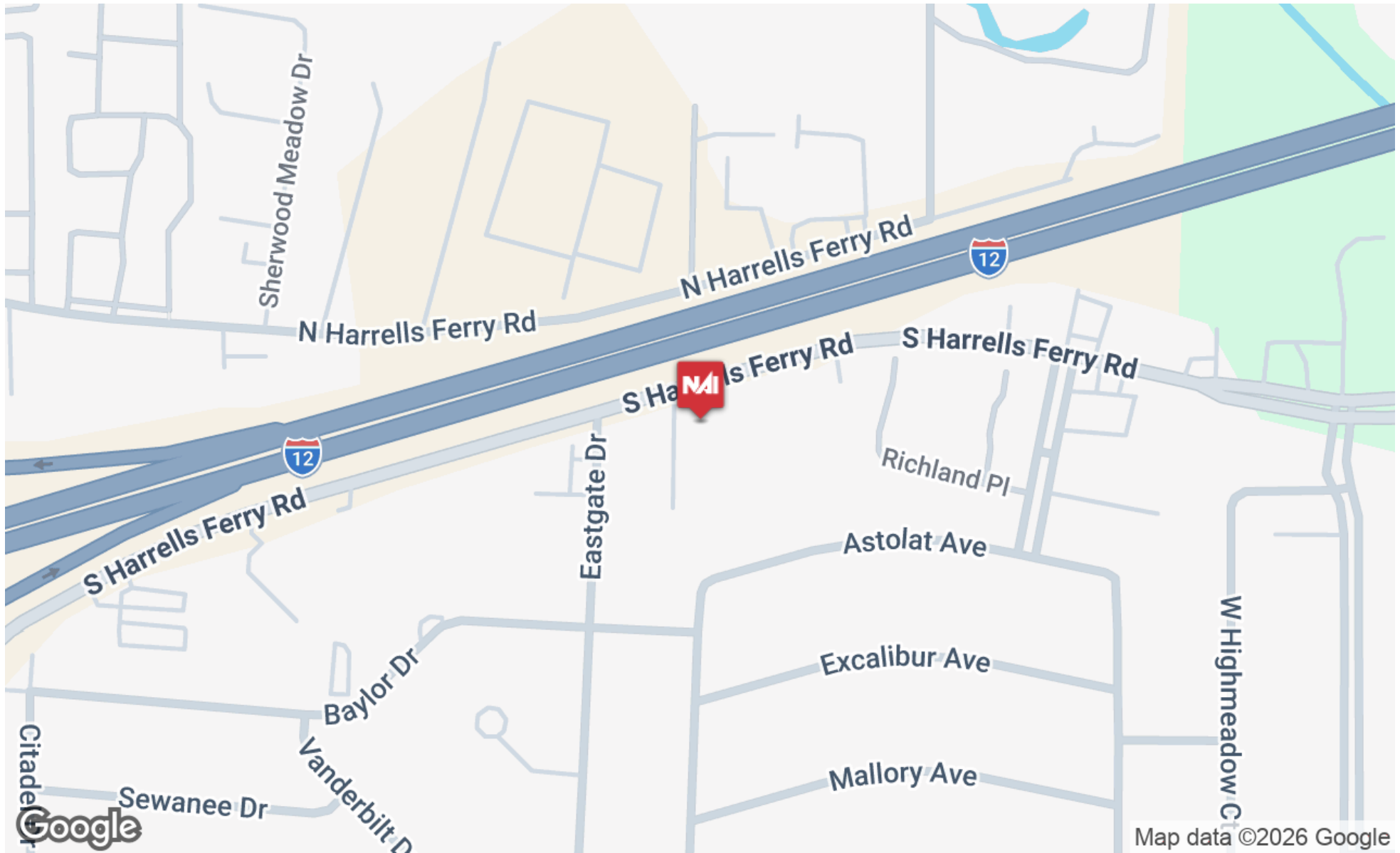
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



