



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE WAREHOUSE NEAR NEW PECUE INTERCHANGE

13953 PERKINS RD, BATON ROUGE, LA 70810

FOR SALE

5,000 SF



OFFERING SUMMARY

Sale Price:	\$500,000
Building Size:	5,000 SF
Lot Size:	.21 Acres SF
Zoning:	C2

PROPERTY HIGHLIGHTS

- Office Warehouse near new Pecue Interchange
- 2,000 SF Office, 3,000 SF Warehouse
- Climate Controlled Warehouse
- Convenient to I-10 and Siegen Lane
- Seller will owner-finance for qualified Buyer



MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

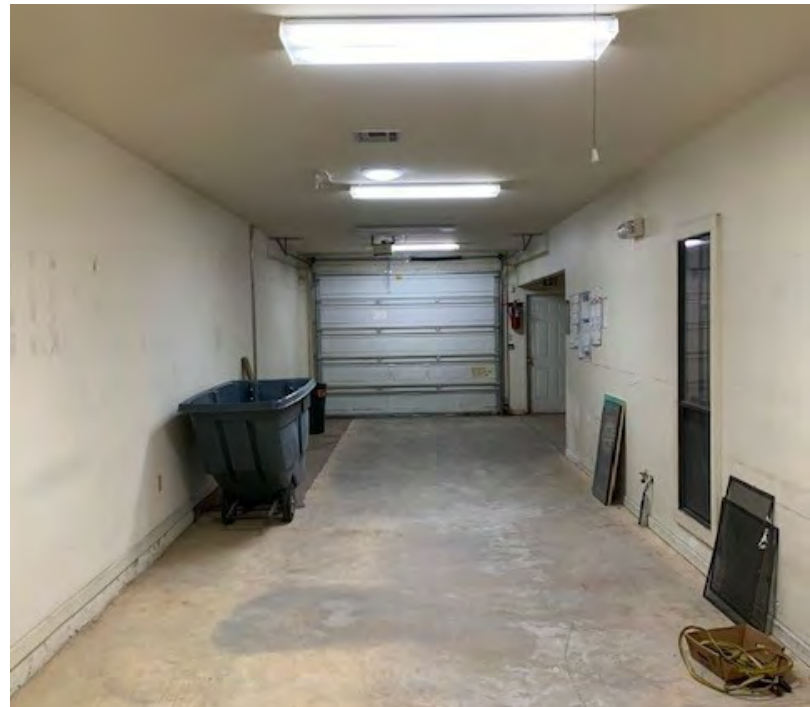
The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE
OFFICE-WAREHOUSE NEAR NEW PECUE INTERCHANGE
13953 PERKINS RD, BATON ROUGE, LA 70810

5,000 SF



MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE WAREHOUSE NEAR NEW PECUE INTERCHANGE

