

# FOR SALE



BATON ROUGE WAREHOUSE

10207 MAMMOTH AVENUE · BATON ROUGE, LA 70814

## Highlights

Purchase Price:	\$225,000
Building SF:	2,400 SF
Warehouse SF:	2,961 SF
Office SF:	443 SF
Lot Size:	0.25 Acres
Offices:	1
Zoning:	M1



**DAVID VERCHER, CCIM**  
Director  
(225) 405-3257  
yourccim@kw.com  
Louisiana

## Property Description

Desirable small warehouse totaling 3,400 SF including warehouse and office. Fully fenced rear yard. One 10x10 grade level overhead loading door. Office area includes 1 office, kitchenette, reception and restroom. Portable storage container in rear of property included in sale. Contact broker for a private tour.



# OFFICE

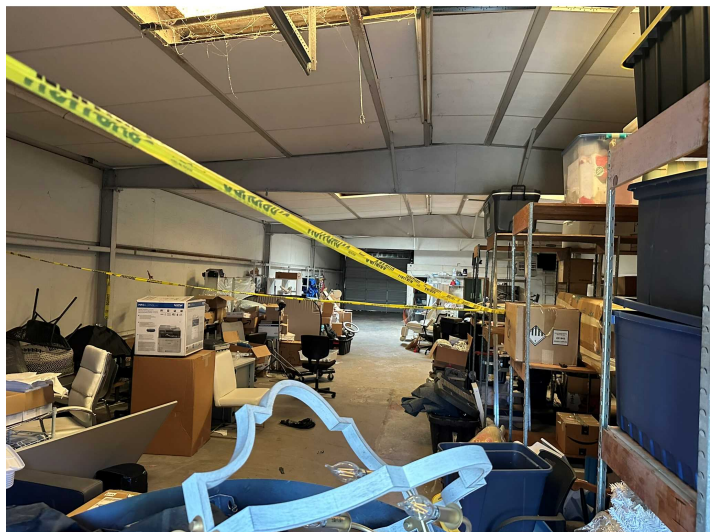
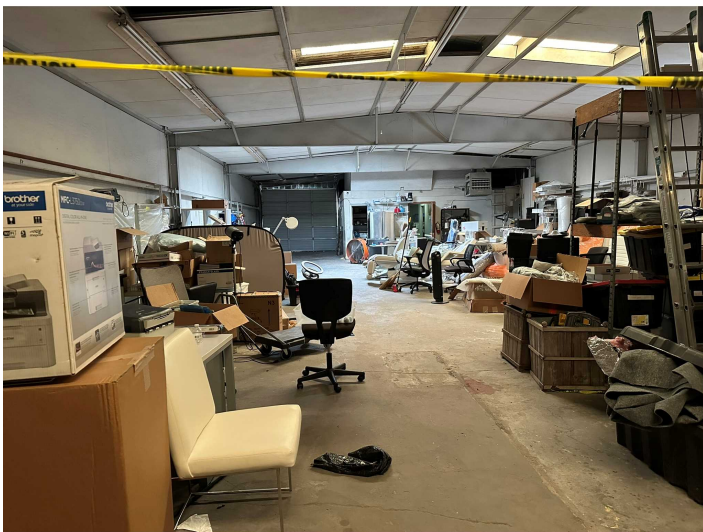
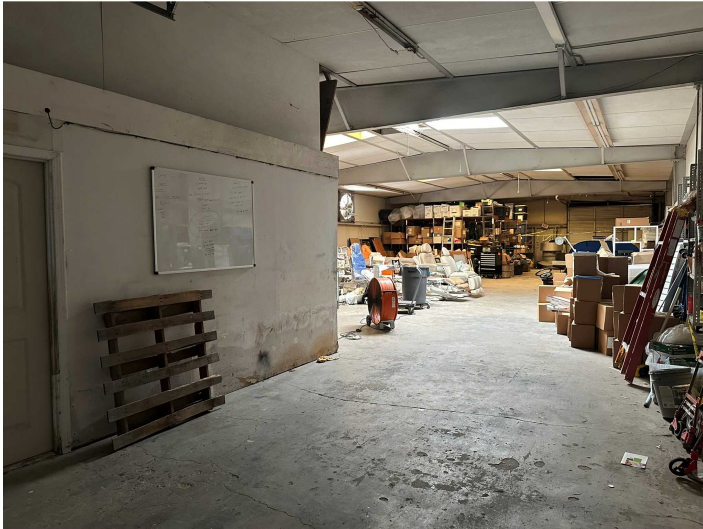
10207 MAMMOTH AVENUE





