



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

**FOR SALE**  
**12.93 ACRES – CW3 – DUAL ACCESS, CLEARED & BUILD-READY**  
1400 -1500 WOODDALE BOULEVARD, BATON ROUGE, LA 70806

**12.93 ACRES**

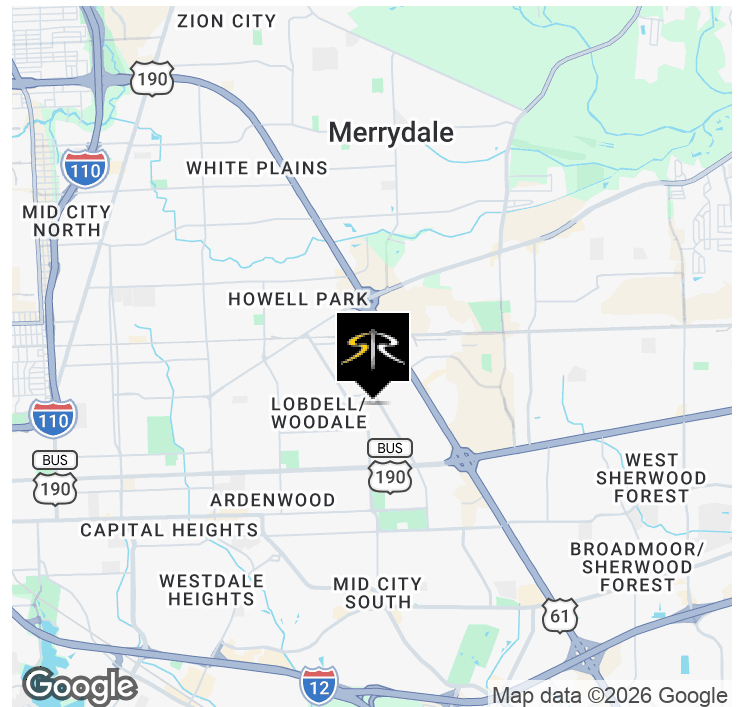


#### OFFERING SUMMARY

|                    |                                     |
|--------------------|-------------------------------------|
| <b>Sale Price:</b> | <b>\$2,957,000</b>                  |
| <b>Lot Size:</b>   | <b>12.93 Acres</b>                  |
| <b>Zoning:</b>     | <b>CW3 (Commercial Warehouse 3)</b> |

#### PROPERTY HIGHLIGHTS

- 12.93 Acres – CW3 – Dual Access, Cleared & Build-Ready
- Dual Access – Property Spans from Lobdell Blvd. to Wooddale Blvd.
- Cleared & Unencumbered Tract with Maximum Usable Land
- Zoned CW3 – Commercial Warehousing Three
- All Utilities On Site
- No Wetlands – No Flood Zone
- 587' Frontage on Lobdell Blvd.
- 287' Frontage on Wooddale Blvd.
- Highly Visible Location in Central Baton Rouge Corridor
- \$5.25 per Square Foot
- Owner/Agent



**MATTHEW SHIRLEY**  
Associate Broker  
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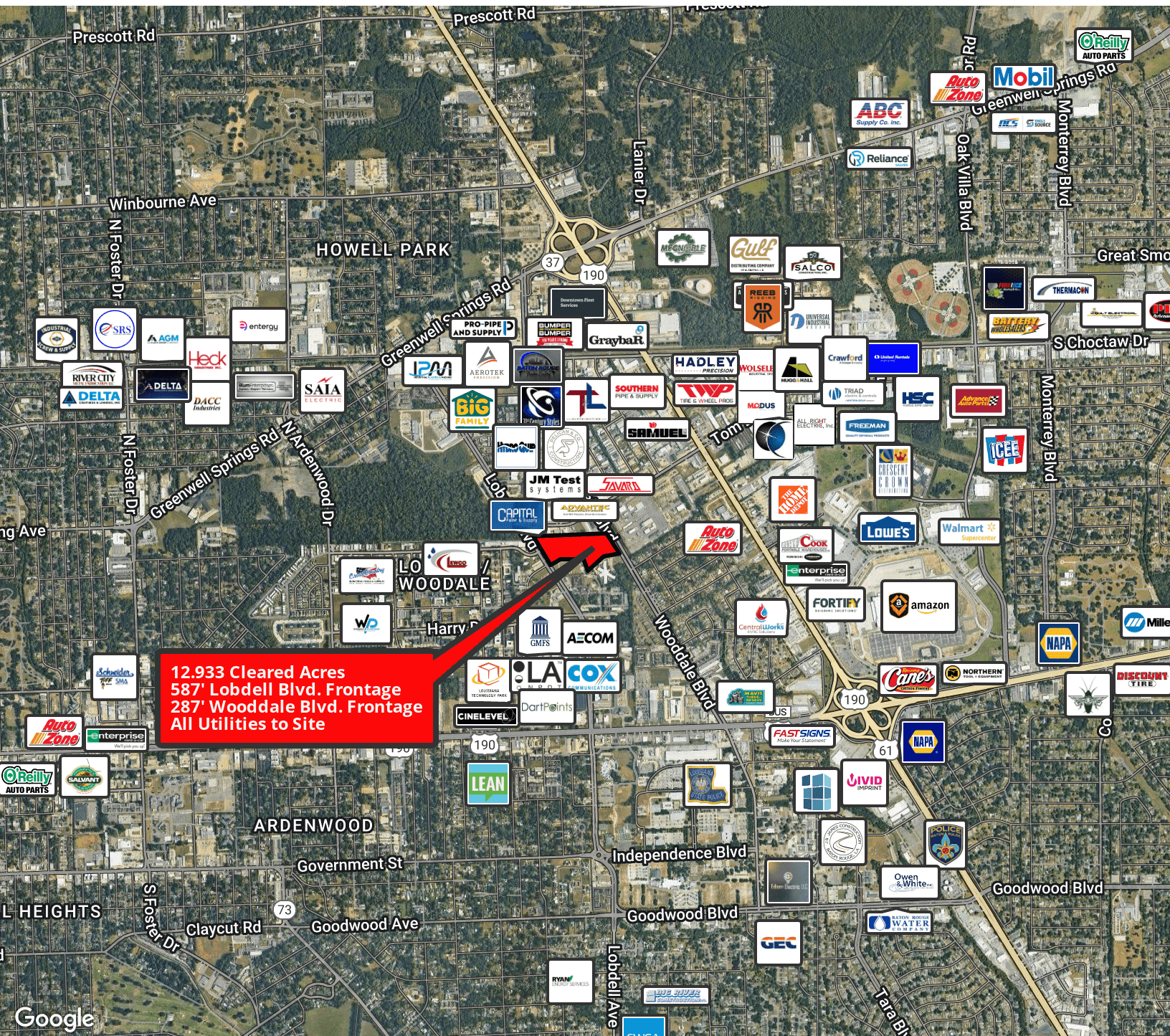




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**AREA INDUSTRY MAP**  
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