



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

**FOR LEASE
SECURE
WAREHOUSE
STORAGE**

**1965 Main St
Baton Rouge, LA 70802**

CARMEN AUSTIN, MBA, CCIM, SIOR
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SAURAGE ROTENBERG™
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FOR LEASE

SECURE MID-CITY WAREHOUSE / STORAGE

1965 MAIN ST, BATON ROUGE, LA 70802

17,110 SF



OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (MG)
Building Size:	17,110 SF
Available SF:	297 - 4,000 SF
Zoning:	C2

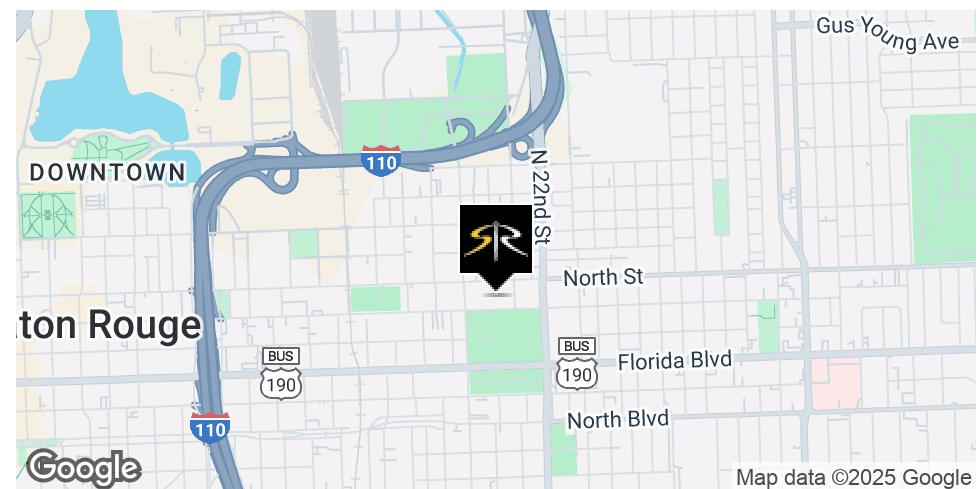
PROPERTY OVERVIEW

For Lease: Secure Mid-City Warehouse / Storage

Up to 4,000 SF Available | \$8.00/SF | Dock-High Access | Prime Central Location

Looking for flexible, affordable, and secure warehouse space near Downtown Baton Rouge and Mid City?

1965 Main Street offers an ideal solution for businesses seeking short- or long-term storage, logistics, distribution, or light industrial use in a strategic location.



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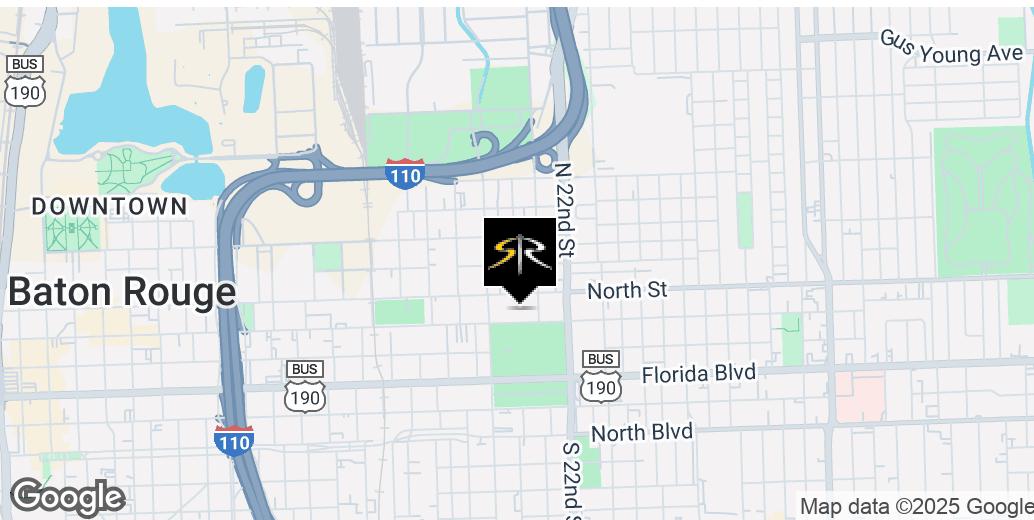
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AVAILABLE FOR LEASE

