

1824 Ryder Drive

INDUSTRIAL PROPERTY FOR SALE

1824 Ryder Drive Baton Rouge, LA 70808

Ashlyn Plaisance | 225.717.2790 | ashlynp@beaibox.com



PROPERTY SUMMARY



Property Description

1824 Ryder Drive features 6,000+/- sf office/warehouse just off of Staring Ln between Perkins Rd and Highland Rd. Offering 4,000 +/- sf of first floor office space and 2,000+/- sf of warehouse with 1 dock and 1 grade level roll up door. There is an additional 1,500+/- sf of office space on the second floor that is not factored into the total square footage as that area does not meet code being there is only 1 viable means of egress. Building is situated on two lots offering 0.44 Acres of Land. Zoned C2 Heavy Commercial; The purpose of this district is to permit retail commercial uses serving the surrounding region.

Property Highlights

- 6,000+/- sf office/warehouse
- 4,000+/- sf of office and 2,000+/- sf of warehouse
- 1 dock and 1 grade level roll up door
- Additional 1,500+/- sf of 2nd floor office (Not to code)
- Zoned C-2 Heavv Commercial

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Offering Summary

Sale Price:	\$249,000
Lot Size:	0.44 Acres
Building Size:	6,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,641	33,382	78,938
Total Population	7,471	73,143	184,395
Average HH Income	\$101,617	\$106,870	\$93,744

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LOCATION MAP



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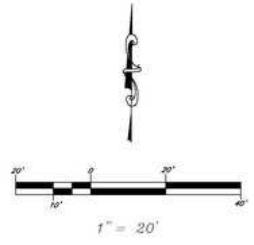
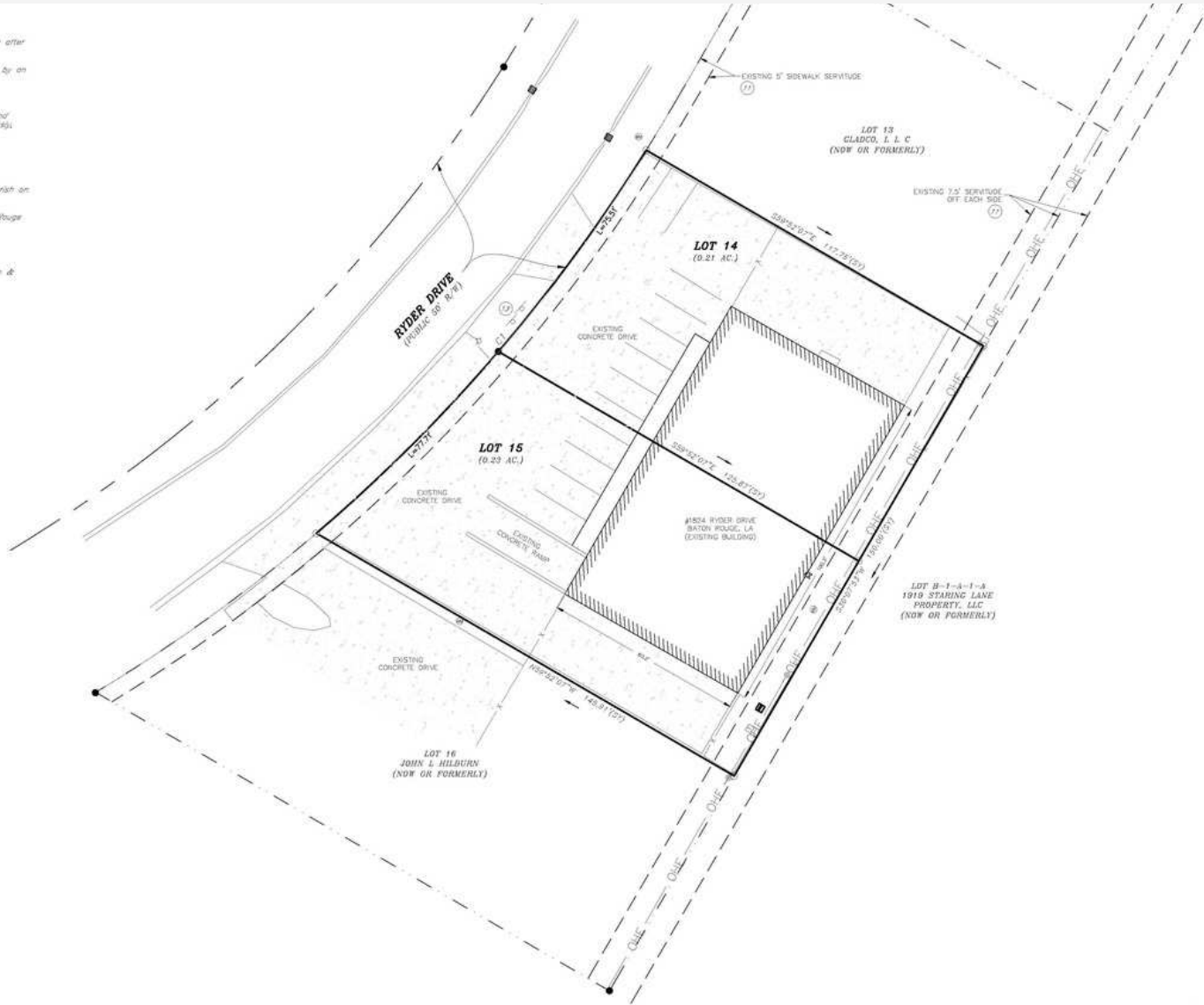
SURVEY

