

INDUSTRIAL PROPERTY FOR LEASE
MARCH 2025

**13941
JEFFERSON HWY**

BATON ROUGE, LA

stirling





PROPERTY DESCRIPTION

This secured property features two industrial buildings totaling 12,700 SF, along with a gated entry and laydown yard, making it ideal for storing heavy equipment or other industrial uses. Additionally, the property includes 1,500 SF of office space with three private offices, a conference room, kitchen, and bathroom. Located in a prime area of South Baton Rouge, the site offer close proximity to Airline Highway and sits between Tiger Bend Road and Baringer Road, just five minutes from Woman's Hospital.

PROPERTY HIGHLIGHTS

- 300 feet of frontage on Jefferson Highway
- Ideal for heavy equipment storage with a gated laydown yard
- +/- 4.98 acres providing ample space to expand

OFFERING SUMMARY

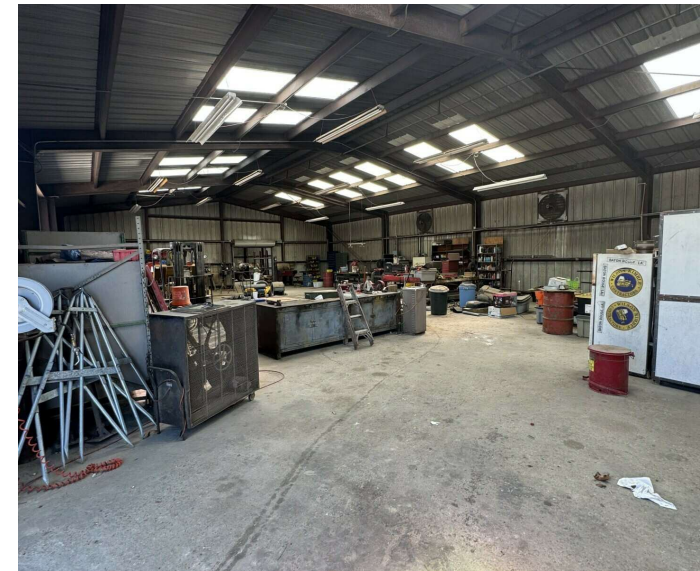
Lease Rate:	\$12,500.00 per month (NNN)
Lot Size:	4.98 Acres
Building Size:	12,700 SF

