



RENOVATED OFFICE/WAREHOUSE WITH FENCED LAYDOWN YARD

10441 MAMMOTH AVE, BATON ROUGE, LA 70814



OFFERED FOR LEASE

LEASE RATE: \$2,700/MONTH NNN

±5,000 SF TOTAL | ±750 SF OFFICE, ±4,250 SF WAREHOUSE

- 4 Roll Up doors into a clear-span warehouse
- Finished Office with reception, 2 private offices, 2 restrooms, and kitchenette
- Fenced Laydown yard to secure equipment, materials and vehicles
- Just off Choctaw Dr, ±2 miles to Airline Hwy and Florida Blvd

CONTACT:

ALEX RUCH
225.485.0238

800.895.9329 | <https://elifinrealty.com> | September 2026

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for lease, 10441 Mammoth Ave offers a fully renovated office/warehouse situated on ± 0.36 acres.
- The property features a combination of ± 750 SF of office space and $\pm 4,250$ SF of warehouse space with three-phase power, 4 roll up doors, and ample on-site parking. The office space includes a reception, 2 private offices, 2 restrooms, and a kitchenette.
- Additionally, a rear fenced laydown yard provides additional secured space for equipment, materials, vehicles or outdoor storage.
- Located just ± 2 miles from Florida Blvd and Airline Hwy, the space provides convenient access to one of Baton Rouge's major east-west corridors.
- CAM costs are fixed at \$500/month.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	10441 Mammoth Ave
City, State, Zip	Baton Rouge, LA 70814
County	East Baton Rouge
Market	Baton Rouge, LA MSA
Side Of The Street	Southeast
Road Type	Paved
Nearest Highway	Florida Blvd
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Office
Zoning	M1 - Light Industrial
Lot Size	±0.36 Acres
APN #	1024930
Lot Frontage	±98 ft
Lot Depth	±210 ft
Building Size	±5,000 SF
Free Standing	Yes

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INTERIOR PHOTOS



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EXTERIOR PHOTOS

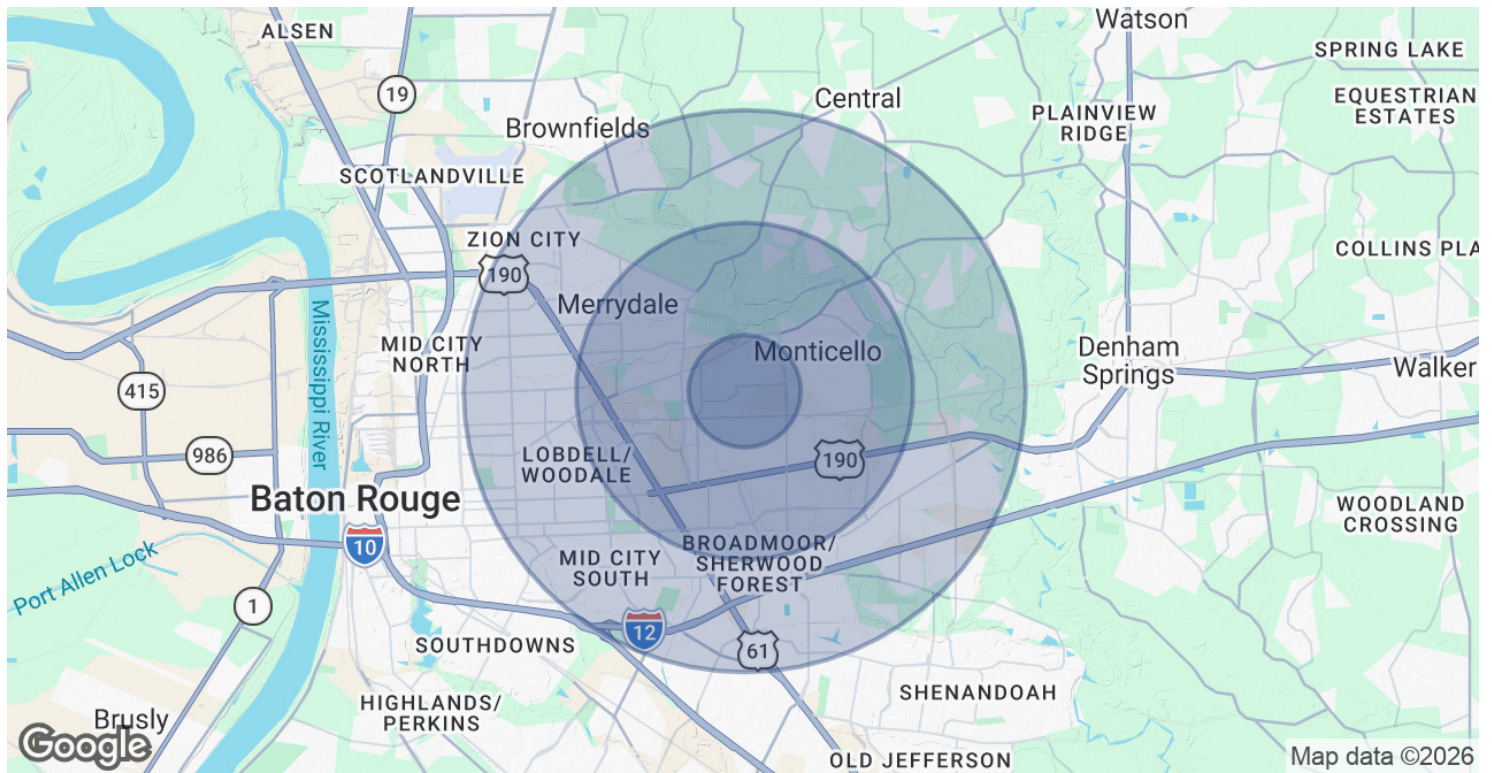
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,022	56,002	160,952
Average Age	42.2	34.0	35.3
Average Age (Male)	35.5	34.5	33.3
Average Age (Female)	42.1	34.7	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,202	20,145	62,080
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$64,746	\$72,414	\$78,429
Average House Value	\$188,163	\$212,254	\$246,968

