



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE SECURE WAREHOUSE STORAGE

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

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
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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 SF/yr (MG)
Building Size:	17,110 SF
Available SF:	297 - 9,612 SF
Zoning:	C2

PROPERTY OVERVIEW

- For Lease: Secure Mid-City Warehouse / Storage
- Up to 9,600 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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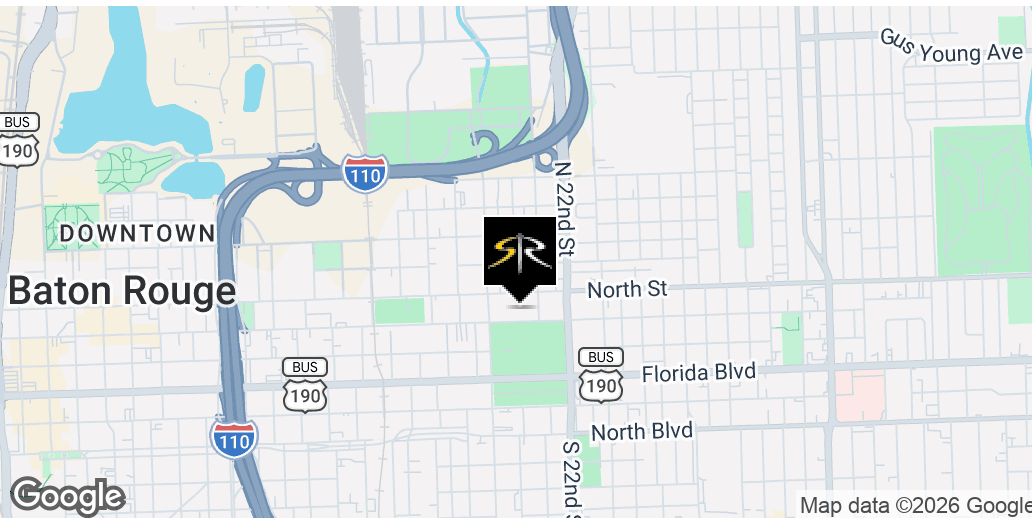
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• PROPERTY HIGHLIGHTS:

- Up to 9,600 SF available (divisible)
- Dock-High Loading for efficient shipping and receiving
- On-Site Restroom
- Secure, Gated Access for peace of mind
- Located near I-110, Government St, and Downtown
- Ideal for contractors, small businesses, non-profits, suppliers, small logistics operators, and inventory overflow

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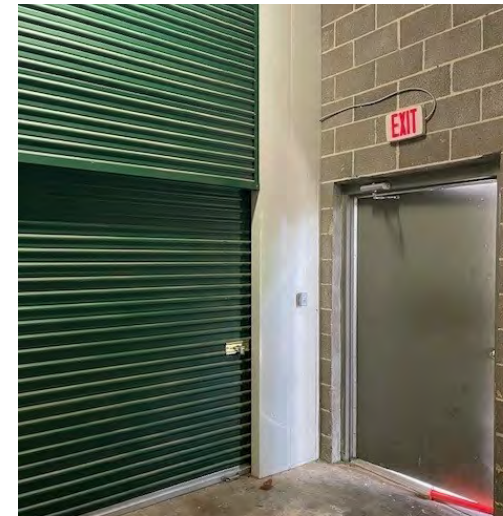


