

OFFICE WAREHOUSE  
FOR SALE & FOR LEASE  
JANUARY 2026

# THE COLLECTIVE

13465 S. HARRELLS FERRY ROAD  
BATON ROUGE, LA

**stirling**





### PROPERTY DESCRIPTION

Now available for purchase, this premier office-warehouse development offers an excellent investment or owner-user opportunity in Baton Rouge's desirable southeast submarket. The property includes a 10,500 SF existing office-warehouse and a proposed new development consisting of two buildings, each offering twelve 1,000 SF suites with the flexibility to combine up to 6,000 SF. With a competitive sale price of \$200/SF and versatile C-AB-1 zoning, this site is ideal for medical, office, or light industrial users. The property's strategic location, new construction appeal, and flexible floor plans make it a rare opportunity for buyers looking to secure quality space in a growth market.

### PROPERTY HIGHLIGHTS

- New construction planned – 1,000 SF suites
- Suites can be combined up to 6,000 SF
- Total site area of approximately 4.29 acres
- Visibility from I-12 with easy access to I-12, Sherwood Forest Blvd. and Millerville Rd.

### LOCATION DESCRIPTION

Located in the rapidly growing southeastern corridor of Baton Rouge, 13465 S Harrells Ferry Road offers high visibility and convenient access from major thoroughfares including I-12 and O'Neal Lane. Situated just minutes from major retailers, restaurants, and residential communities, this 4.29-acre site is ideally positioned for commercial users seeking a strategic presence in a well-trafficked and business-friendly area. The site benefits from proximity to both dense suburban neighborhoods and strong daytime population centers, making it a prime location for office-warehouse users or service-based businesses.

### OFFERING SUMMARY

<b>Sale Price / Lease Rate:</b>	\$200/SF / \$12.00/SF NNN
<b>Number of Units:</b>	Up to 24 Units
<b>Available SF:</b>	1,000 SF up to 6,000 SF
<b>Lot Size:</b>	±40,935 SF
<b>Buildina Size:</b>	±12,000 SF

**JUSTIN LANGLOIS, CCIM, SIOR**

Licensed in LA

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Office Warehouse For Sale & Lease