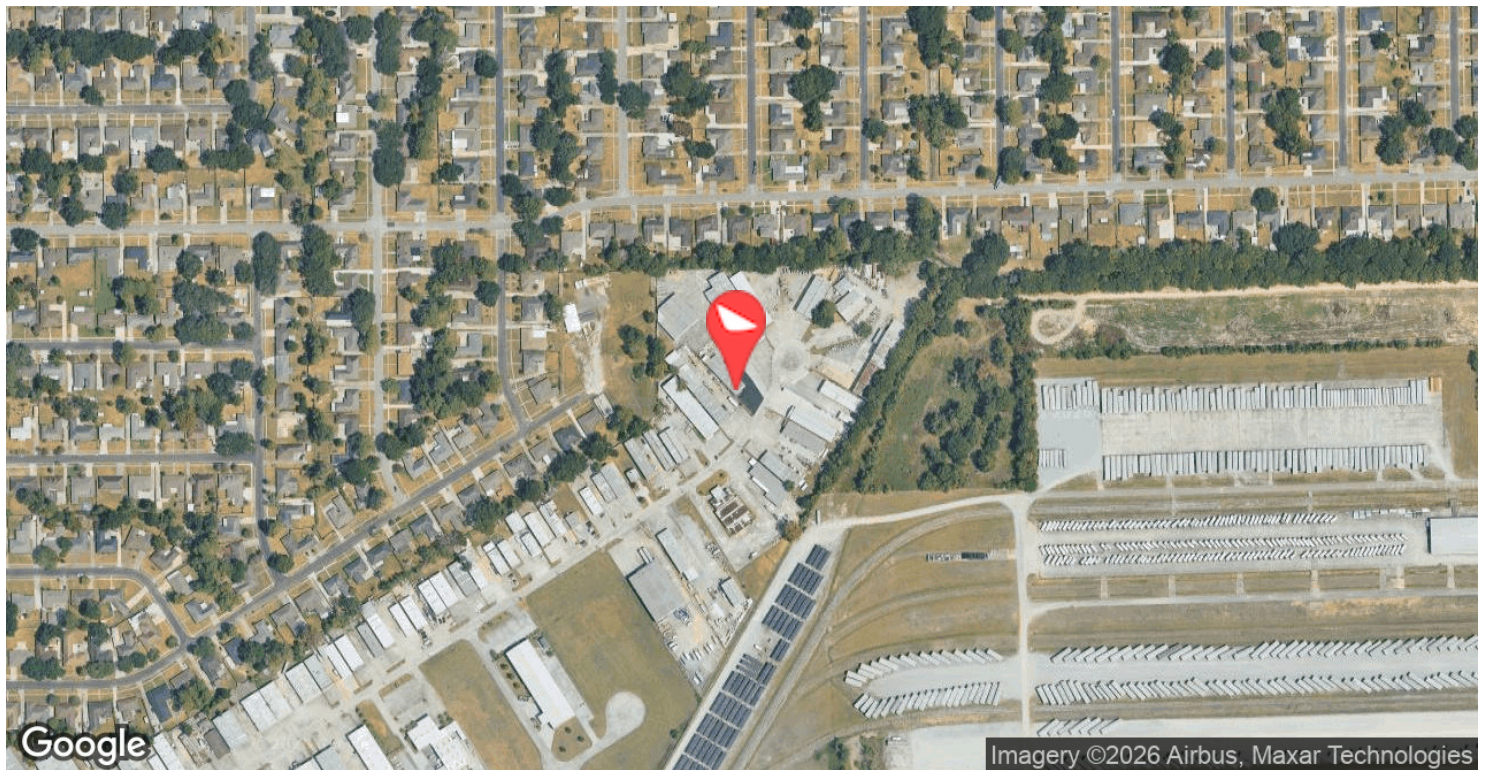
2023 American Community Survey (ACS)

