

# Industrial Site For Sale

## 524 N Foster Dr., Baton Rouge, LA 70806

### PROPERTY SUMMARY



### Property Description

524 N. Foster Drive is a 2 building industrial site for sale. The subject property is located north of Florida Blvd and south of North Street. The south building is approximately 4,658 SF with an office and 8 drive in bays. The north building is approximately 5,605 SF with 5 bays. Additionally, there is a 30' x 33' steel framed overhang canopy in between the north and south buildings. Existing Tenant is on a month to month lease and paying \$1,800 per month. The office portion of the building is currently vacant.

### Property Highlights

- Zoned M1
- Flood Zone X
- 13 total drive in bays
- 0.77 acre lot
- Property Taxes (2026): \$3,005.07

### Cade Bogan

225.333.9807  
cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | January 14, 2026

### Offering Summary

|                |           |
|----------------|-----------|
| Sale Price:    | \$225,000 |
| Lot Size:      | 33,750 SF |
| Building Size: | 10,263 SF |

| Demographics      | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Total Households  | 4,961    | 34,616   | 76,416   |
| Total Population  | 11,116   | 78,966   | 183,873  |
| Average HH Income | \$59,756 | \$67,377 | \$71,014 |





# Industrial Site For Sale

524 N Foster Dr., Baton Rouge, LA 70806

SITE PHOTO



**Cade Bogan**  
225.333.9807  
cbogan@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | January 14, 2026

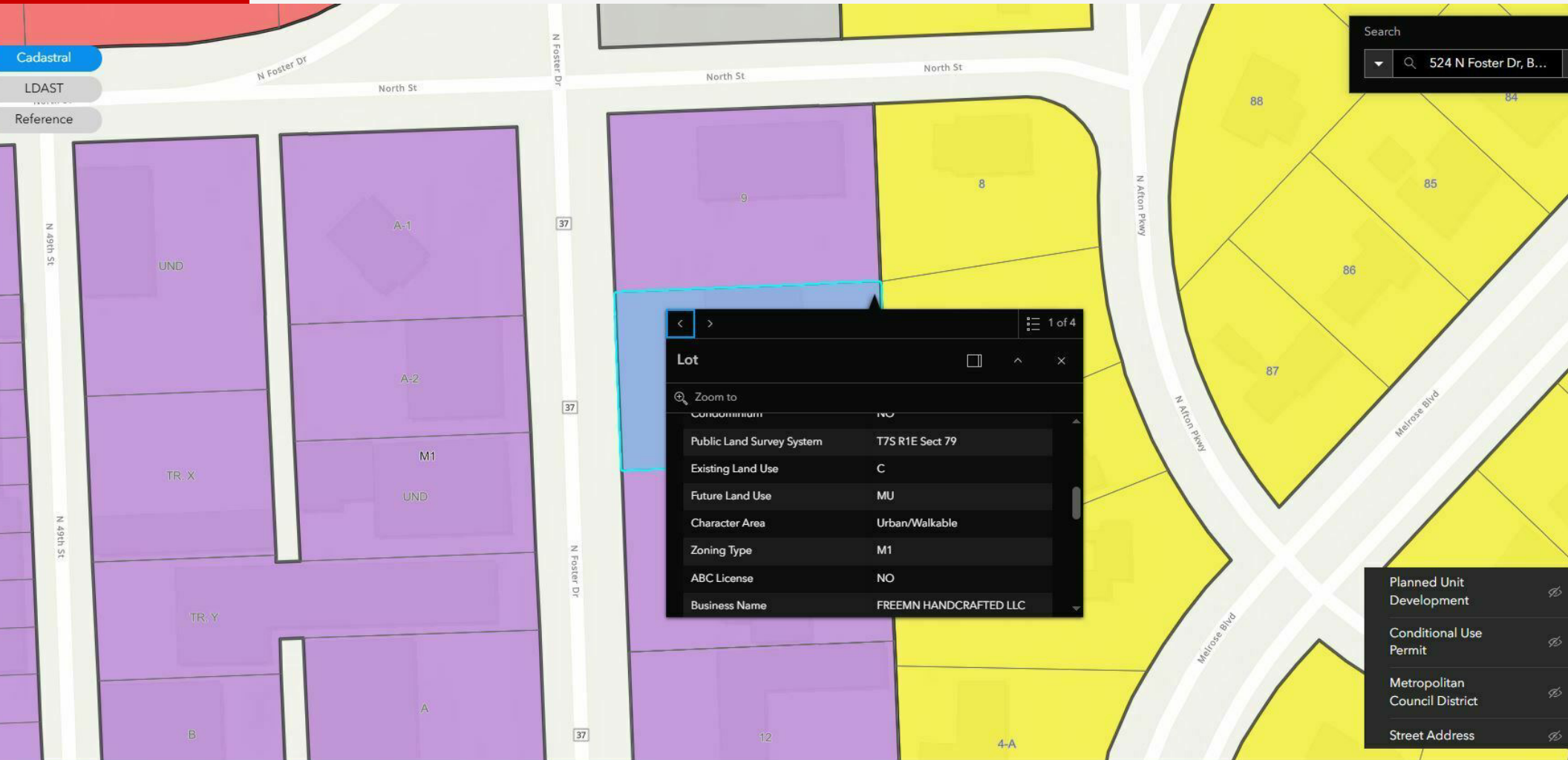




# Industrial Site For Sale

## 524 N Foster Dr., Baton Rouge, LA 70806

### ZONING MAP (M1)



## Planning and Land Development

Cadastral Map



USGS, FEMA | Esri Community Maps Contributors, City of Baton Rouge, © OpenStreetMap, Microsoft, CONANR, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | EBRGIS | City Parish Planning Commission; Department of Information Services

**Cade Bogan**

225.333.9807

cbogan@beaubox.com

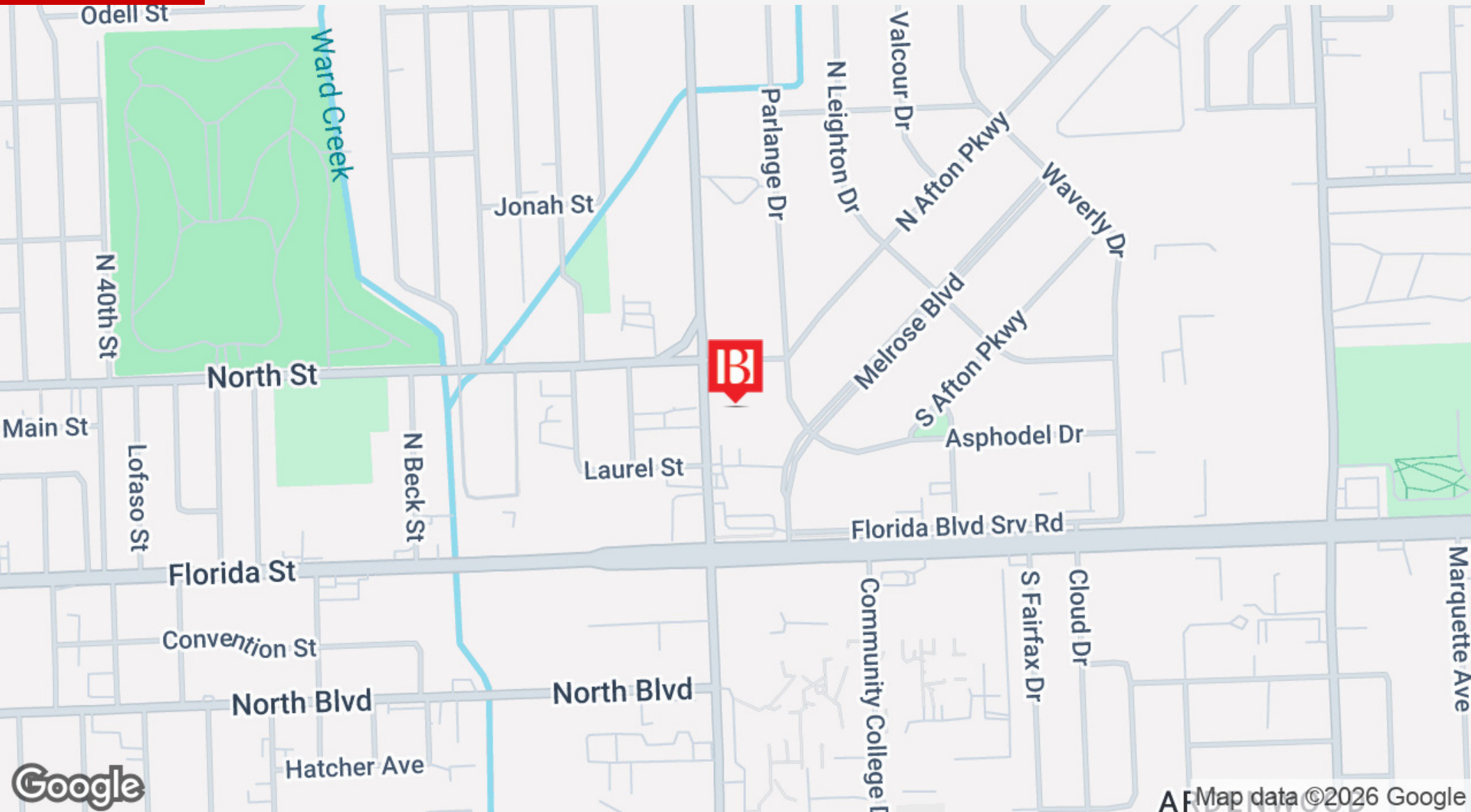
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | January 14, 2026