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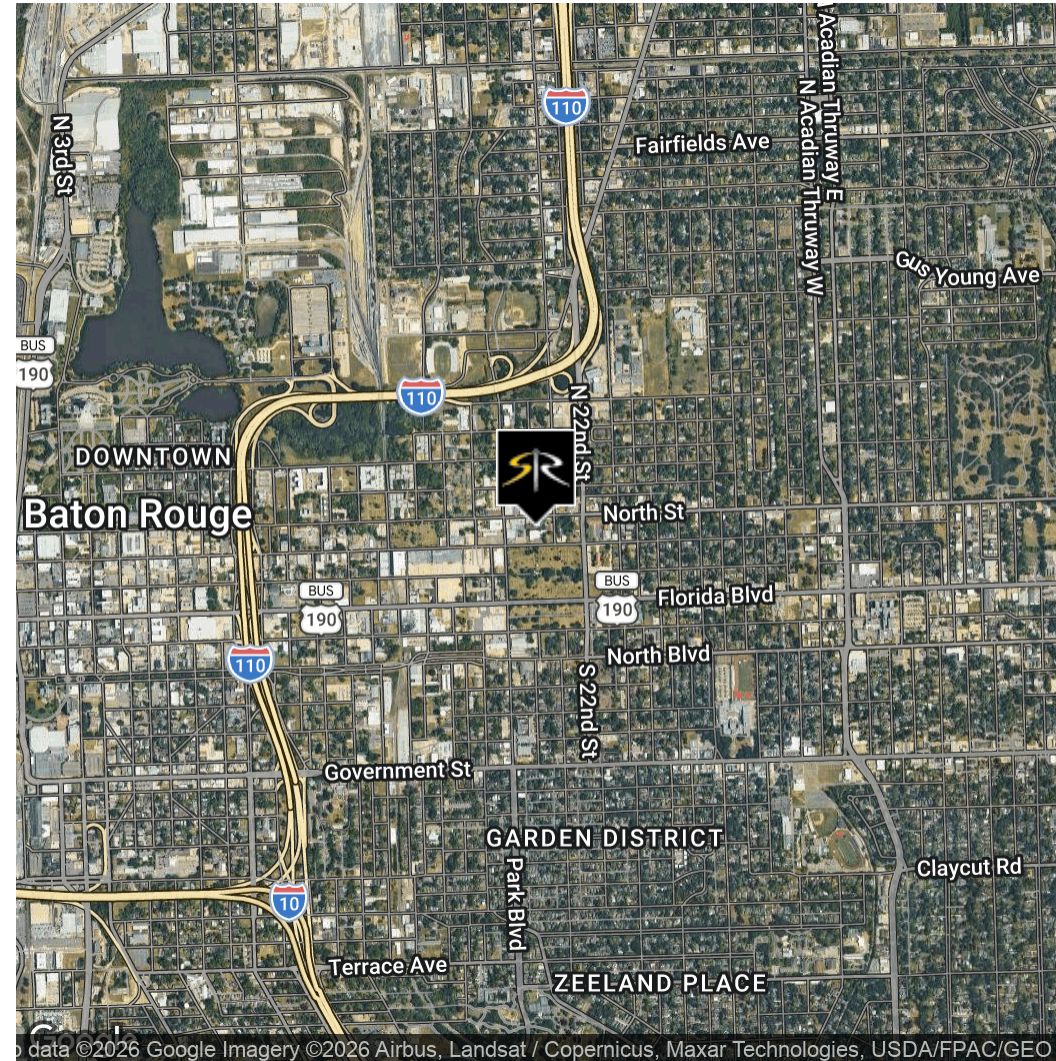
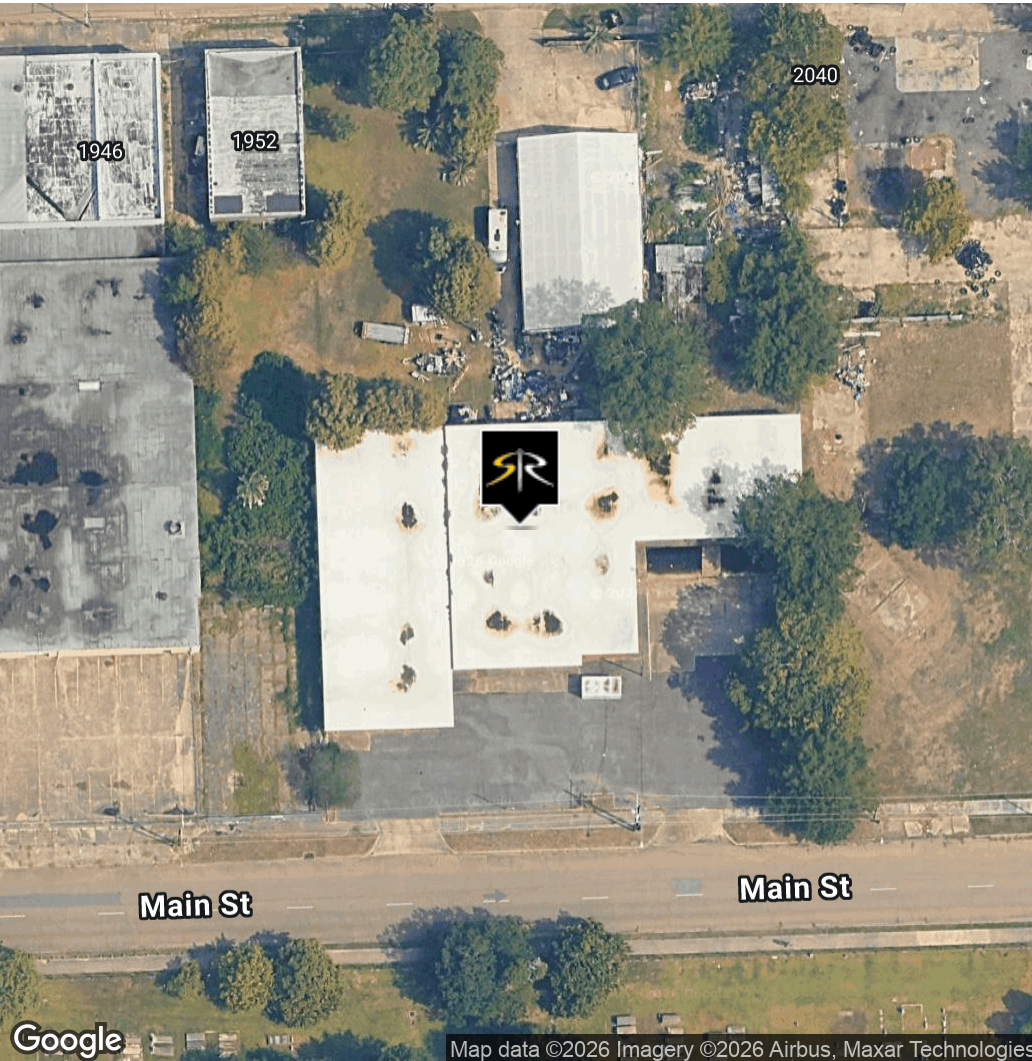
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AERIAL OVERVIEW