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LOCATION MAP

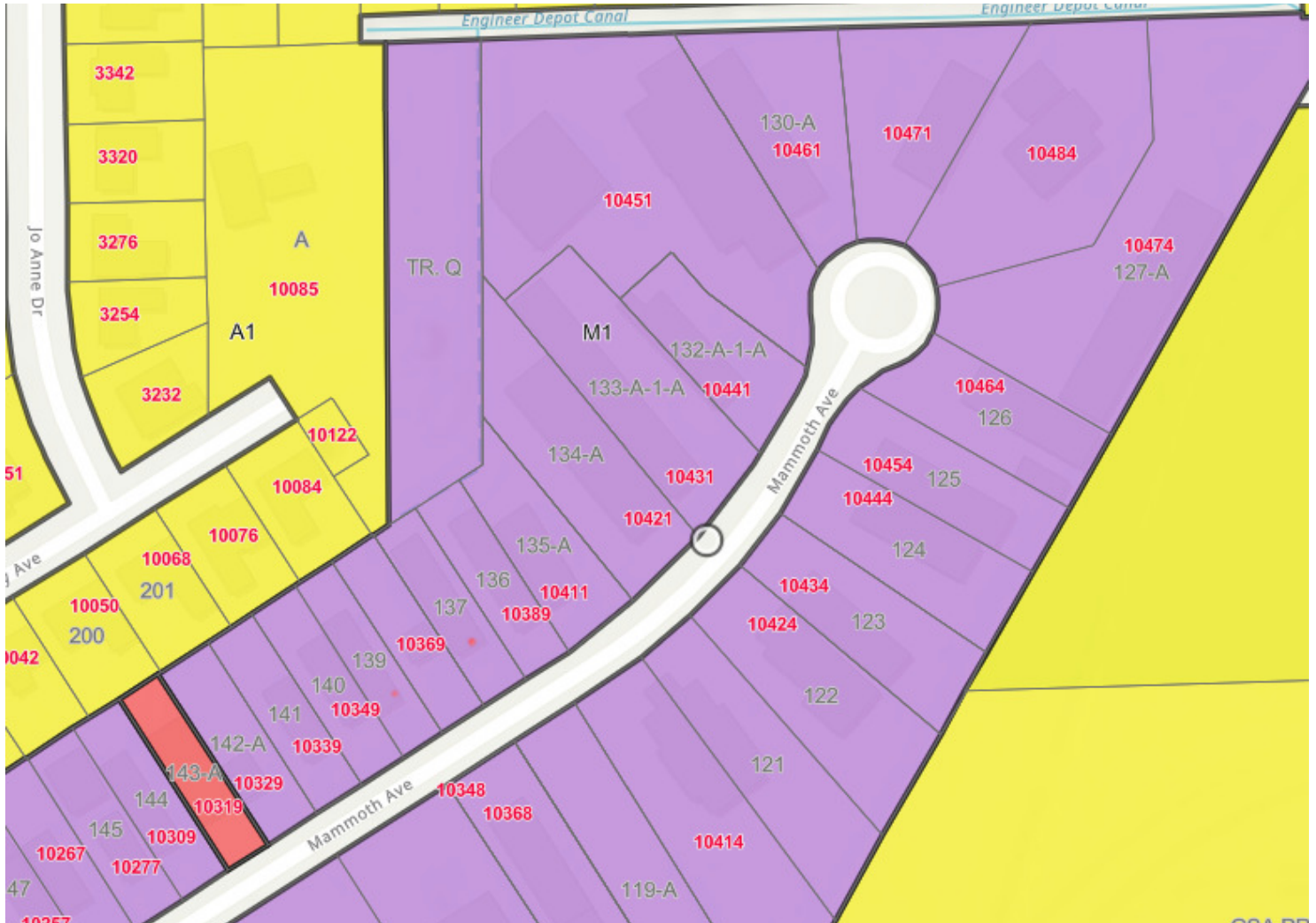
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ZONING MAP