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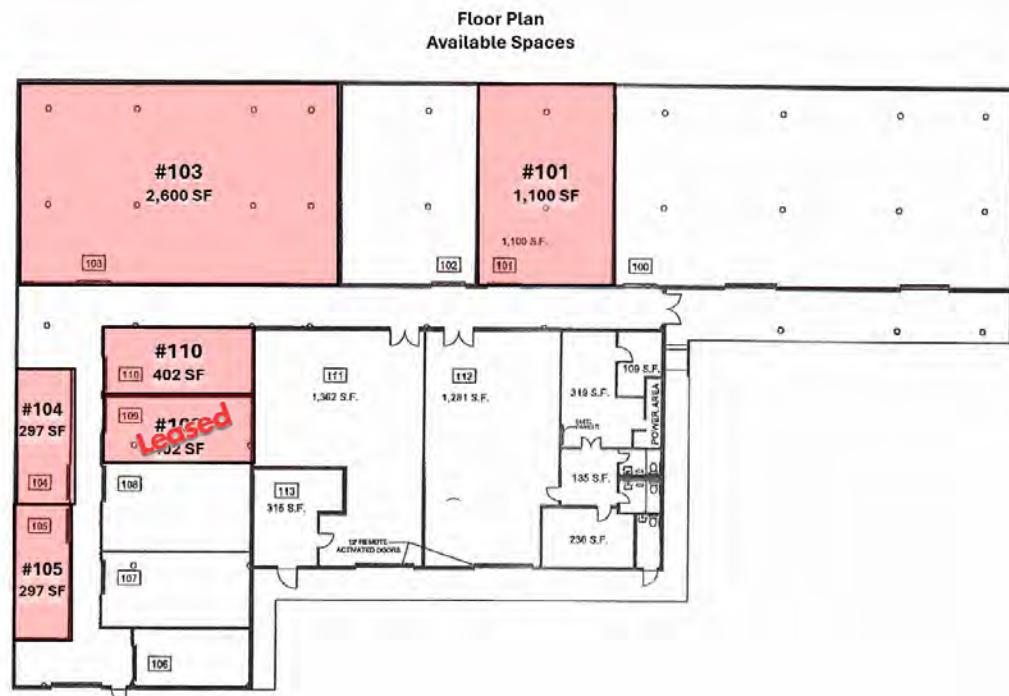
17,110 SF

LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	297 - 4,000 SF	Lease Rate:	\$8.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
101	Available	1,100 SF	Modified Gross	\$8.00 SF/yr
103	Available	2,600 SF	Modified Gross	\$8.00 SF/yr
104	Available	297 SF	Modified Gross	\$8.00 SF/yr
105	Available	297 SF	Modified Gross	\$8.00 SF/yr
109	LEASED	402 SF	Modified Gross	\$8.00 SF/yr
110	Available	402 SF	Modified Gross	\$8.00 SF/yr



