



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

**FOR SALE**

# 26,929 SF WAREHOUSE 203' FRONTAGE

1037 MAIN ST., BATON ROUGE, LA 70802

**\$895,000**

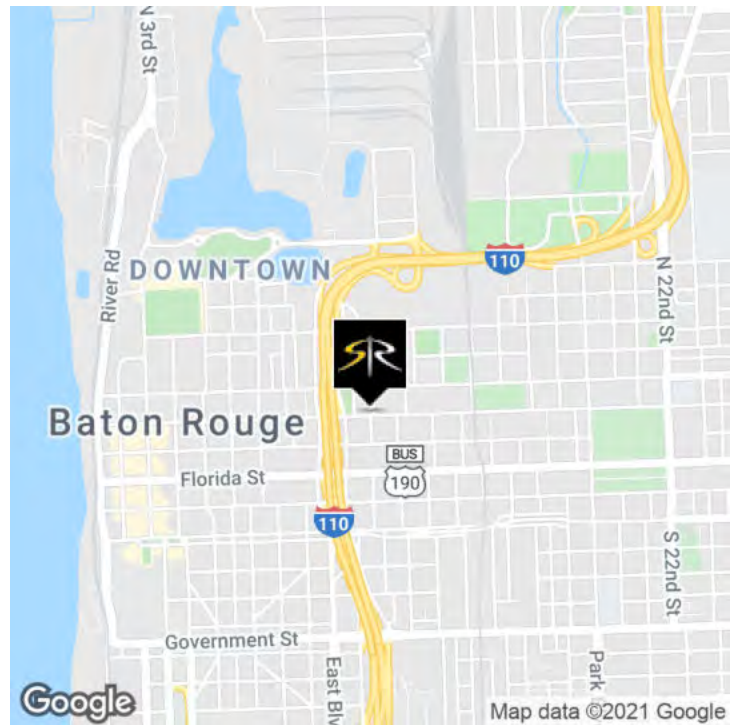


## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$895,000</b>
<b>Building Size:</b>	<b>26,929 SF</b>
<b>Price / SF:</b>	<b>\$33.24</b>
<b>Year Built:</b>	<b>1908 - 1970's</b>

## PROPERTY HIGHLIGHTS

- 26,929 SF Warehouse on 1 Acre Corner lot
- Original Studebaker's Dealership in Baton Rouge
- Free-Standing Building
- 230' Main St. Frontage & 11th St. Frontage
- 7 Roll-Up Doors: 5 Grade Level / 2 Dock High
- 3-Phase Electrical
- 20' - 40' Ceiling Height
- 20 Parking Spaces
- Solid Brick Masonry
- Zoned C-2
- Flood Zone "X"