KEY FACTS

737,565

Population

36.5

Median Age



Average Household Size

\$71,179

Median Household Income



66%

White Collar



21%

Blue Collar



13%

Services

5.1%

Unemployment Rate

INCOME



\$71,179

Median Household Income



\$39,385

Per Capita Income



\$174,306

Median Net Worth

8%

No High School Diploma



31%

High School Graduate



27%

Some College



34%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$2,139

Apparel & Services



\$199

Computers & Hardware



\$3,557

Eating Out



\$6,488

Groceries



\$6,753

Health Care

BUSINESS



34,154

Total Businesses



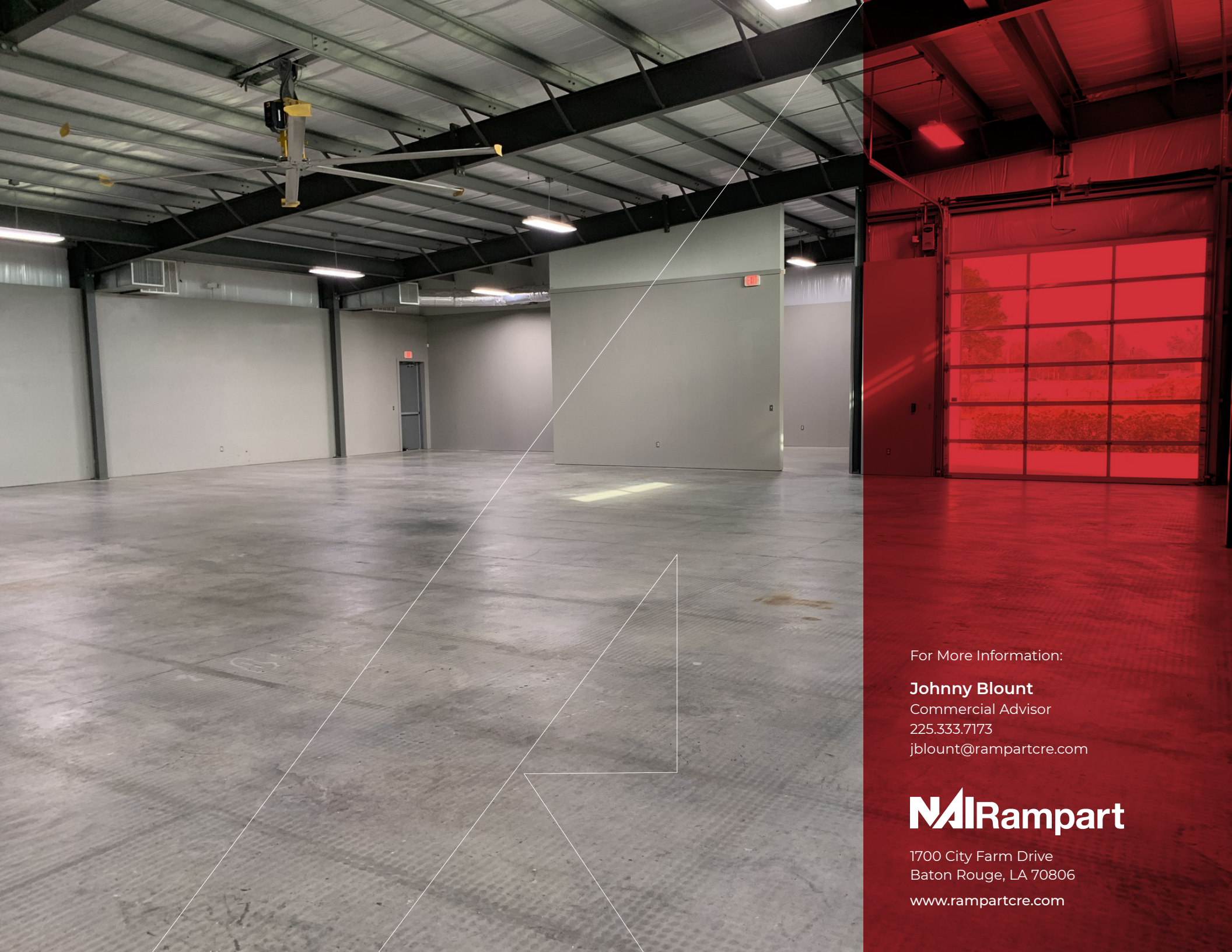
413,701

Total Employees



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025). © 2025 Esri

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



For More Information:

Johnny Blount

Commercial Advisor

225.333.7173

jblount@rampartcre.com

NAI Rampart

1700 City Farm Drive
Baton Rouge, LA 70806

www.rampartcre.com