

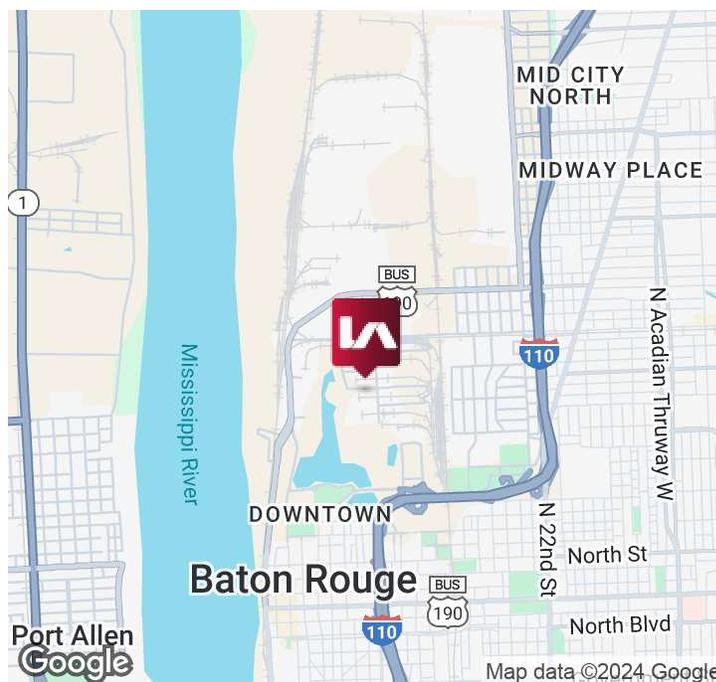
INDUSTRIAL FOR SALE 2125 SORREL AVENUE

Baton Rouge, LA 70802



OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,850,000 |
| Lot Size: | 0.86 Acres |
| Building Size: | 25,000 SF |
| Price / SF: | \$74 |
| Zoning: | M-1 |



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PROPERTY OVERVIEW

Formerly a seafood processing plant, this warehouse offers 25,000 square feet of warehouse space, two large coolers - each is 2,250 square feet, large truck well with room for four trucks, two 16' wide by 14' tall roll-up doors, a single 12' x 12' grade level roll-up door. Property has rail access on an 8 car rail spur. Building can function again as a seafood processing plant, cold/food storage distribution or as a generic distribution center.

PROPERTY HIGHLIGHTS

- Two 2,250 SF Coolers
- Rail Access
- Perfect Cold/Food Storage Distribution Center
- Large Truck Well With Room for 4 trucks

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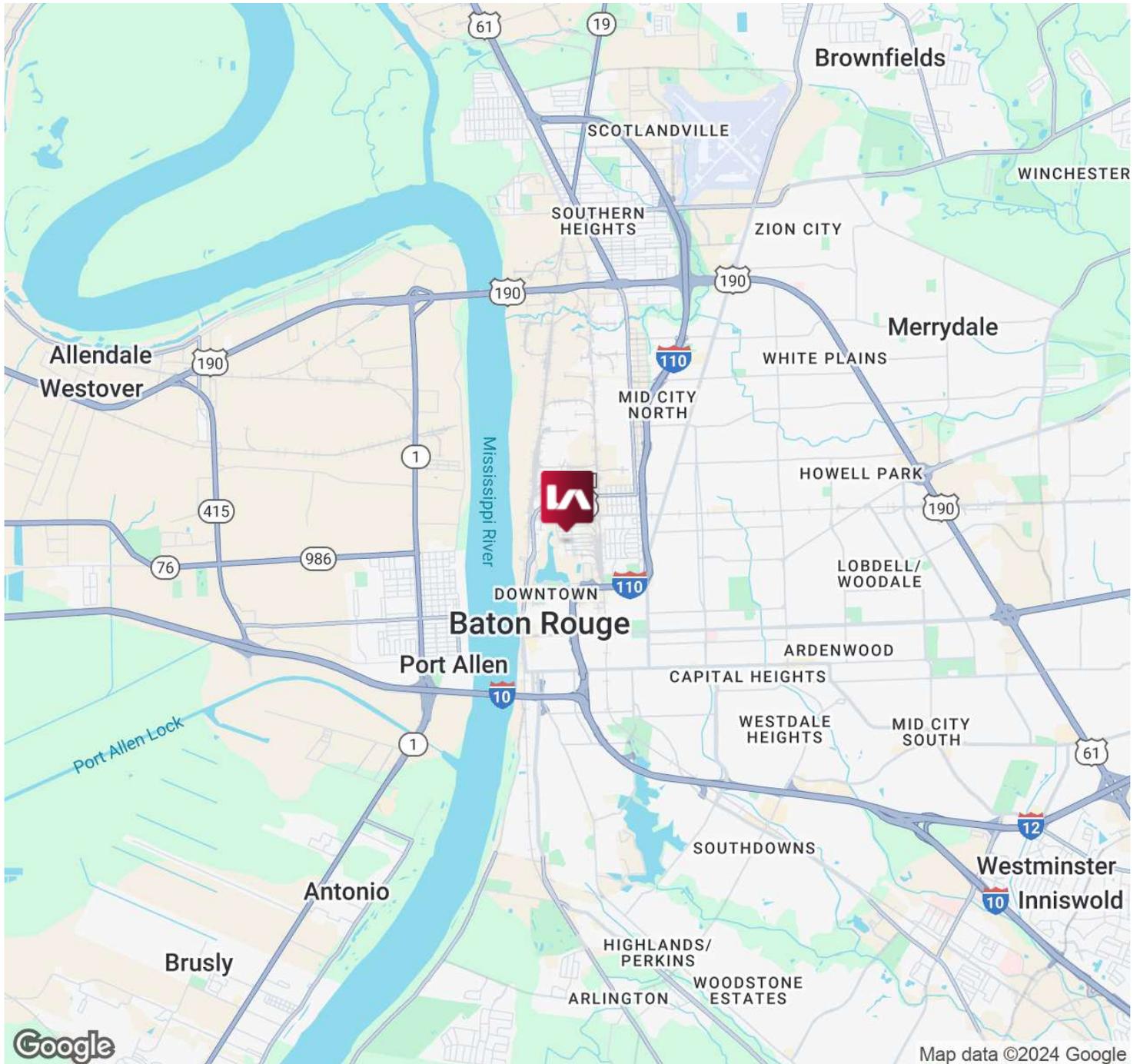