### JIM ALLEN

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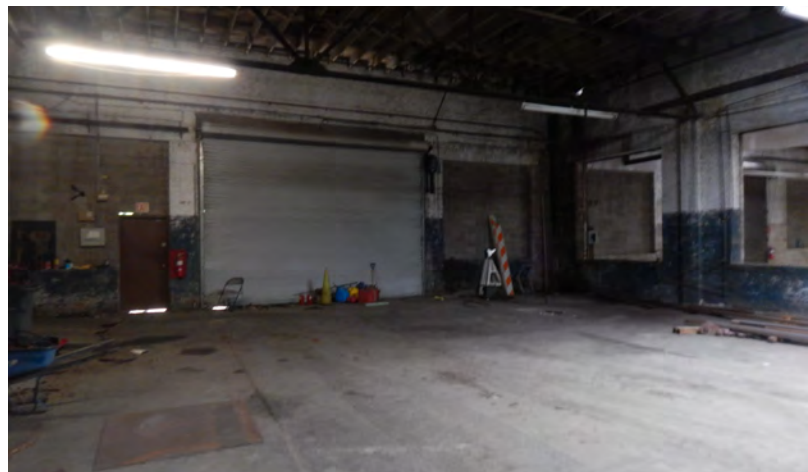
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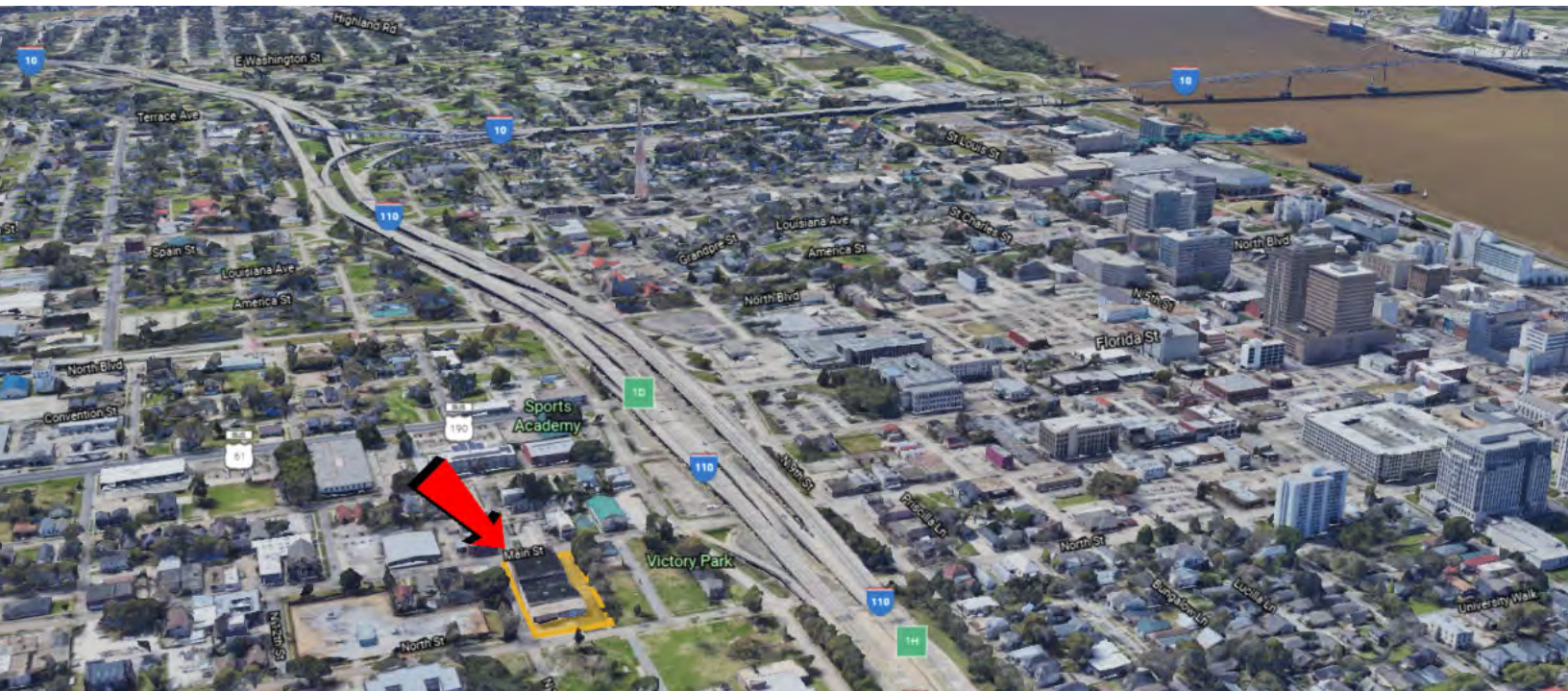
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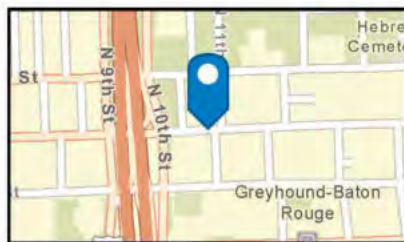
