

±4.14 ACRE | ±60,000 SF
WAREHOUSE FOR SALE/LEASE



3000 MAIN ST
BAKER, LA 70802

CBRE

INDUSTRIAL FACILITY



PROPERTY OVERVIEW

Property Highlights

- Multiple Structures located on the property
- ±60,000 SF Available across the three structures on the property
- Fully paved yard space
- Fenced Laydown area
- 4 Loading Docks located on the front building
- 8 Grade Level doors located across the property.
- Great Access to Hwy 19 and I-110 with close proximity to Exxon and other Industrial Groups
- Great opportunity for an Owner Occupant

ASKING PRICE: **\$2,600,000**

ASKING RATE: **\$3.25/SF**

LEASE TYPE: **NNN**

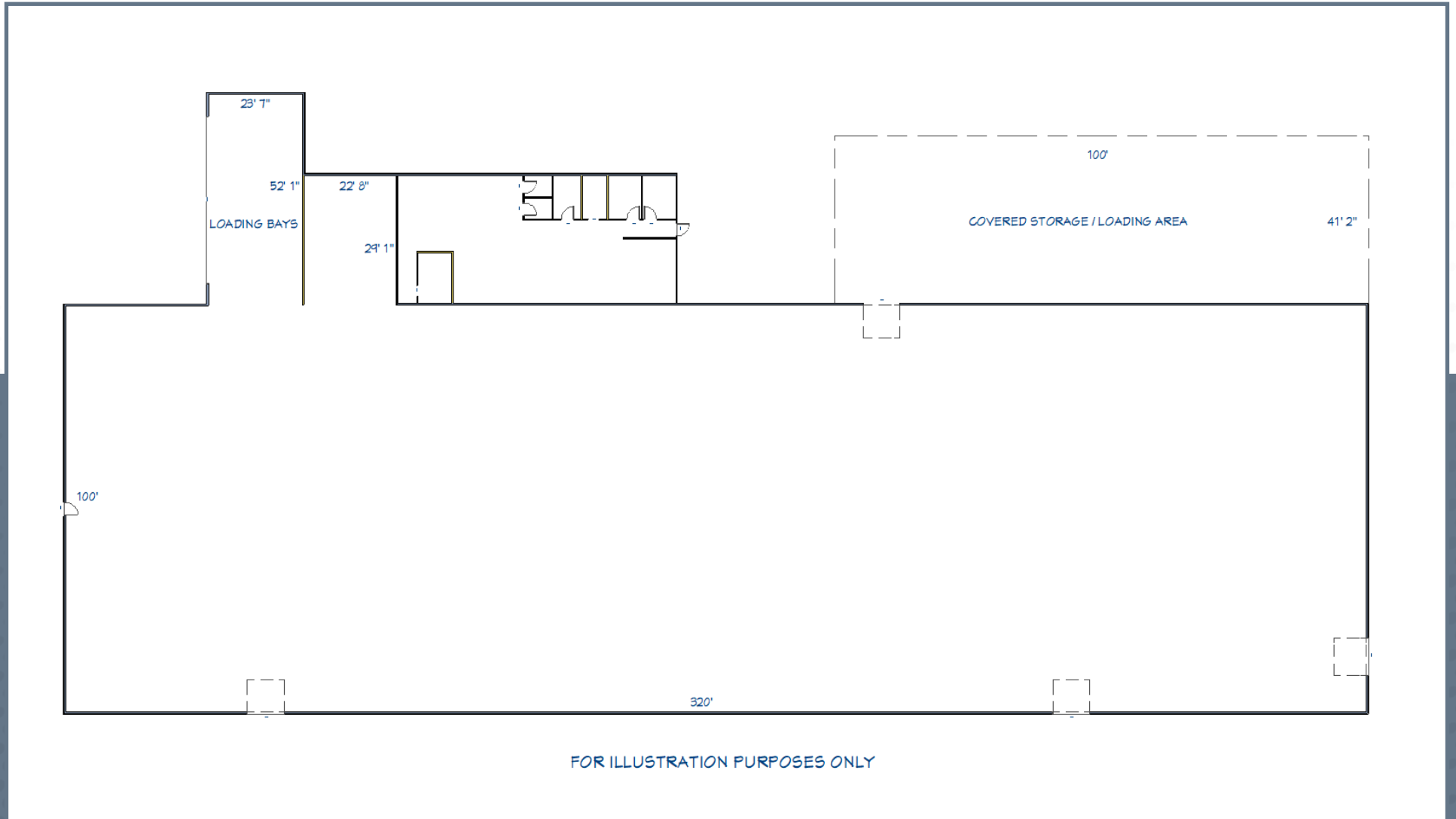
ACREAGE: **4.14**

ZONING: **Light Industrial**

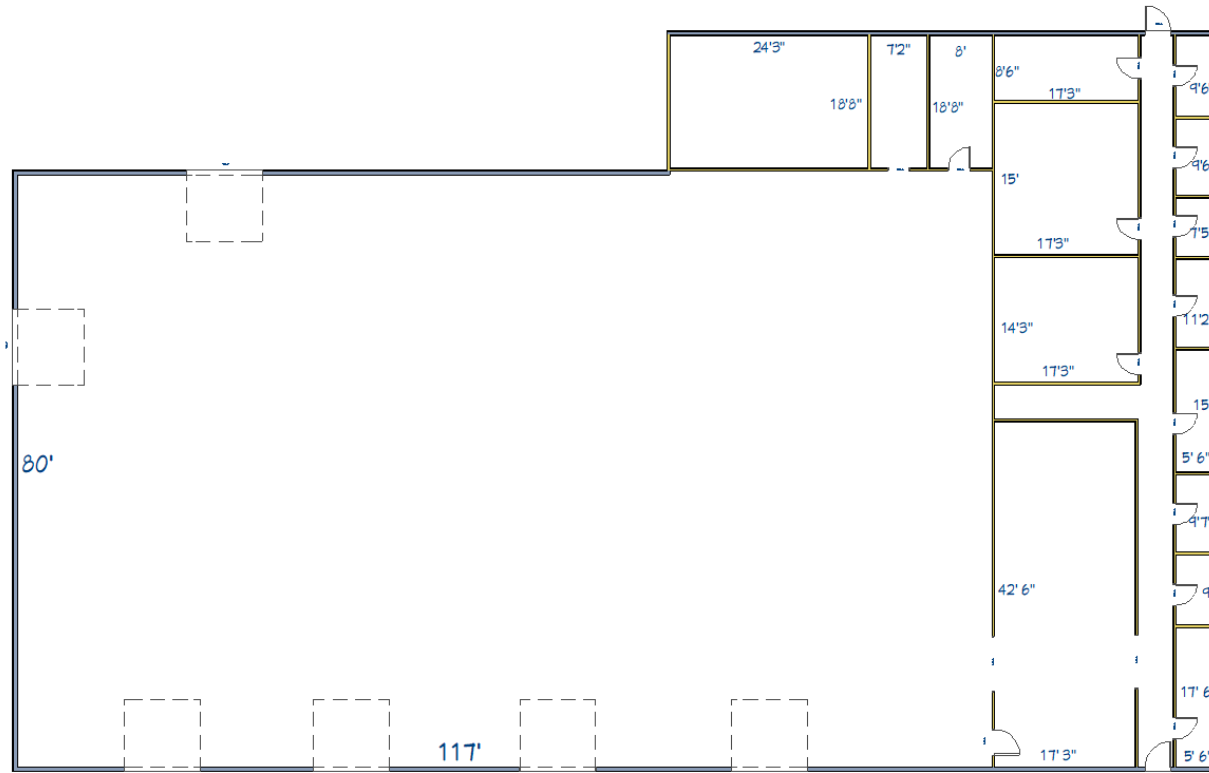
PHOTOS



FLOOR PLANS - Main Building

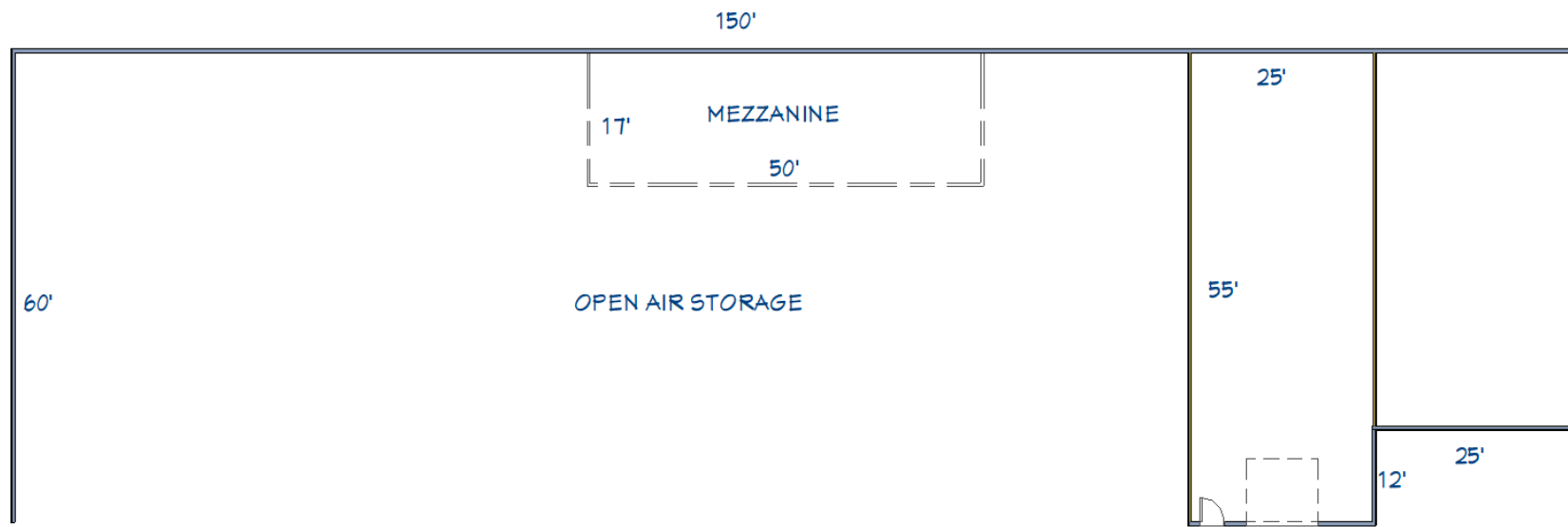


