

FOR LEASE



INSULATED WAREHOUSE WITH OFFICE / 3-PHASE ELECTRIC

2829 NEEDHAM DRIVE • BATON ROUGE, LA 70814

Highlights

Building SF:	3,000
Lease Rate:	\$2,500 Mo
Lot Size:	0.23 Acres
Office SF:	1,050
Offices:	5
Restrooms	1
Warehouse SF:	1,950
Zoning:	Industrial



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Description

This well-maintained warehouse with office is located in a quiet industrial corridor surrounded by established local businesses. The area is valued for its stability, flexible workspaces, and easy access to major traffic arteries including I-12, Airline Highway, and Florida Boulevard. The building totals 3,000 square feet, with approximately 1,950 square feet of clear-span warehouse and 1,050 square feet of office. The warehouse is fully insulated and includes one grade level overhead door and an exhaust fan, while the office section features central air and heat. Interior upgrades in 2025 include fresh paint and new flooring throughout the office spaces.

The office layout includes three private offices, a spacious reception area, and a retail showroom, making it suitable for a variety of business types. The warehouse has 3-Phase power and no interior support columns, offering maximum usability for storage or light industrial use. This is an ideal space for businesses seeking a functional, well-located facility with a professional appearance. Tenant pays for all utilities. Landlord pays property tax and property insurance. Owner is a Licensed Realtor in Louisiana.

- 5 Workspaces Total
- 1,950 SF Warehouse
- 3-Phase Electric
- Spacious Lot
- Insulated Warehouse