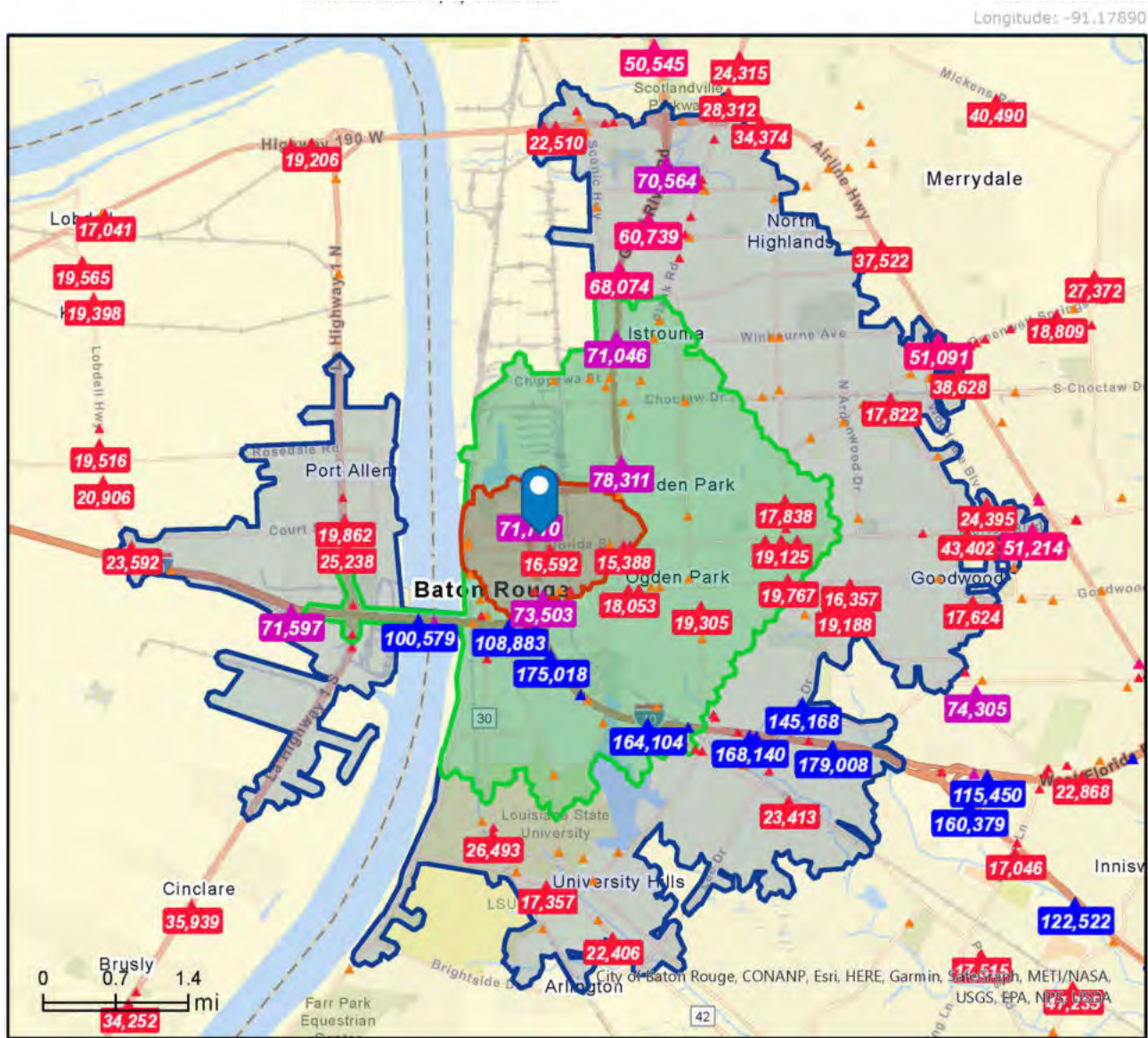
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TRAFFIC COUNT

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Source: ©2021 Kalibrate Technologies (Q4 2021).

- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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