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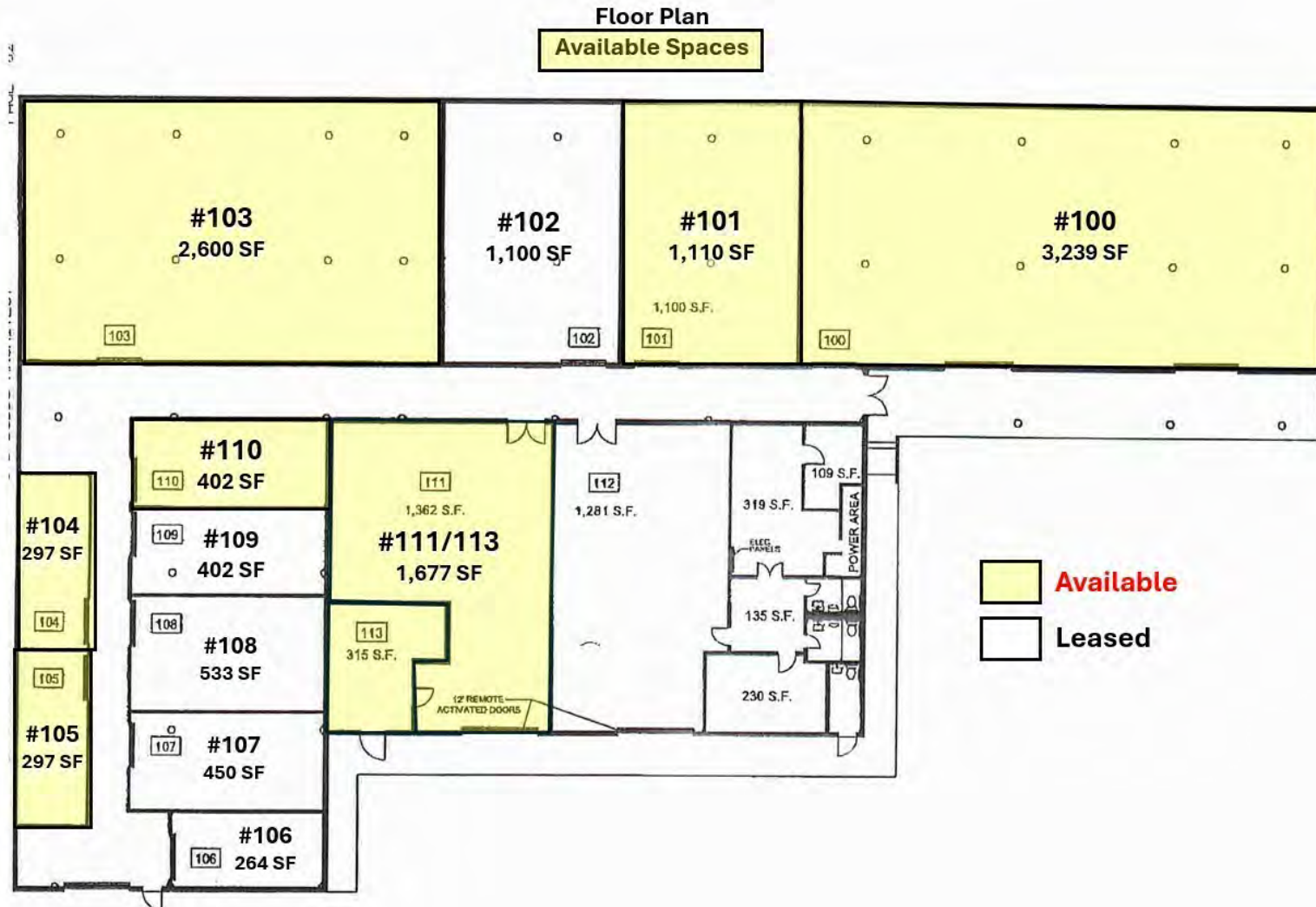