Accession of the same. (DOES NOT AFFECT)
 by the Public Records. (DOES NOT AFFECT)
 elements, repairs or renovations provided before, on, or after
 (2)
 circumstance affecting the Title that would be disclosed by on
 the Public Records. (DOES NOT AFFECT)
 not yet due or payable. (DOES NOT AFFECT)
 not or prior owners. (DOES NOT AFFECT)
 location of any water body, within or adjacent to the land
 of the land that is, at Date of Policy, or was previously;
 of the land. (DOES NOT AFFECT)
 not yet due or payable. (DOES NOT AFFECT)
 not in the conveyance records of East Baton Rouge Parish or
 (ENTER)
 is recorded in the conveyance records of East Baton Rouge
 not limited to:
 (MAY)
 & Esplan South Subdivision First Filing by Alvin Fairburn &
 of way of Ryder Drive. (SHOWN ON MAP)

Paul C. Boudreaux,

No. 22033C0265 F;
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LEGEND

- DROP INLET
- ⊕ GAS VALVE
- ⊞ ELECTRIC PED.
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊞ SIGN
- ⊞ TELEPHONE PED.
- FD. 1/2" IRON PIPE
- SET 1/2" IRON PIPE

MAP SHOWING ALTA/NSPS SURVEY OF
LOT 14 & 15
ESSEN SOUTH SUBDIVISION
FIRST FILING
 LOCATED IN SECTION 52, T11S-R5E
 EAST BATON ROUGE PARISH, LOUISIANA
 FOR
21 DESIGN GROUP



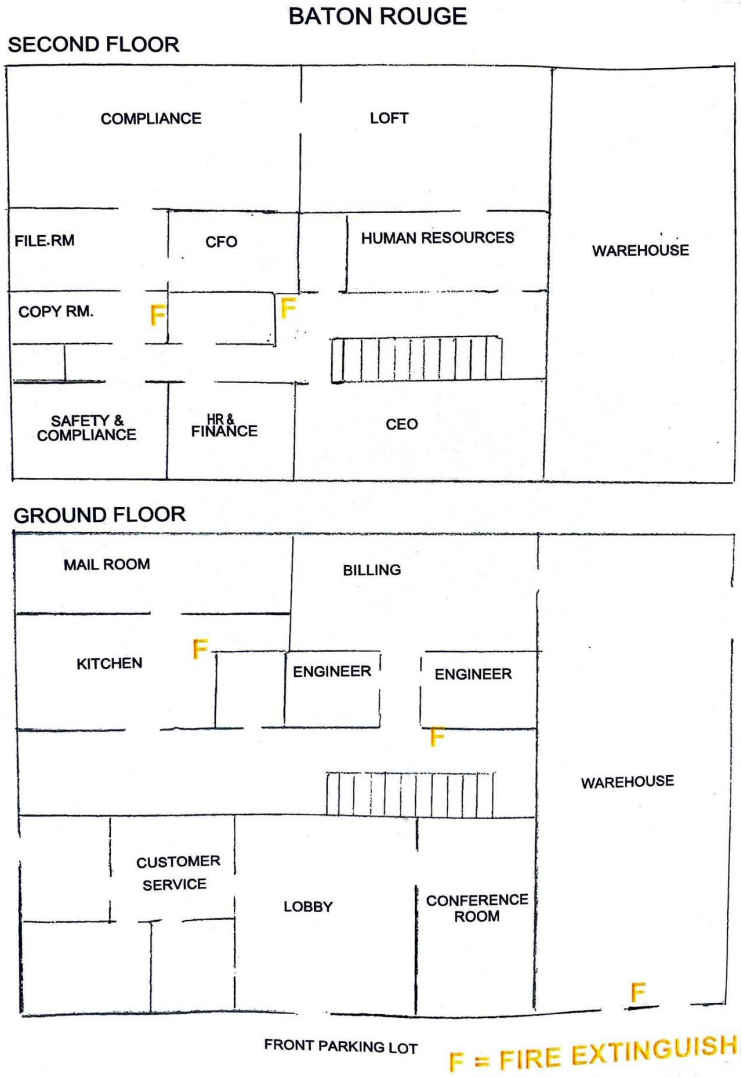
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ALVIN FAIRBURN & ASSOCIATES,