# Industrial Site For Sale

524 N Foster Dr., Baton Rouge, LA 70806

## LOCATION MAP



Map data ©2026 Google

### Cade Bogan

225.333.9807

cbogan@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | January 14, 2026



# Industrial Site For Sale

## 524 N Foster Dr., Baton Rouge, LA 70806

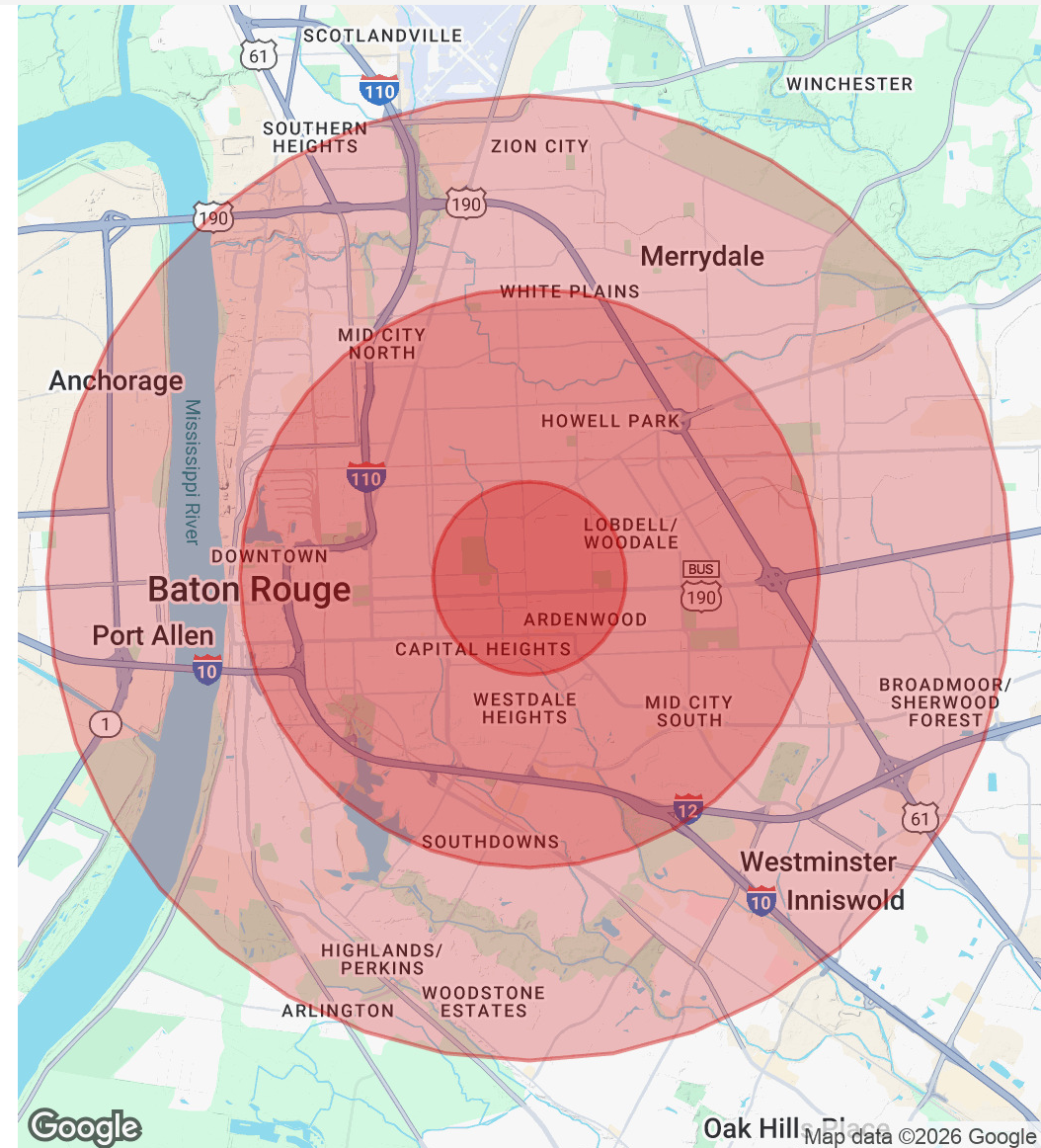
### DEMOGRAPHICS MAP & REPORT

| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 11,116 | 78,966  | 183,873 |
| Average Age          | 40     | 40      | 38      |
| Average Age (Male)   | 38     | 38      | 37      |
| Average Age (Female) | 41     | 41      | 39      |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,961     | 34,616    | 76,416    |
| # Of Persons Per HH | 2.2       | 2.3       | 2.4       |
| Average HH Income   | \$59,756  | \$67,377  | \$71,014  |
| Average House Value | \$220,217 | \$282,476 | \$289,239 |

Demographics data derived from AlphaMap



**Cade Bogan**  
 225.333.9807  
 cbogan@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | January 14, 2026

