



AIRLINE HWY OFFICE/ WAREHOUSE WITH DRIVE-THRU ACCESS AND YARD

7075 AIRLINE HWY BATON ROUGE, LA 70805



OFFERED: FOR LEASE

LEASE RATE: \$8 SF/YR (\$6,000/MO)

±9,000 SF | NNN LEASE TYPE

- Two-story office with parts room and service area
- Secured, stabilized laydown yard with drive-thru access
- Three grade-level roll-up doors
- Billboard signage available for additional advertising

CONTACT:

ALEX RUCH
225.485.0238

800.895.9329 | <https://elifinrealty.com> | June 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



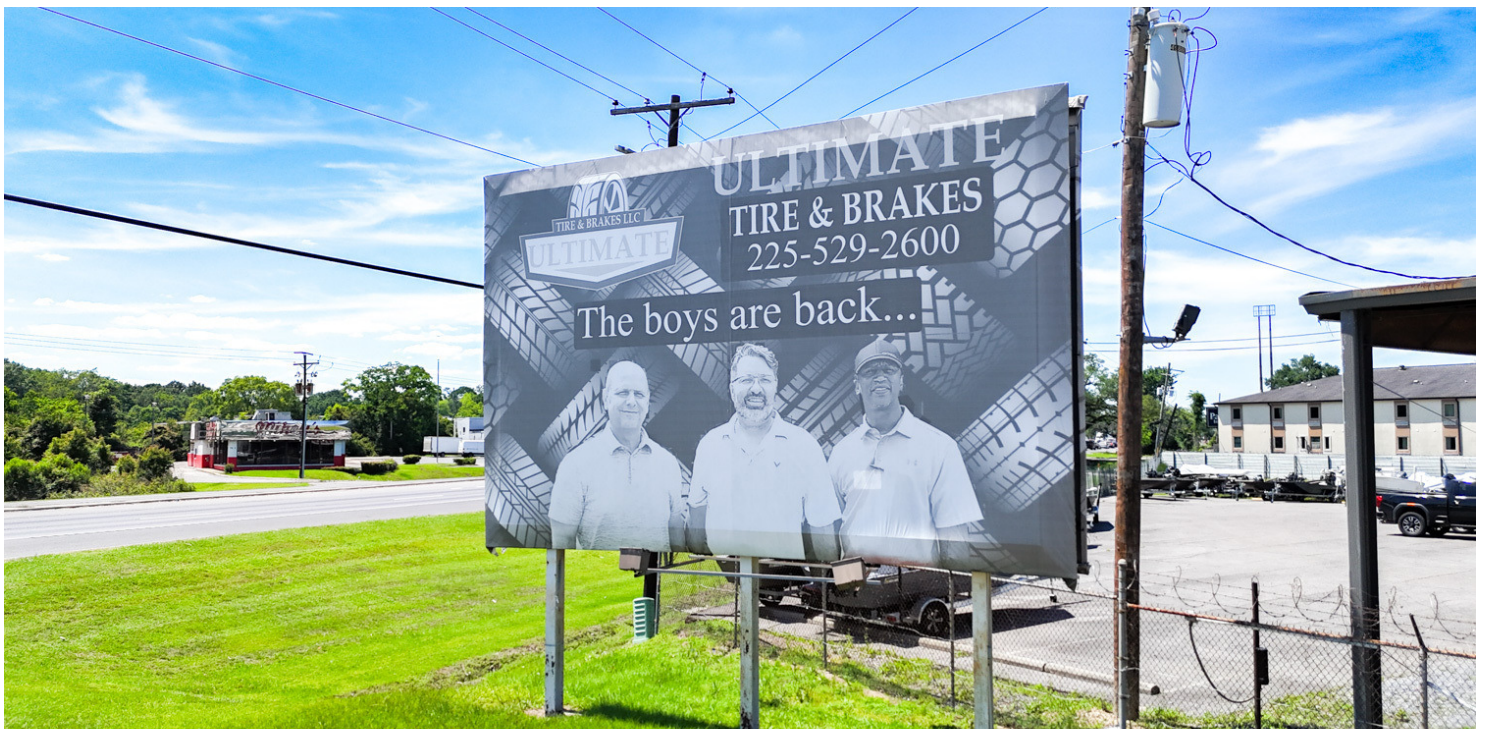
PROPERTY SUMMARY

- Now for lease, 7075 Airline Hwy presents a functional industrial office/warehouse opportunity with direct frontage along Airline Hwy, offering strong visibility and access along a major commercial corridor.
- The ±9,000 SF building sits on ±1.09 acres and is suited for industrial office/warehouse users, featuring a two-story office area, parts room, and dedicated service area.
- The site includes a secured and stabilized laydown yard with drive-thru capability, along with three grade-level roll-up doors, supporting efficient operations. Billboard signage is also available for additional advertising visibility.
- This offering presents a well-located industrial asset combining office, service, and yard functionality with strong frontage and operational features.