13953 PERKINS RD, BATON ROUGE, LA 70810

FOR SALE

5,000 SF



Google

Map data ©2024 Imagery ©2024 Airbus,
Maxar Technologies

MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

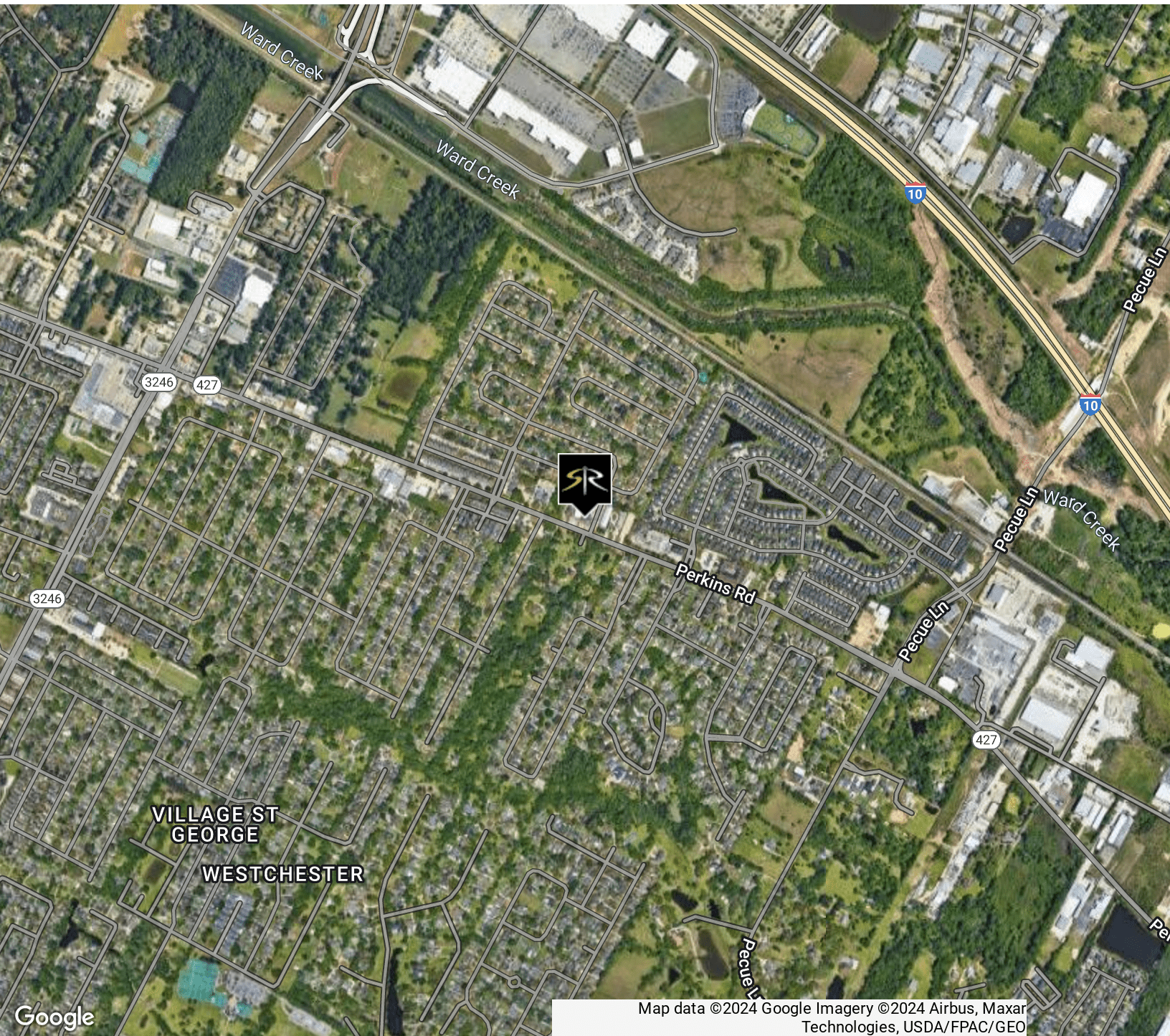


SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE OFFICE WAREHOUSE NEAR NEW PECUE INTERCHANGE

13953 PERKINS RD, BATON ROUGE, LA 70810

5,000 SF



MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



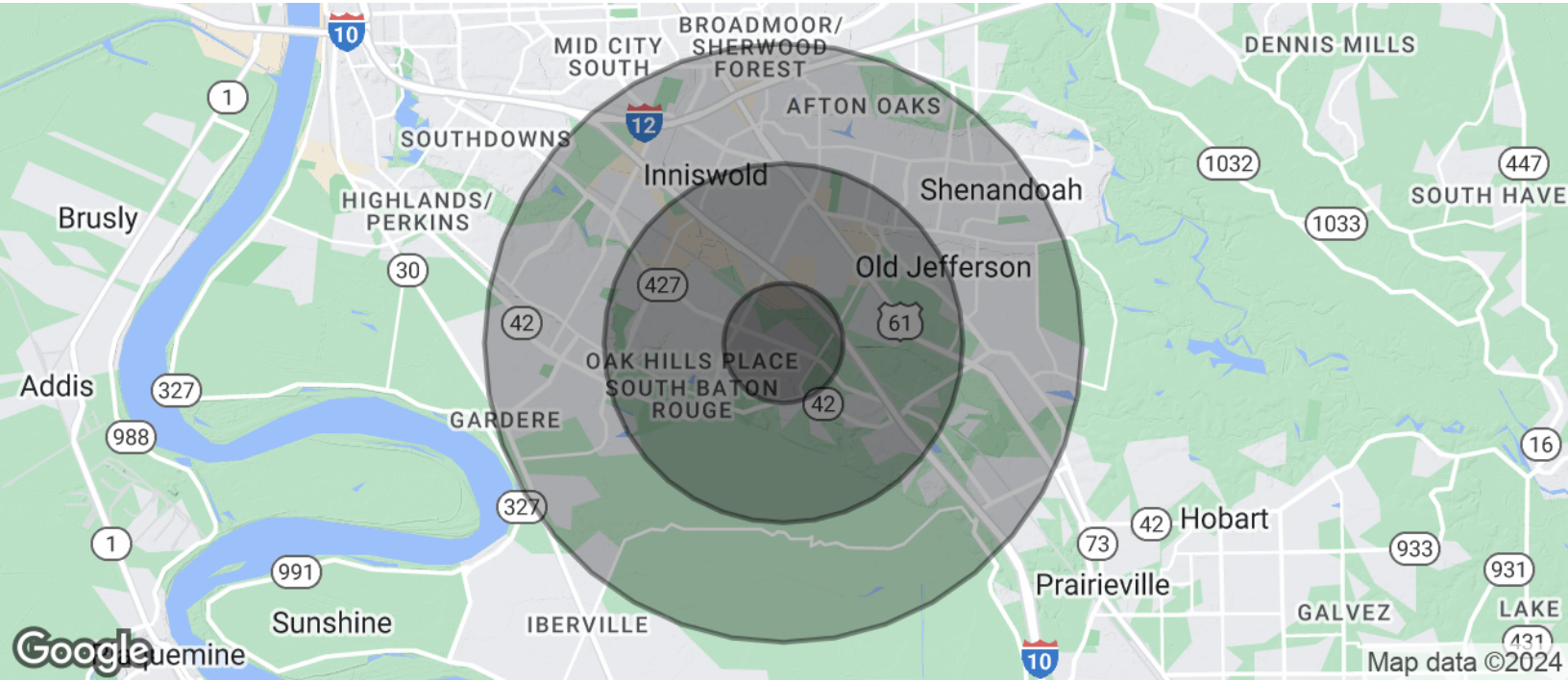
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE WAREHOUSE NEAR NEW PECUE INTERCHANGE

13953 PERKINS RD, BATON ROUGE, LA 70810

FOR SALE

5,000 SF



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,929	46,007	137,866
Average Age	41	42	40
Average Age (Male)	40	41	39
Average Age (Female)	42	43	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,214	19,846	58,519
# Of Persons Per HH	2.5	2.3	2.4
Average HH Income	\$126,063	\$126,132	\$113,816
Average House Value	\$435,076	\$416,317	\$364,339

Demographics data derived from AlphaMap

MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.