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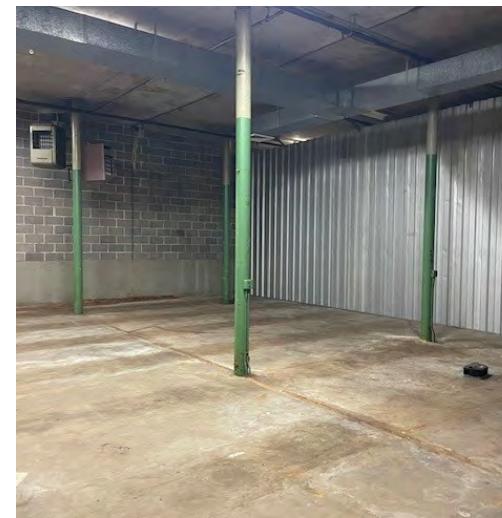
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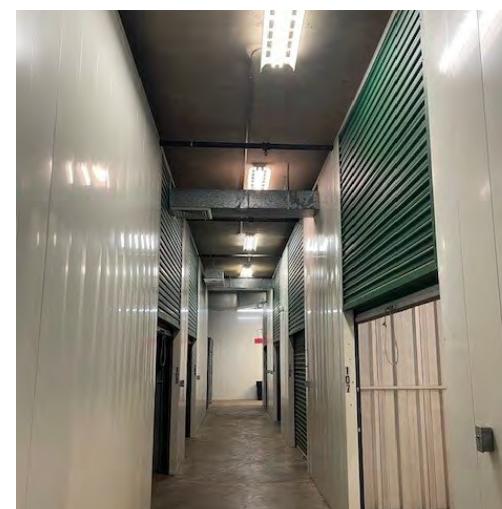
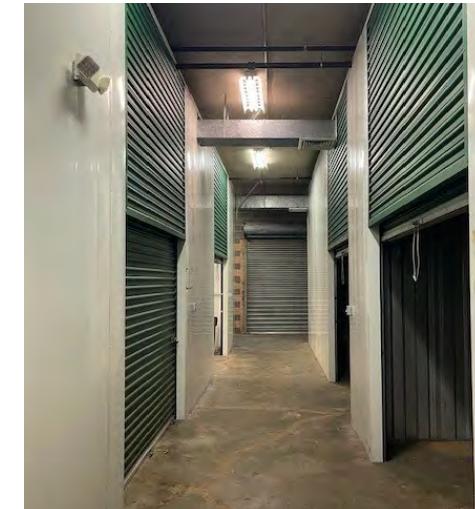
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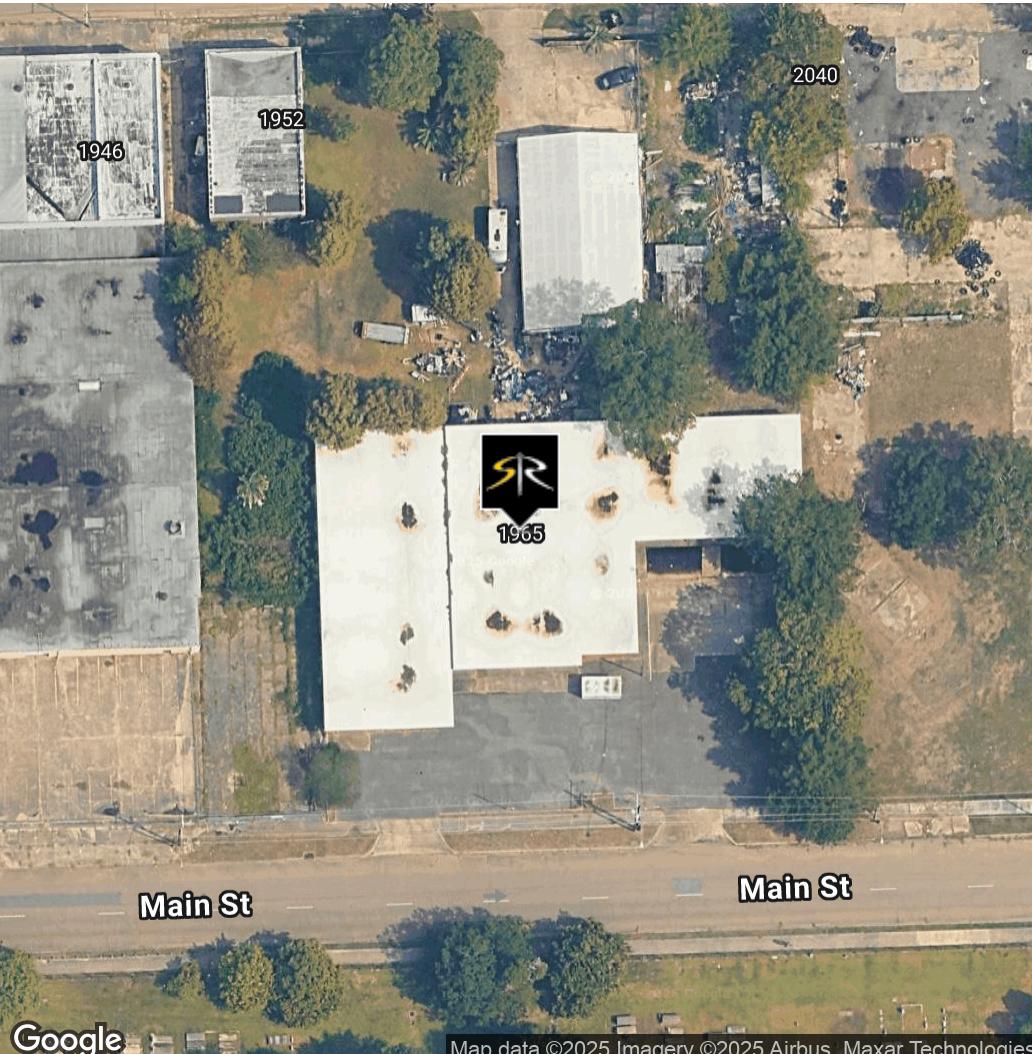
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AERIAL OVERVIEW