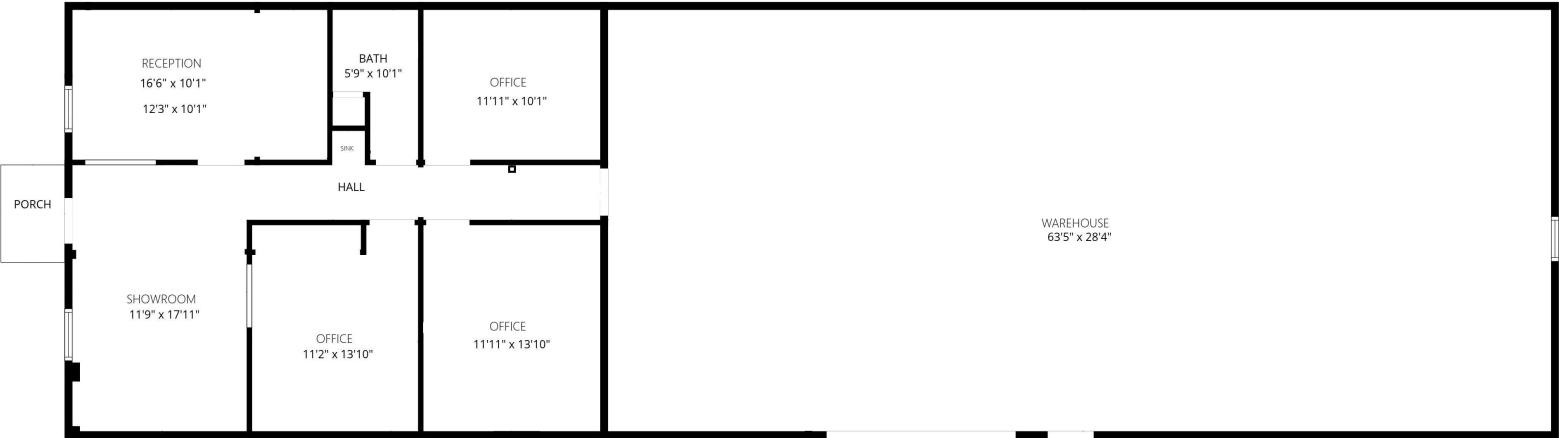


Property Photos



2829 NEEDHAM DR.
BATON ROUGE, LA 70814

WAREHOUSE: 1,950 SF
OFFICE: 1,050 SF
TOTAL: 3,000 SF



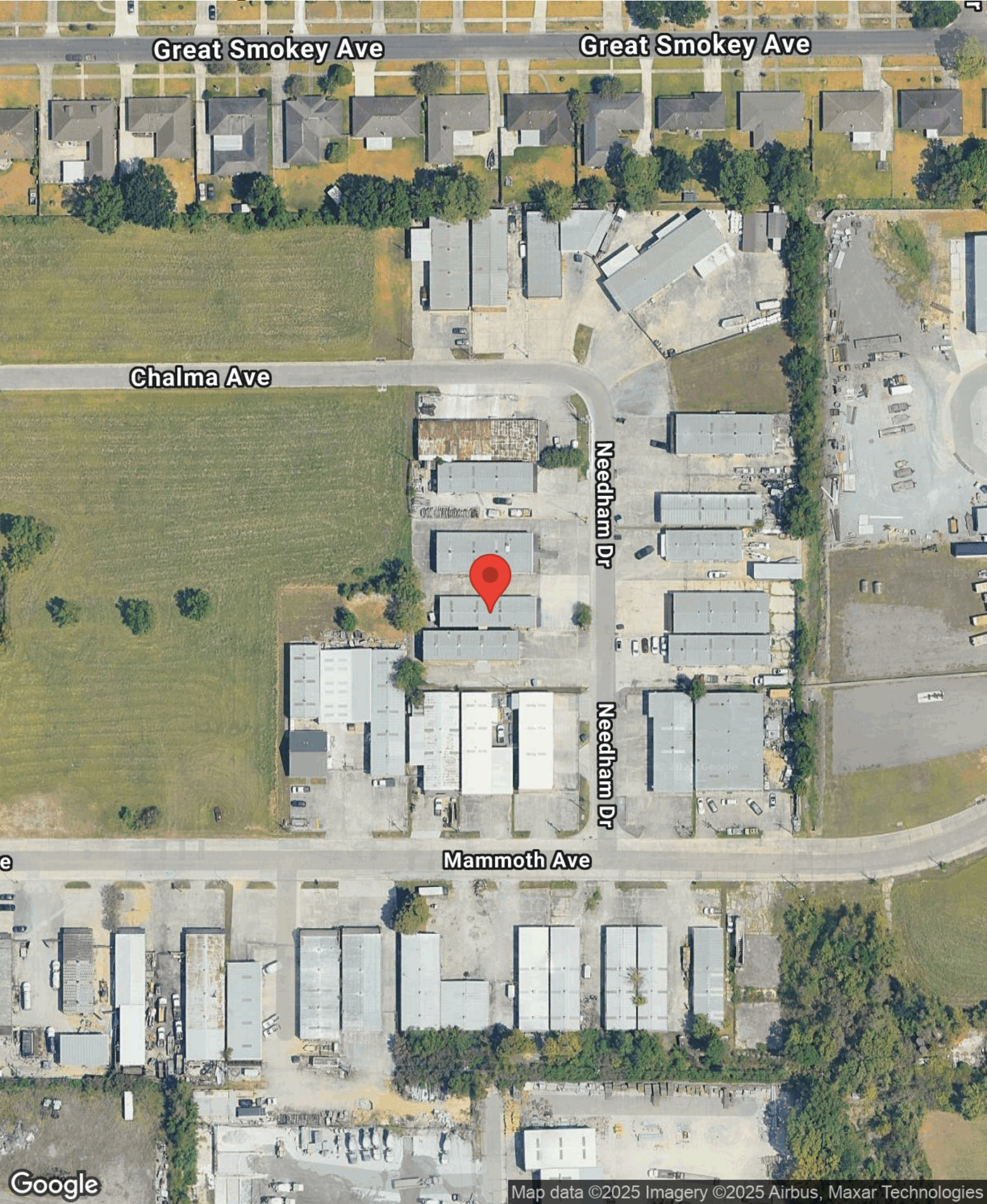
Property Photos



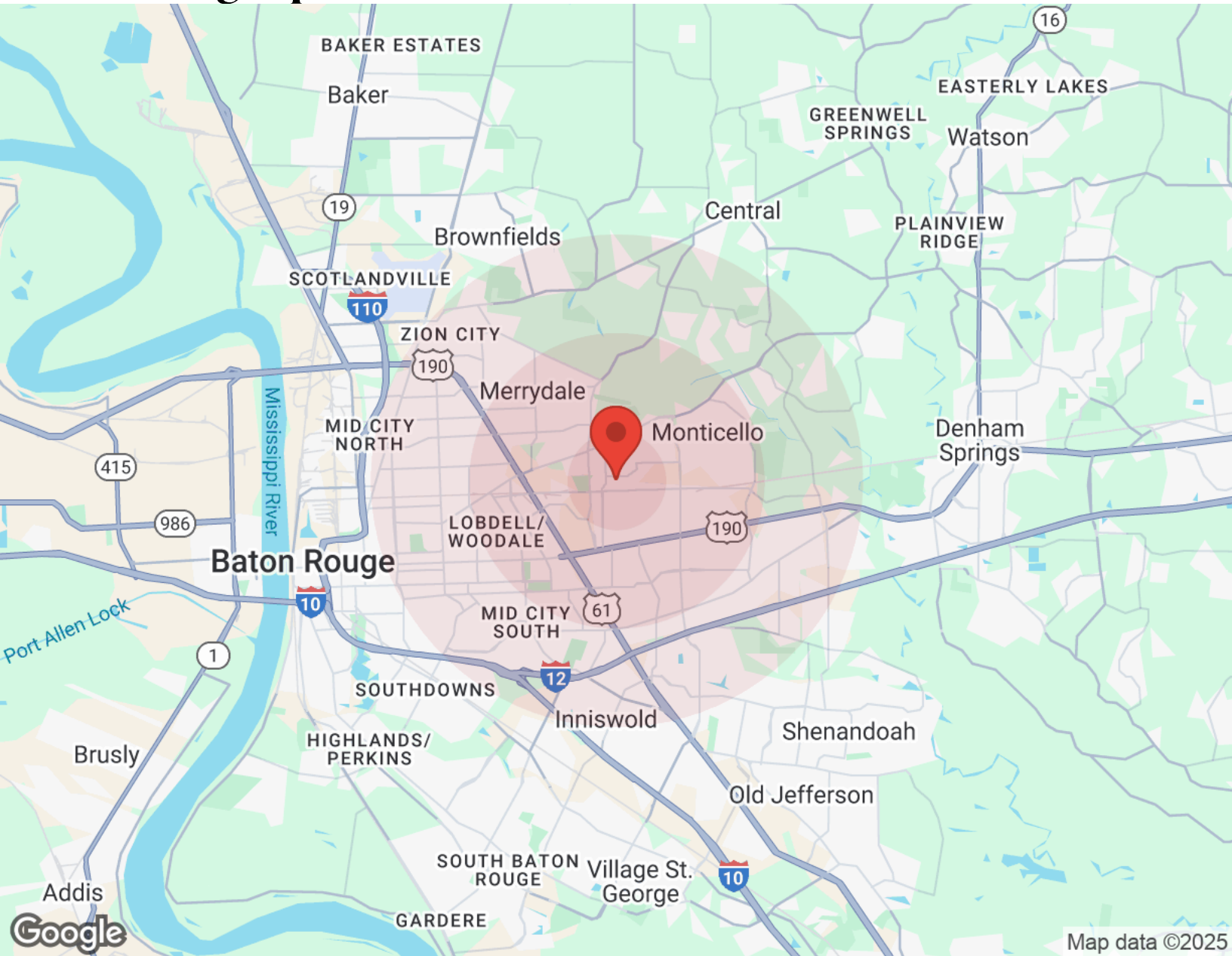
Property Photos



Aerial Map



Demographics



Population	1 Mile	3 Miles	5 Miles
Male	3,063	27,198	84,040
Female	3,424	30,176	92,650
Total Population	6,487	57,374	176,691

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,110	11,426	35,135
Ages 15-24	1,125	8,984	26,870
Ages 25-54	2,466	21,835	66,931
Ages 55-64	780	6,293	19,048
Ages 65+	1,006	8,836	28,706

Race	1 Mile	3 Miles	5 Miles
White	1,267	15,216	54,951
Black	4,575	34,459	100,219
Am In/AK Nat	5	80	177
Hawaiian	N/A	6	18
Hispanic	302	4,360	12,828
Asian	277	2,513	6,025
Multi-Racial	53	671	2,279
Other	9	75	212

Income	1 Mile	3 Miles	5 Miles
Median	\$52,766	\$49,608	\$53,881
< \$15,000	308	3,180	9,298
\$15,000-\$24,999	269	2,109	6,167
\$25,000-\$34,999	170	2,554	7,567
\$35,000-\$49,999	307	3,103	9,706
\$50,000-\$74,999	688	3,790	11,865
\$75,000-\$99,999	207	2,198	8,372
\$100,000-\$149,999	226	2,421	8,283
\$150,000-\$199,999	117	1,033	4,117
> \$200,000	57	1,316	4,717

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,656	25,337	82,348
Occupied	2,349	21,703	70,090
Owner Occupied	1,680	12,120	37,238
Renter Occupied	669	9,583	32,852
Vacant	308	3,634	12,258