M1 - LIGHT INDUSTRIAL

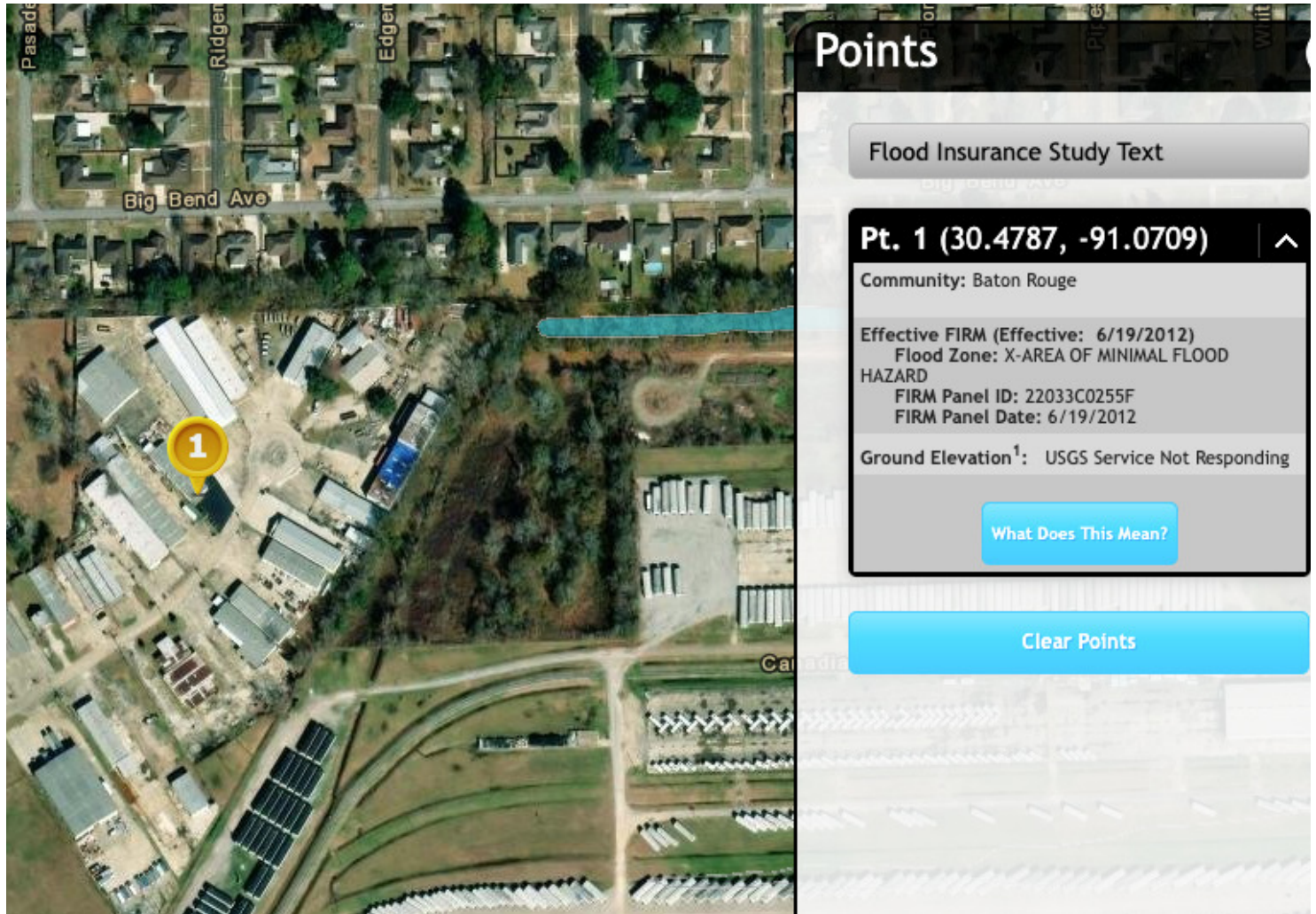
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE: X-AREA OF MINIMAL FLOOD HAZARD

Source: maps.lsuagcenter.com/floodmaps

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