SECURE MID-CITY WAREHOUSE / STORAGE

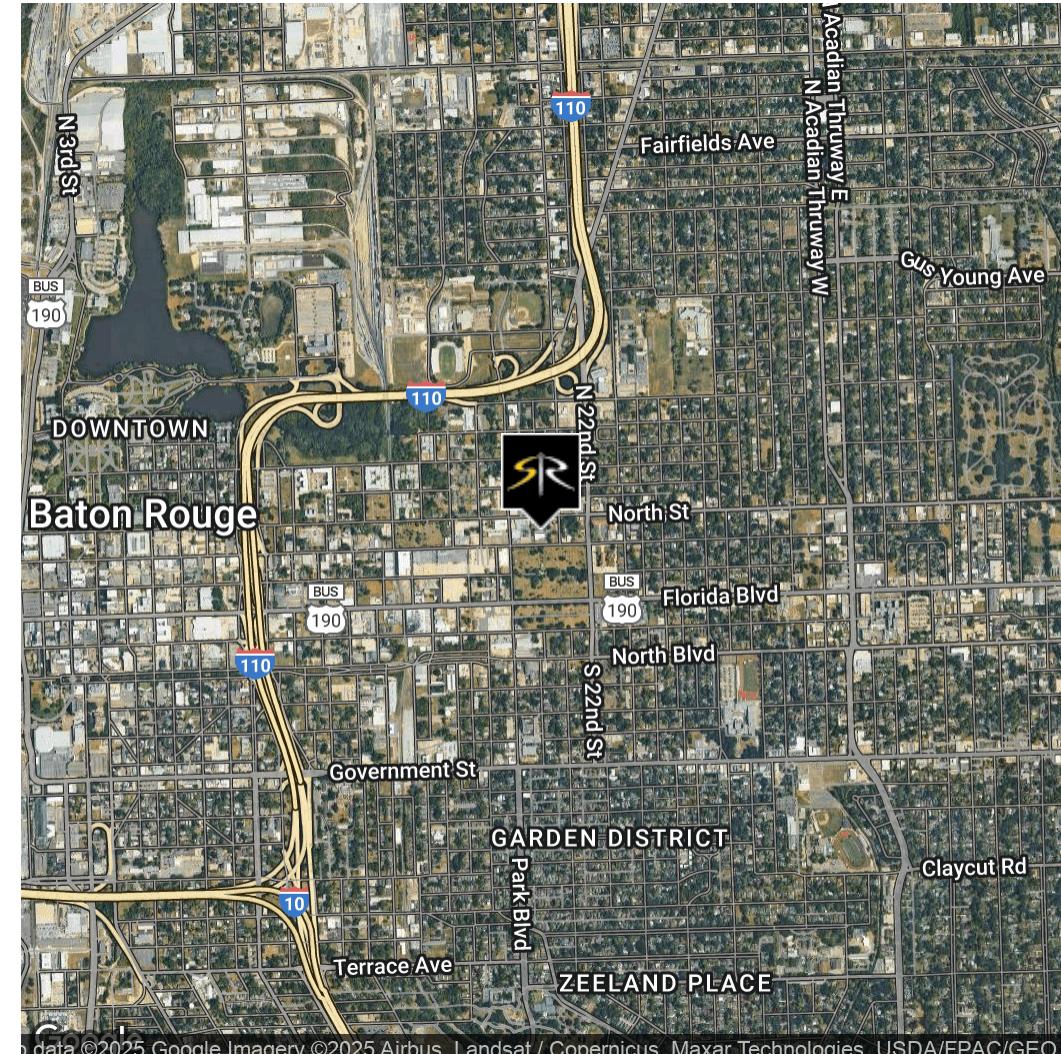
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Google

