



DOCK HIGH INDUSTRIAL PROPERTY ON SOUTH CHOCTAW

13327 S CHOCTAW DR BATON ROUGE, LA 70815



OFFERED: FOR SALE

SALE PRICE: \$960,400 (\$49/SF)

±19,600 SF

- 2 dock-high loading areas, 6 roll-up doors, mezzanine space, and on-site parking
- Office and showroom space provide a retail component
- ±3 minutes from Florida Blvd and ±8 mins from I-12
- Zoned M1 - Light Industrial

CONTACT:

ALEX RUCH
225.485.0238

800.895.9329 | <https://elifinrealty.com> | August 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 for sale, 13327 S Choctaw Dr offers a ±19,600 SF industrial property consisting of an office/warehouse as well as a standalone warehouse within the Choctaw Dr industrial corridor.
- The property features ample warehouse space, 2 dock-high loading areas, 6 roll-up doors, mezzanine space, and +17 parking spaces
- Office and showroom space offers a retail/customer-facing component for industrial users.
- Located ±3 minutes from Florida Blvd and ±8 mins from I-12, the property offers convenient access throughout Baton Rouge.
- Zoned M1 - Light Industrial.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	13327 S Choctaw Dr
City, State, Zip	Baton Rouge, LA 70815
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Township	07S
Range	02E
Section	005
Side Of The Street	North
Road Type	Paved
Nearest Highway	Florida Blvd - US 190
Nearest Airport	Baton Rouge Metropolitan - BTR

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	M1 - Light Industrial
APN #	1073176, 1073168
Building Size	±19,600 SF
Number Of Buildings	2
Lot Frontage	±204 ft
Lot Depth	±302 ft

BUILDING INFORMATION

Office	±1,900 SF
Sales/Showroom	±3,350 SF
Main Warehouse	±8,750 SF
Side Warehouse	±5,600 SF
Eave Height	20'

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INTERIOR PHOTOS



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EXTERIOR PHOTOS

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AERIAL PHOTOS

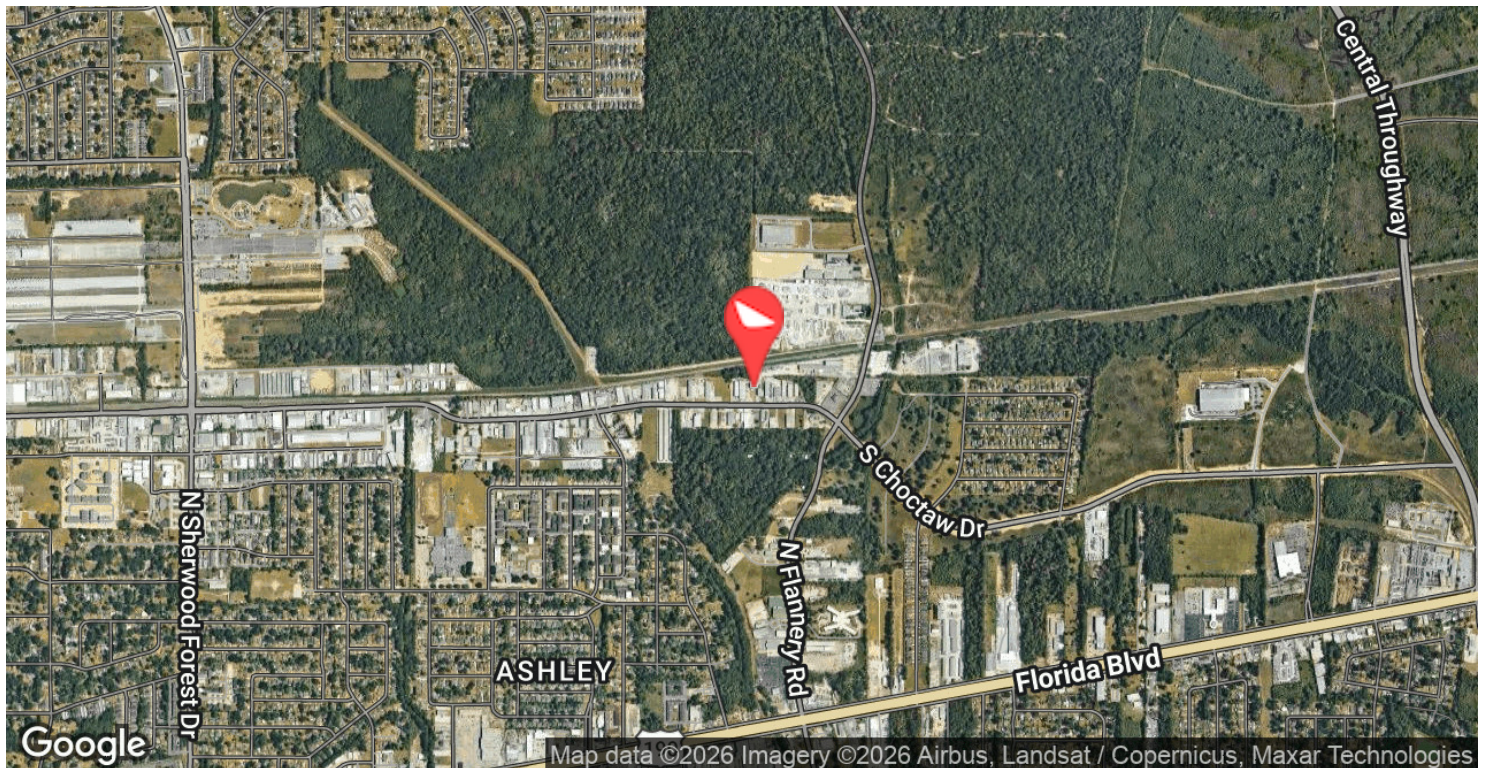
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LOCATION MAP