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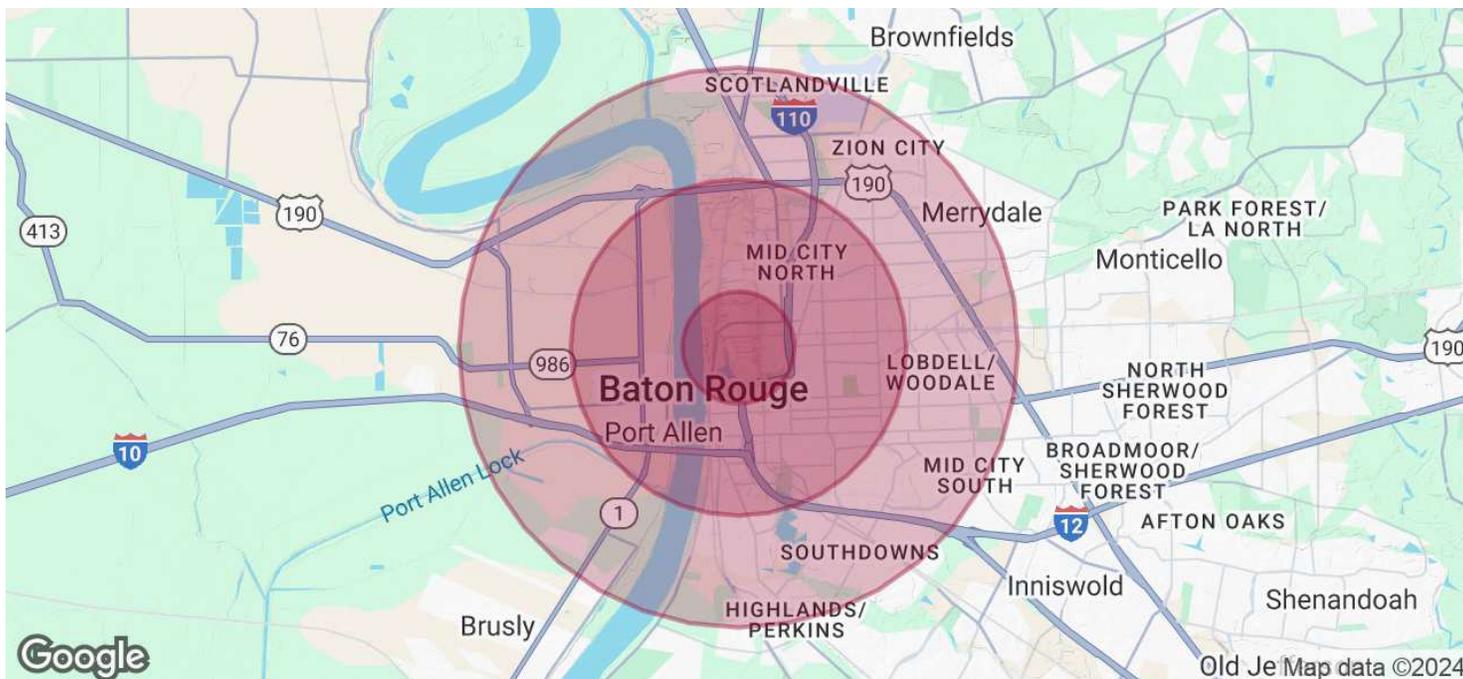


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|----------|-----------|-----------|
| Total Population | 3,373 | 57,770 | 139,620 |
| Average Age | 33.3 | 36.5 | 34.7 |
| Average Age (Male) | 33.8 | 35.5 | 33.5 |
| Average Age (Female) | 33.0 | 37.2 | 36.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,772 | 28,313 | 66,826 |
| # of Persons per HH | 1.9 | 2.0 | 2.1 |
| Average HH Income | \$49,488 | \$56,147 | \$57,073 |
| Average House Value | \$33,836 | \$147,666 | \$166,866 |

2020 American Community Survey (ACS)

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