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FLOOR PLAN

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Floor Plan Available Spaces



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DEMOGRAPHICS

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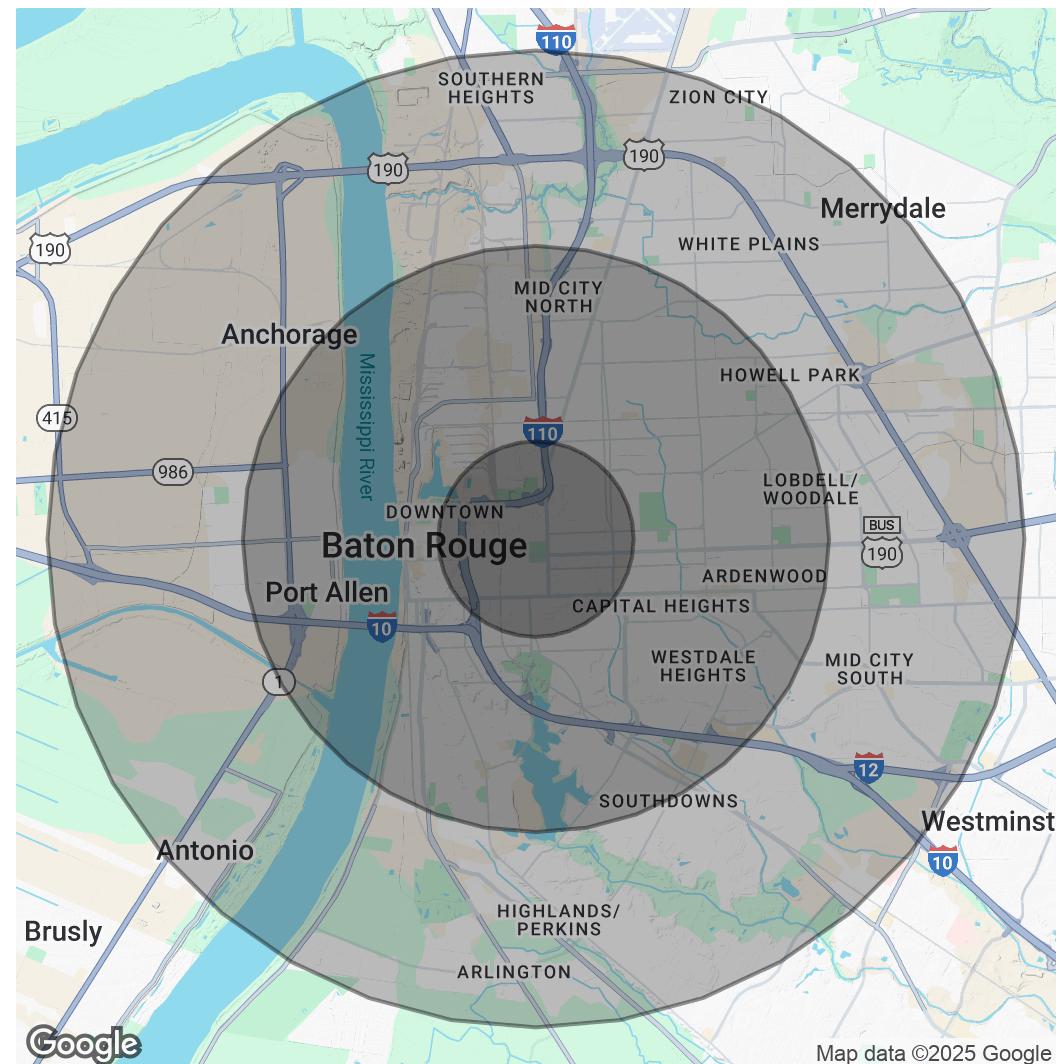
POPULATION	1 MILE	3 MILES	5 MILES
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Total Population	10,865	73,832	154,907
Average Age	39	37	37
Average Age (Male)	39	36	36
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Total Households	4,953	29,540	64,218
# Of Persons Per HH	2.2	2.5	2.4
Average HH Income	\$55,973	\$62,217	\$69,882
Average House Value	\$216,726	\$285,736	\$298,270

Demographics data derived from AlphaMap



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For more information, please contact:

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