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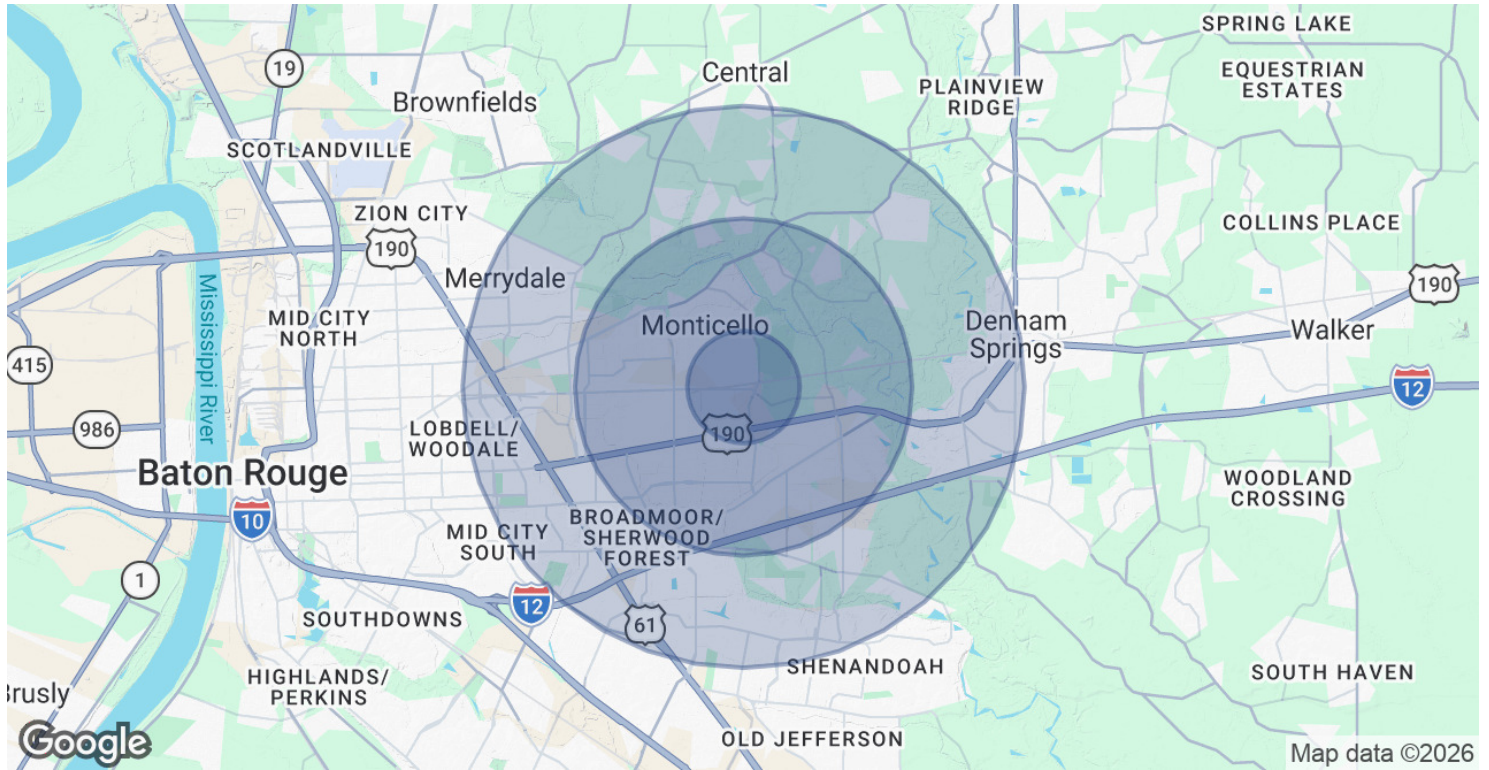
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,101	59,537	133,897
Average Age	26.9	34.0	35.7
Average Age (Male)	28.4	32.8	34.6
Average Age (Female)	26.3	36.3	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,137	21,096	51,564
# of Persons per HH	3.3	2.8	2.6
Average HH Income	\$62,093	\$77,124	\$86,740
Average House Value	\$157,118	\$218,462	\$251,374