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13941 JEFFERSON HWY

BATON ROUGE, LA 70817

Industrial Property For Lease



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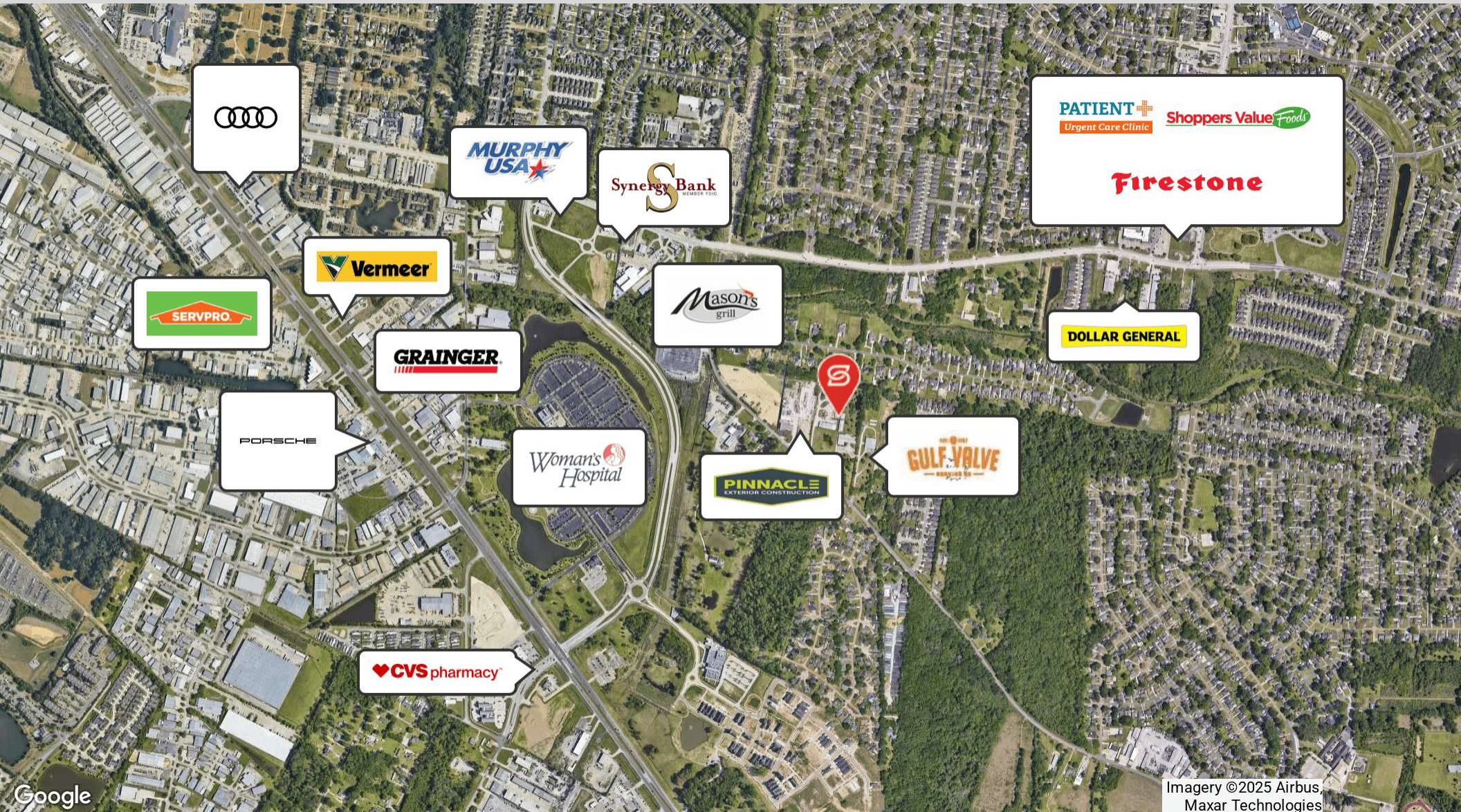
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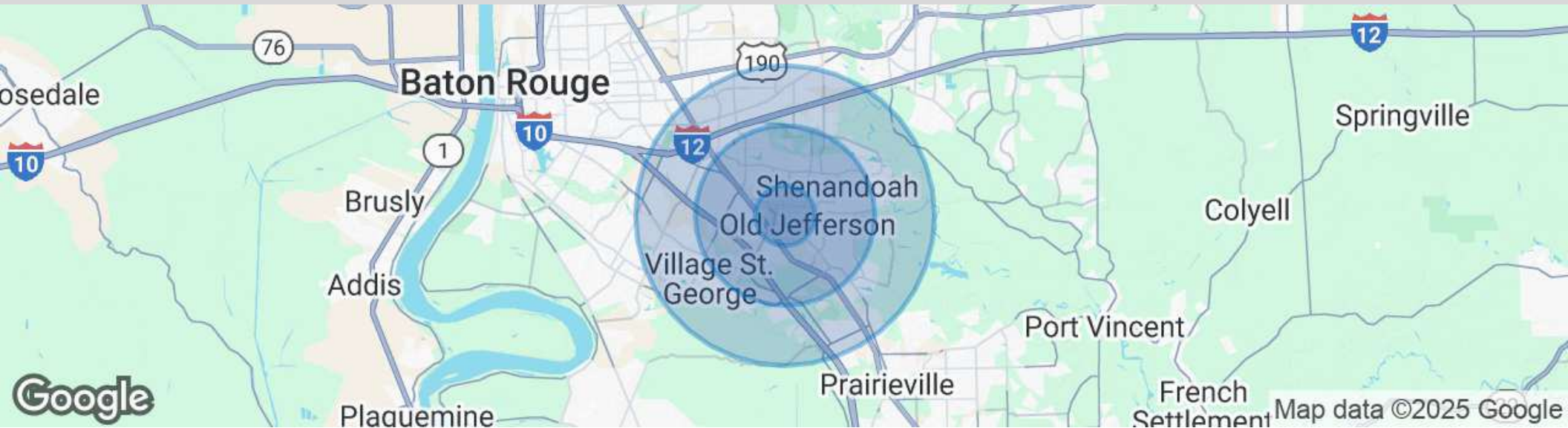
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,429	61,007	151,400
Average Age	41	40	41
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,703	25,634	63,569
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$94,184	\$114,694	\$110,724
Average House Value	\$269,439	\$328,313	\$341,627

Demographics data derived from AlphaMap