FLOOR PLANS - Rear Building



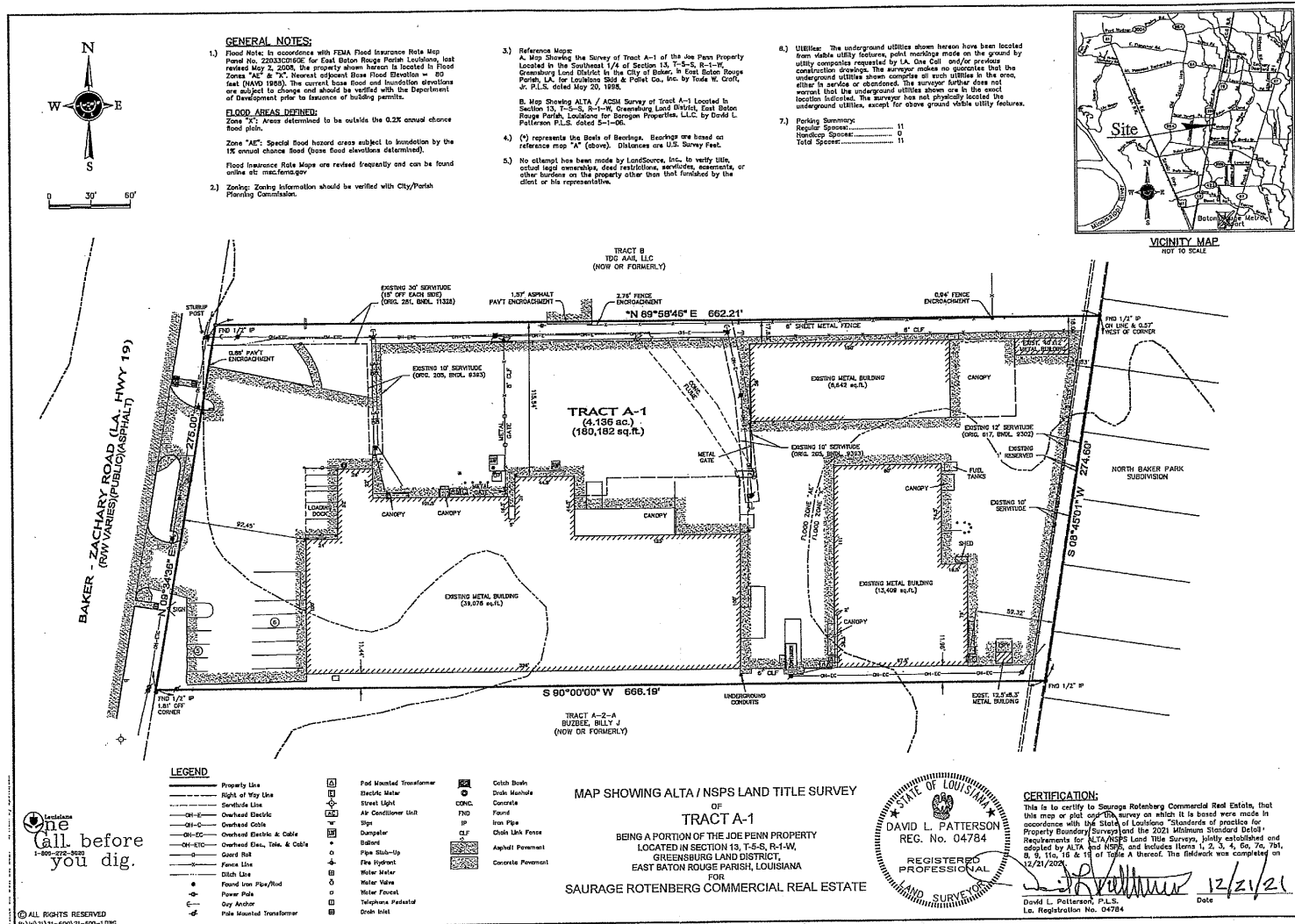
FOR ILLUSTRATION PURPOSES ONLY

FLOOR PLANS - Rear Open-Air Storage

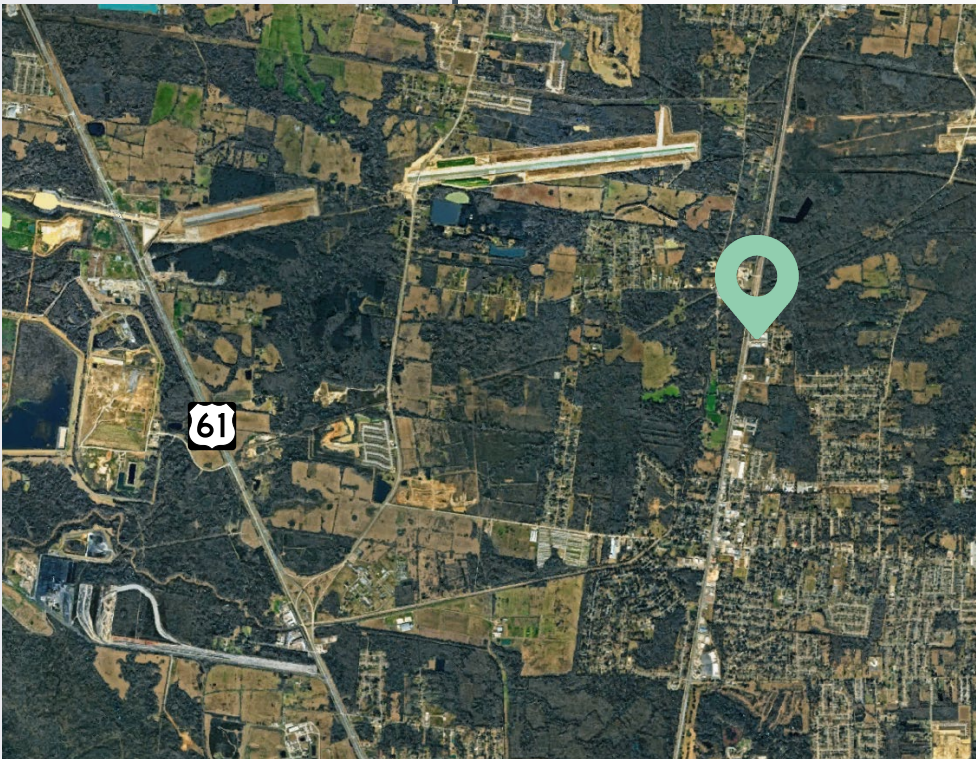
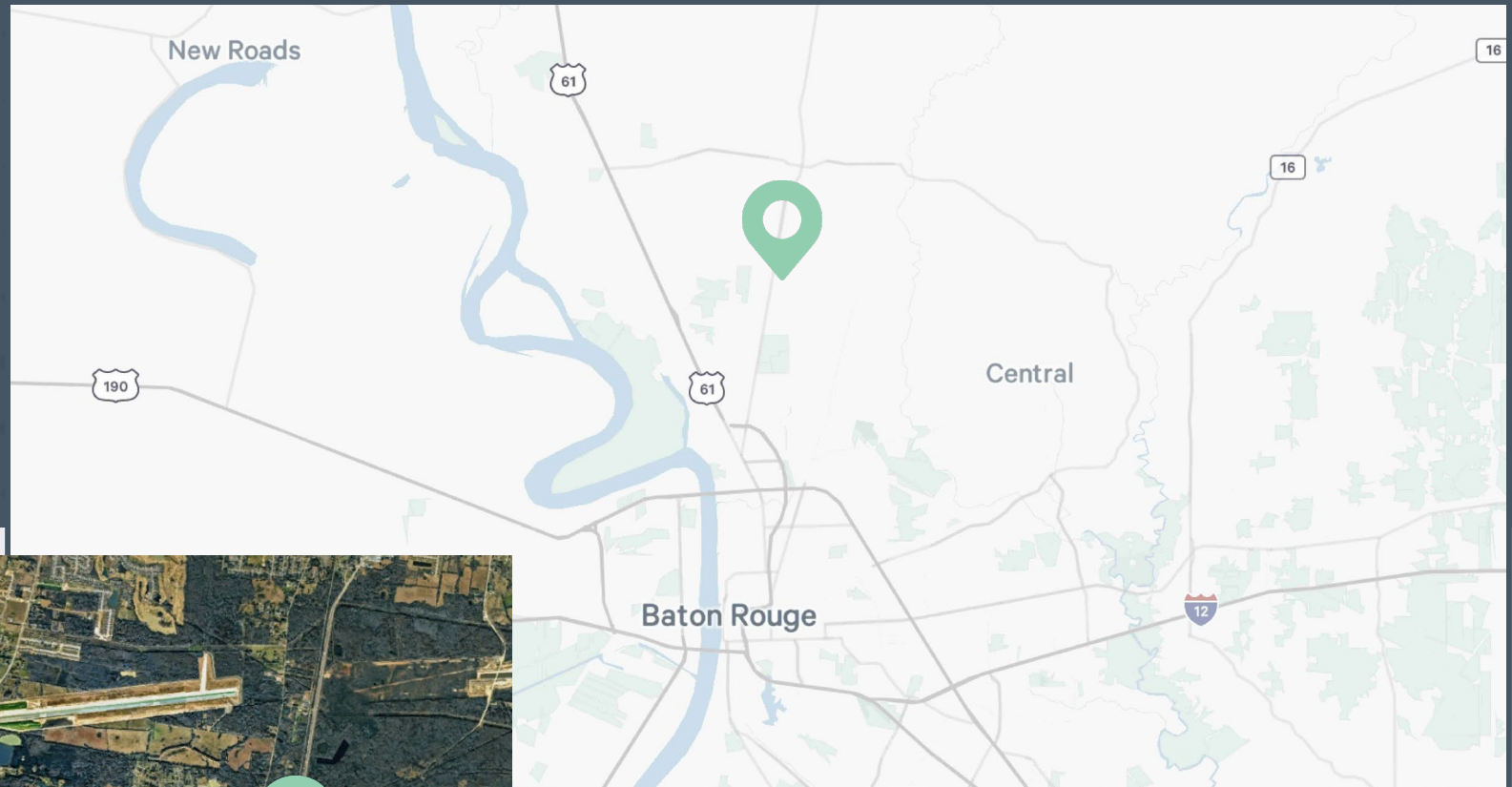


FOR ILLUSTRATION PURPOSES ONLY

SURVEY



LOCATION MAPS



Excellent Access via
Hwy 19

Located in North Baton
Rouge Industrial Area

Good Access to Baton
Rouge and Southern
Mississippi

3000 MAIN ST
BAKER, LA 70802

±4.70 ACRE | ±60,000 SF
WAREHOUSE FOR SALE/LEASE

INDUSTRIAL FACILITY

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