2023 American Community Survey (ACS)

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ZONING MAP



M1 - LIGHT INDUSTRIAL

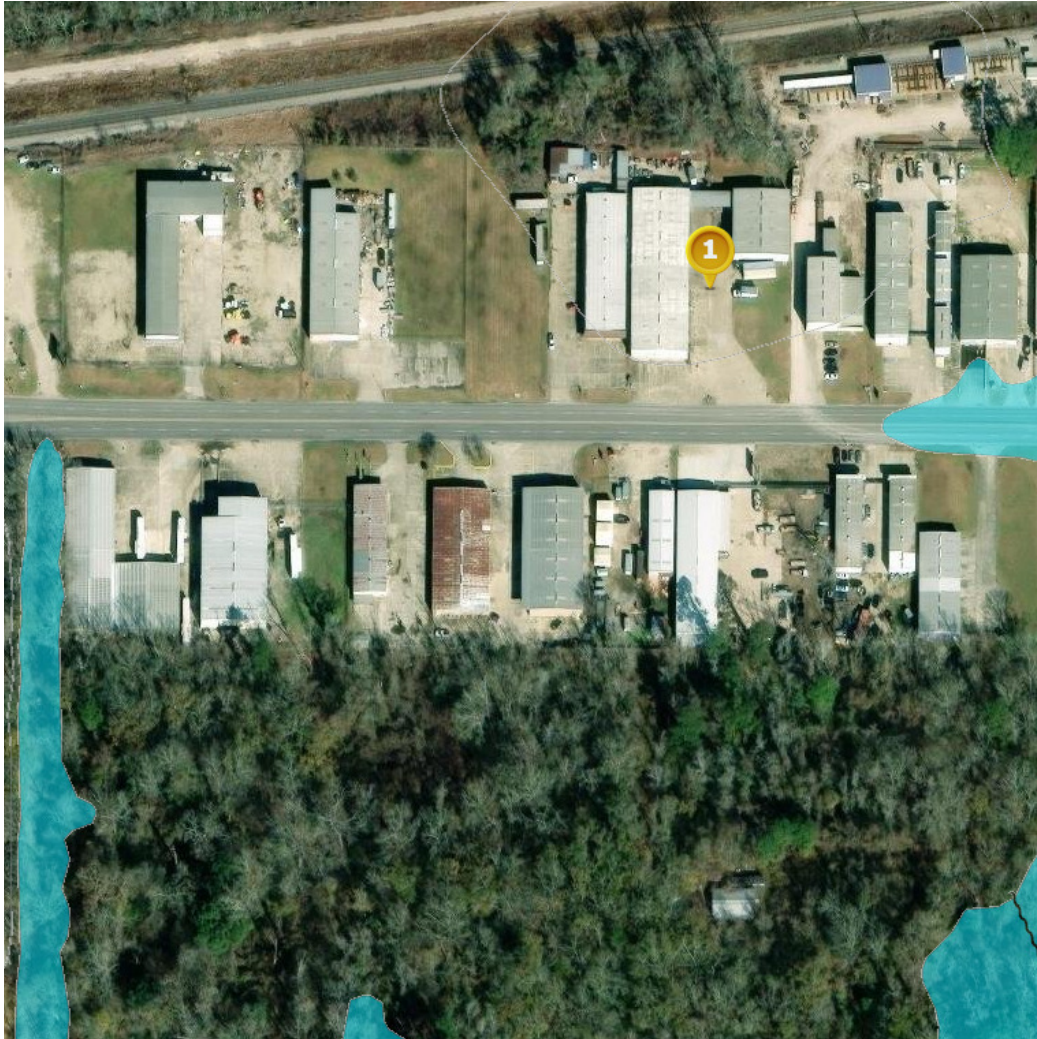
Source: The municipality in which the property is located

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FLOOD ZONE MAP



Pt. 1 (30.4731, -91.0373)

Community: Baton Rouge

Effective FIRM (Effective: 5/2/2008)
Flood Zone: X-AREA OF MINIMAL FLOOD
HAZARD
FIRM Panel ID: 22033C0260E
FIRM Panel Date: 5/2/2008

Ground Elevation¹: 46.7 ft

Community Info

What Does This Mean?

Clear Points

FLOOD ZONE: X-AREA OF MINIMAL FLOOD HAZARD

Source: maps.lsuagcenter.com/floodmaps

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