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DEMOGRAPHICS

SECURE MID-CITY WAREHOUSE / STORAGE

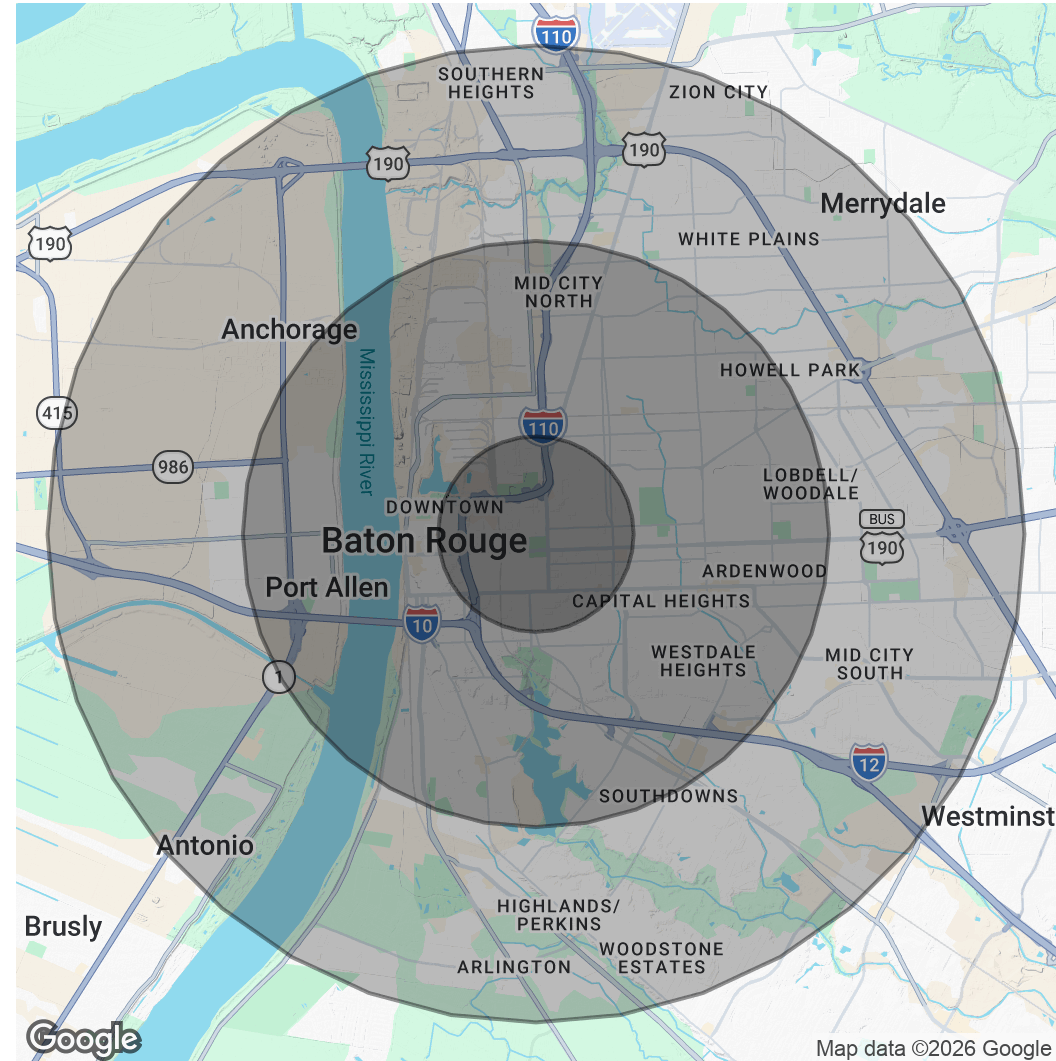
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,865	73,832	154,907
Average Age	39	37	37
Average Age (Male)	39	36	36
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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

2020 American Community Survey (ACS)



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For more information, please contact:

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