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FLOOR PLANS



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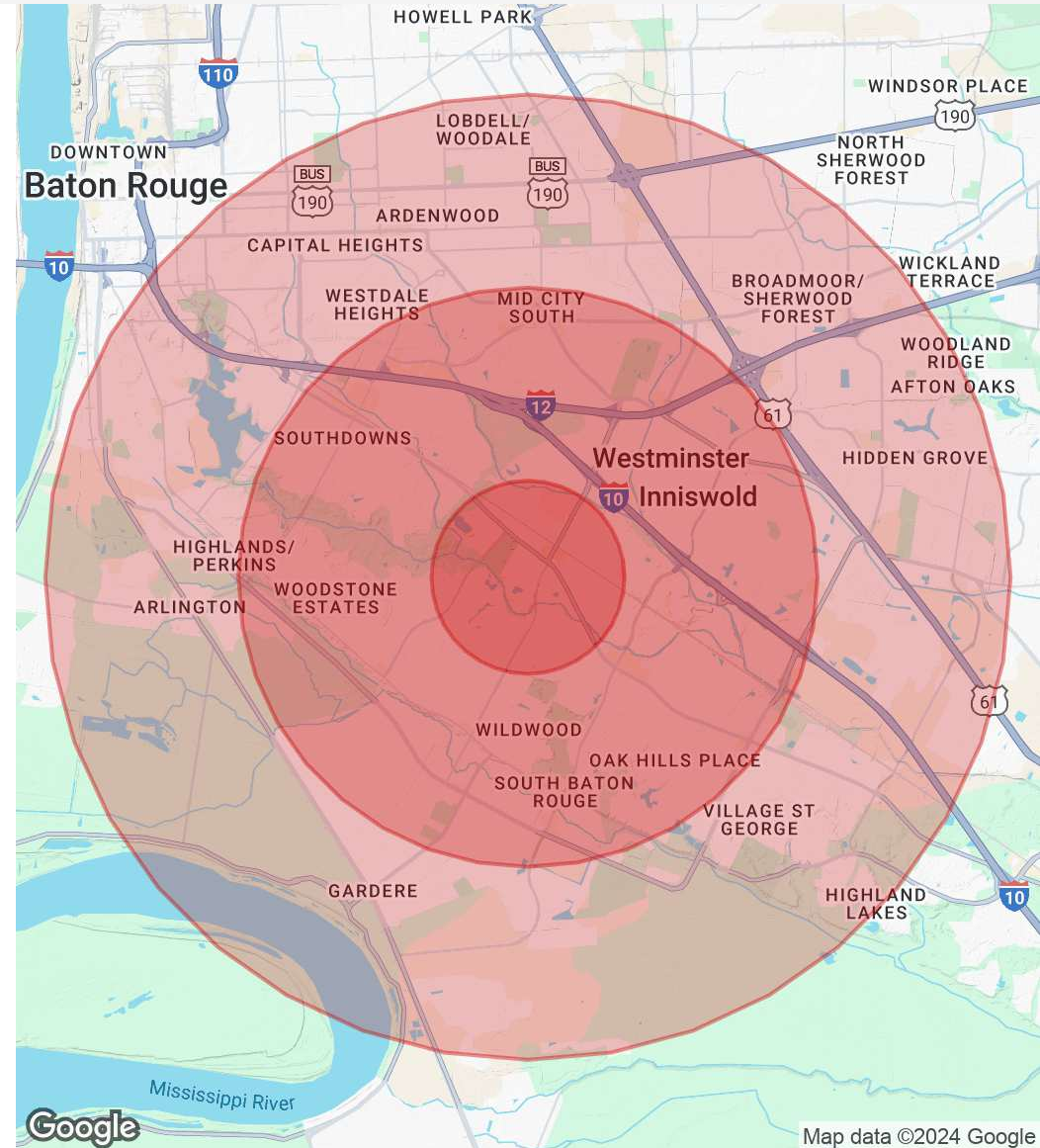
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	7,471	73,143	184,395
Average Age	42	41	38
Average Age (Male)	41	39	37
Average Age (Female)	43	42	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,641	33,382	78,938
# Of Persons Per HH	2.1	2.2	2.3
Average HH Income	\$101,617	\$106,870	\$93,744
Average House Value	\$379,634	\$432,186	\$373,926

Demographics data derived from AlphaMap



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