# INTERIOR

10207 MAMMOTH AVENUE





# ZONING AND AERIAL MAP

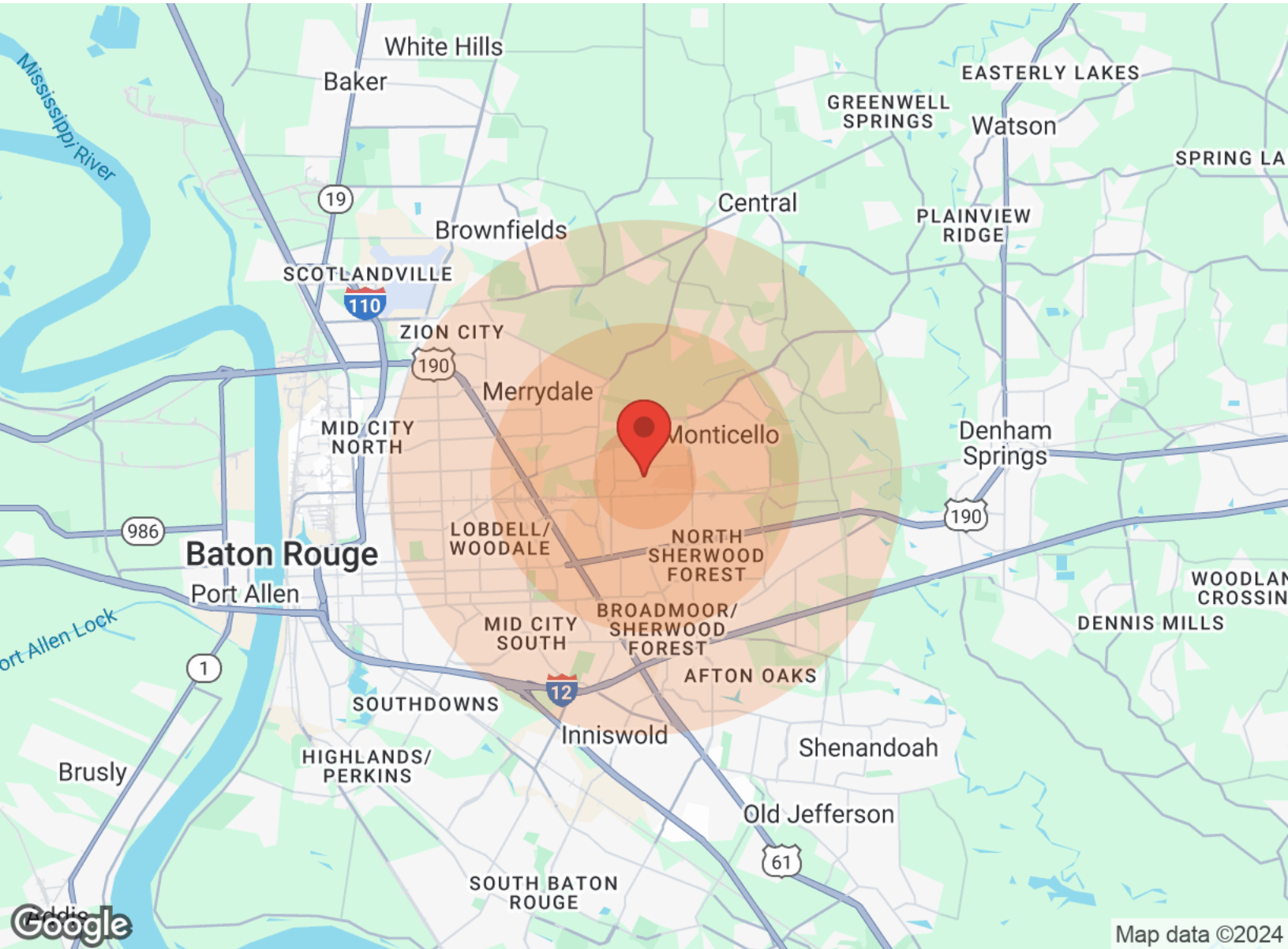
10207 MAMMOTH AVENUE





# DEMOGRAPHICS

10207 MAMMOTH AVENUE



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	3,424	29,288	85,445	Median	\$53,373	\$47,495	\$43,154
Female	3,980	32,520	94,947	< \$15,000	167	3,343	11,595
Total Population	7,404	61,808	180,392	\$15,000-\$24,999	258	2,802	9,956
				\$25,000-\$34,999	285	2,927	8,880
<b>Age</b>				\$35,000-\$49,999	514	3,842	11,286
Ages 0-14	1,644	12,983	37,034	\$50,000-\$74,999	547	4,040	12,603
Ages 15-24	1,151	9,185	25,481	\$75,000-\$99,999	491	2,768	7,495
Ages 25-54	2,995	24,713	75,421	\$100,000-\$149,999	254	2,330	6,332
Ages 55-64	835	6,880	20,342	\$150,000-\$199,999	42	726	2,343
Ages 65+	779	8,047	22,114	> \$200,000	N/A	388	1,547
				<b>Housing</b>			
<b>Race</b>				Total Units	2,788	25,039	77,530
White	1,136	19,178	65,753	Occupied	2,573	23,103	71,314
Black	5,761	38,228	105,958	Owner Occupied	2,231	15,161	40,550
Am In/AK Nat	6	51	80	Renter Occupied	342	7,942	30,764
Hawaiian	N/A	15	17	Vacant	215	1,936	6,216
Hispanic	498	3,972	9,045				
Multi-Racial	616	4,662	10,366				