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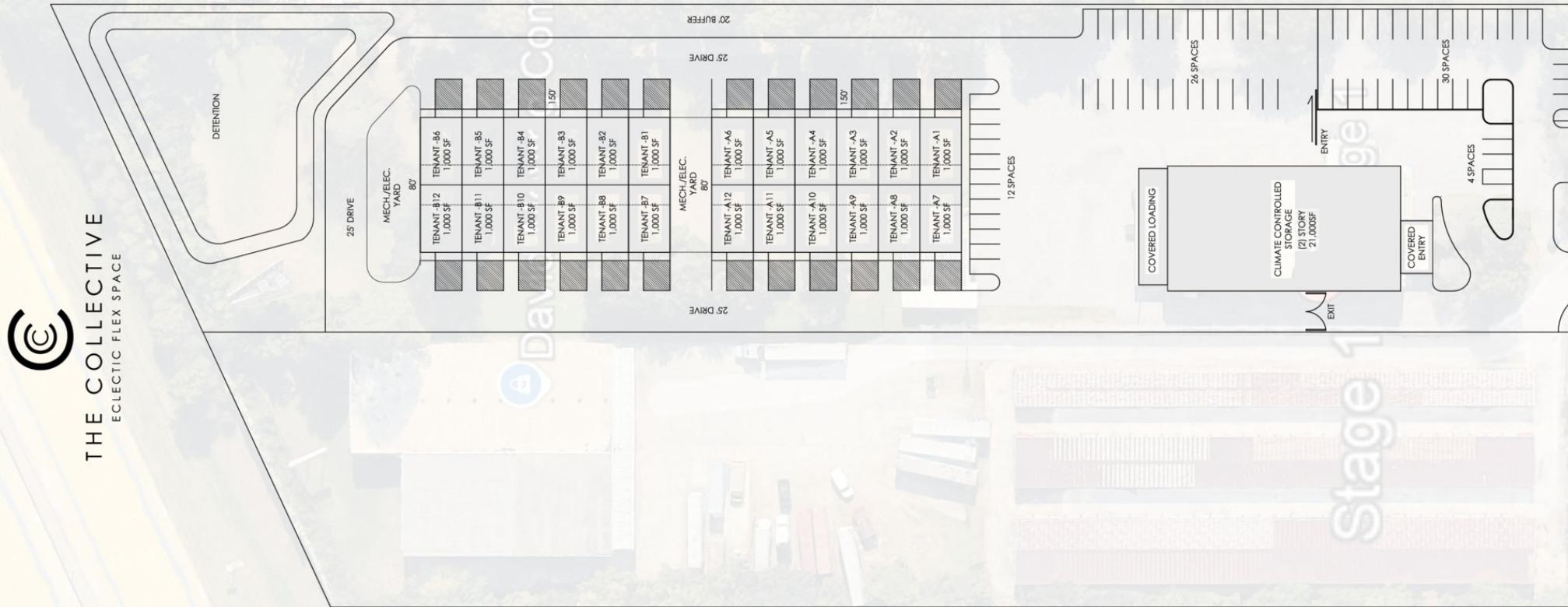
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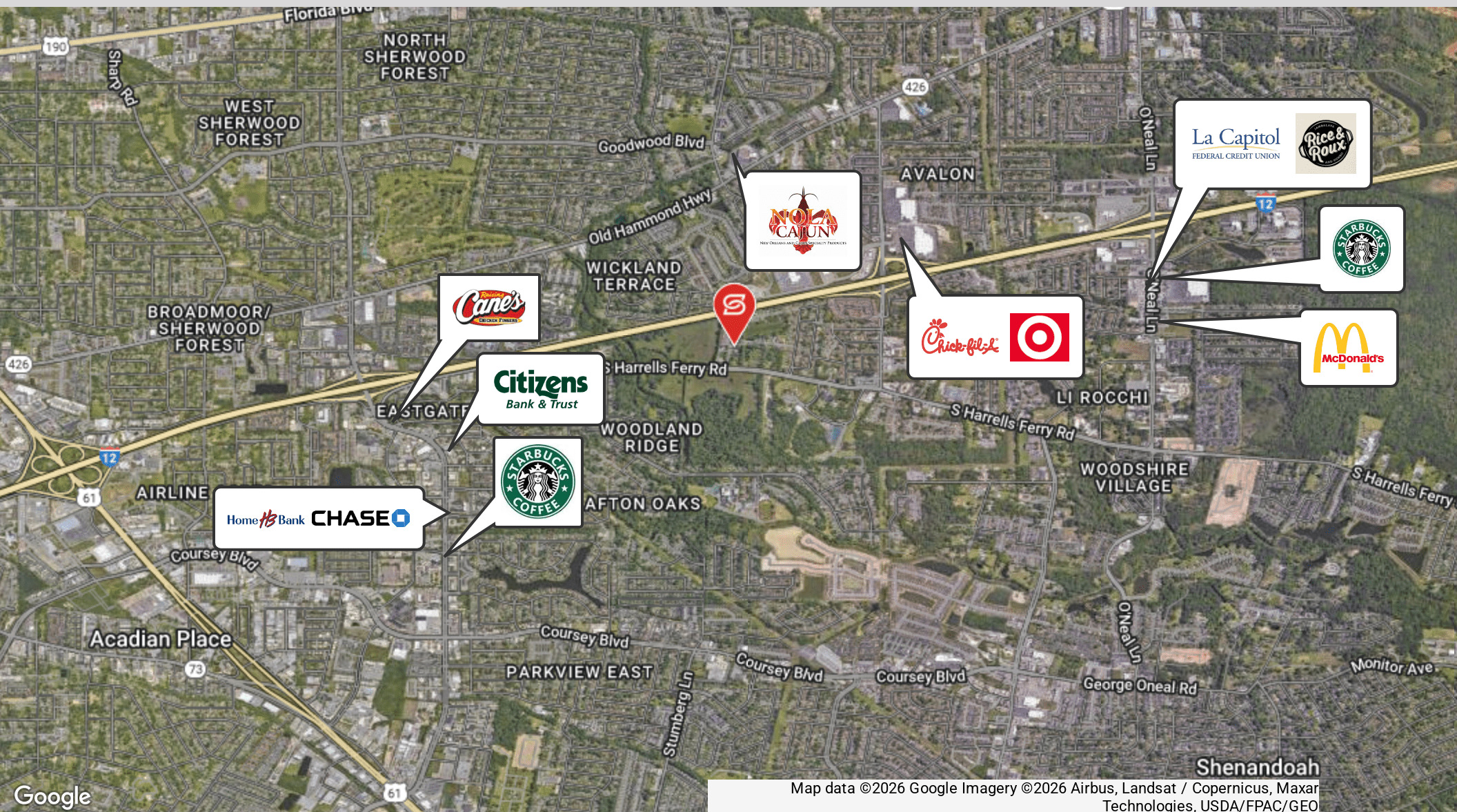
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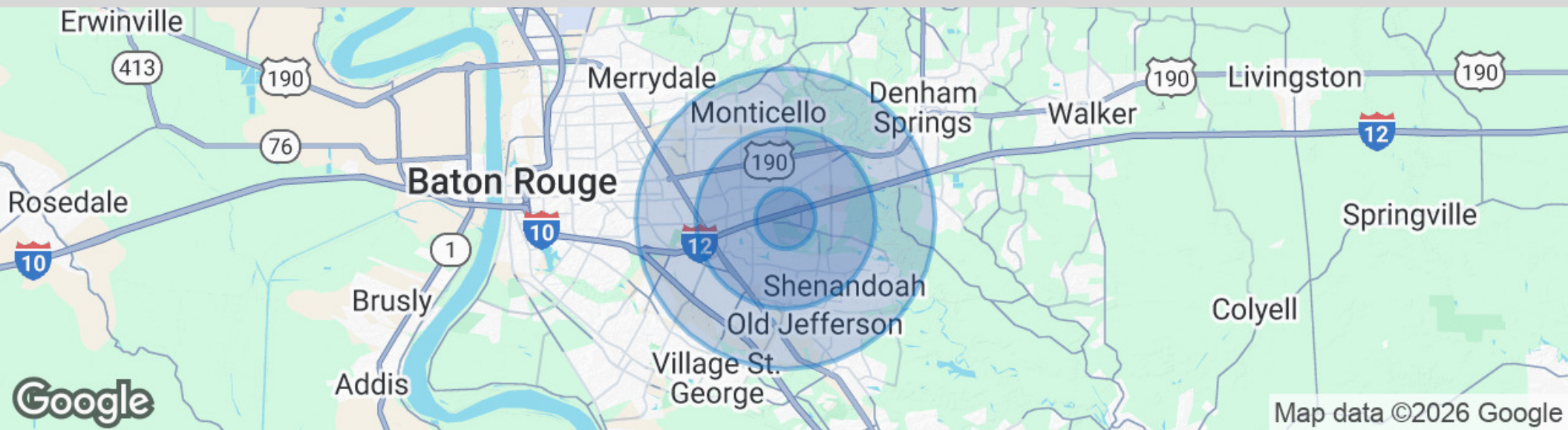
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,143	84,814	152,288
Average Age	38	39	40
Average Age (Male)	37	37	38
Average Age (Female)	39	40	41

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,303	34,461	62,206
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$75,727	\$86,567	\$94,171
Average House Value	\$239,382	\$251,177	\$283,881

Demographics data derived from AlphaMap

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