CONTACT:

ALEX RUCH
225.485.0238

EXTERIOR PHOTOS



CONTACT:

ALEX RUCH
225.485.0238

800.895.9329 | <https://elifinrealty.com> | June 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.

EXTERIOR PHOTOS, CONTINUED



CONTACT:
ALEX RUCH
225.485.0238

800.895.9329 | <https://elifinrealty.com> | June 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.

INTERIOR PHOTOS



CONTACT:
ALEX RUCH
225.485.0238

800.895.9329 | <https://elifinrealty.com> | June 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.

INTERIOR PHOTOS



CONTACT:
ALEX RUCH
225.485.0238

800.895.9329 | <https://elifinrealty.com> | June 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.

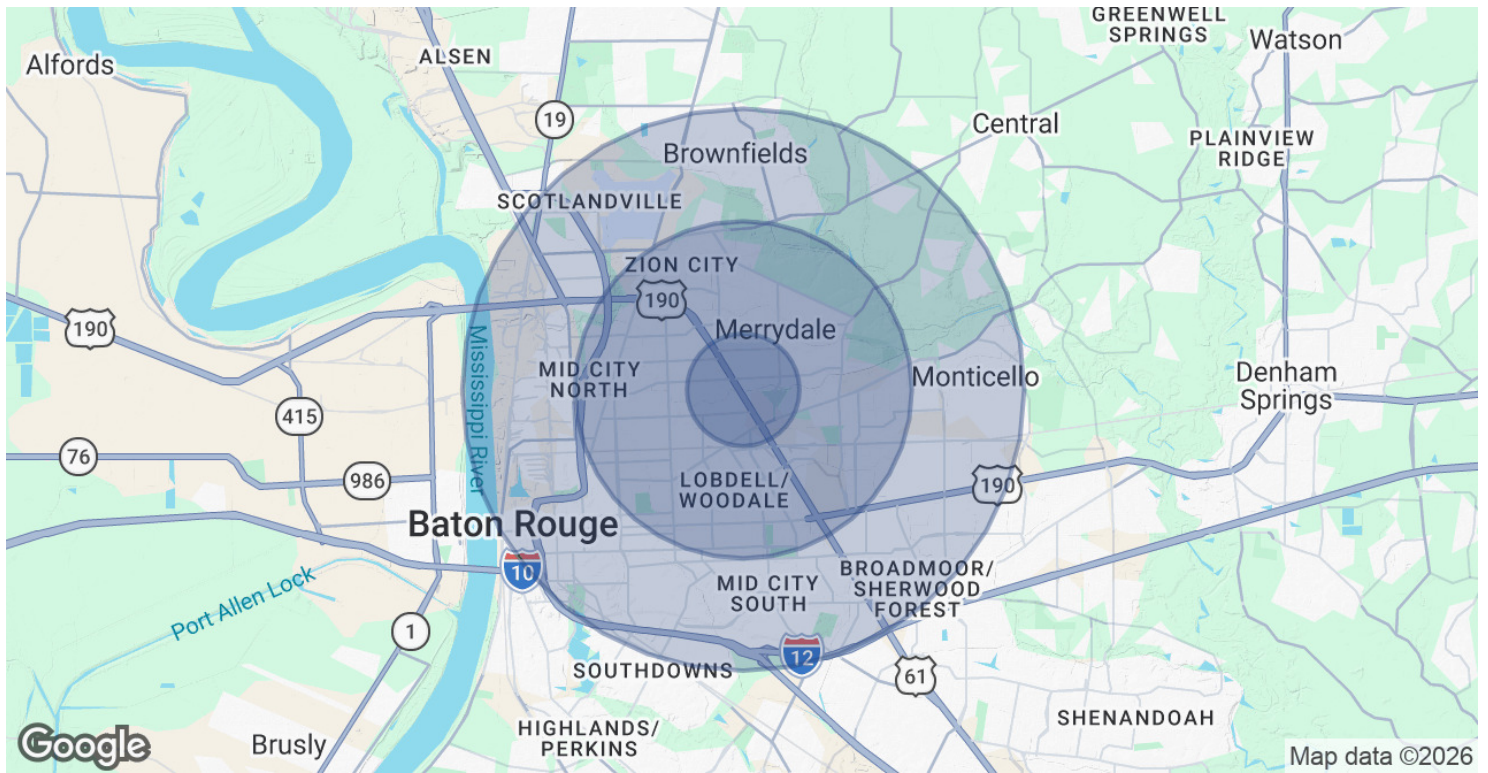
AERIAL PHOTO



CONTACT:
ALEX RUCH
225.485.0238

800.895.9329 | <https://elifinrealty.com> | June 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.

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,817	70,589	158,598
Average Age	33.9	35.6	35.7
Average Age (Male)	30.9	32.9	34.7
Average Age (Female)	34.5	38.5	37.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,171	26,706	61,647
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$45,759	\$52,159	\$73,276
Average House Value	\$185,886	\$177,909	\$241,952

2023 American Community Survey (ACS)

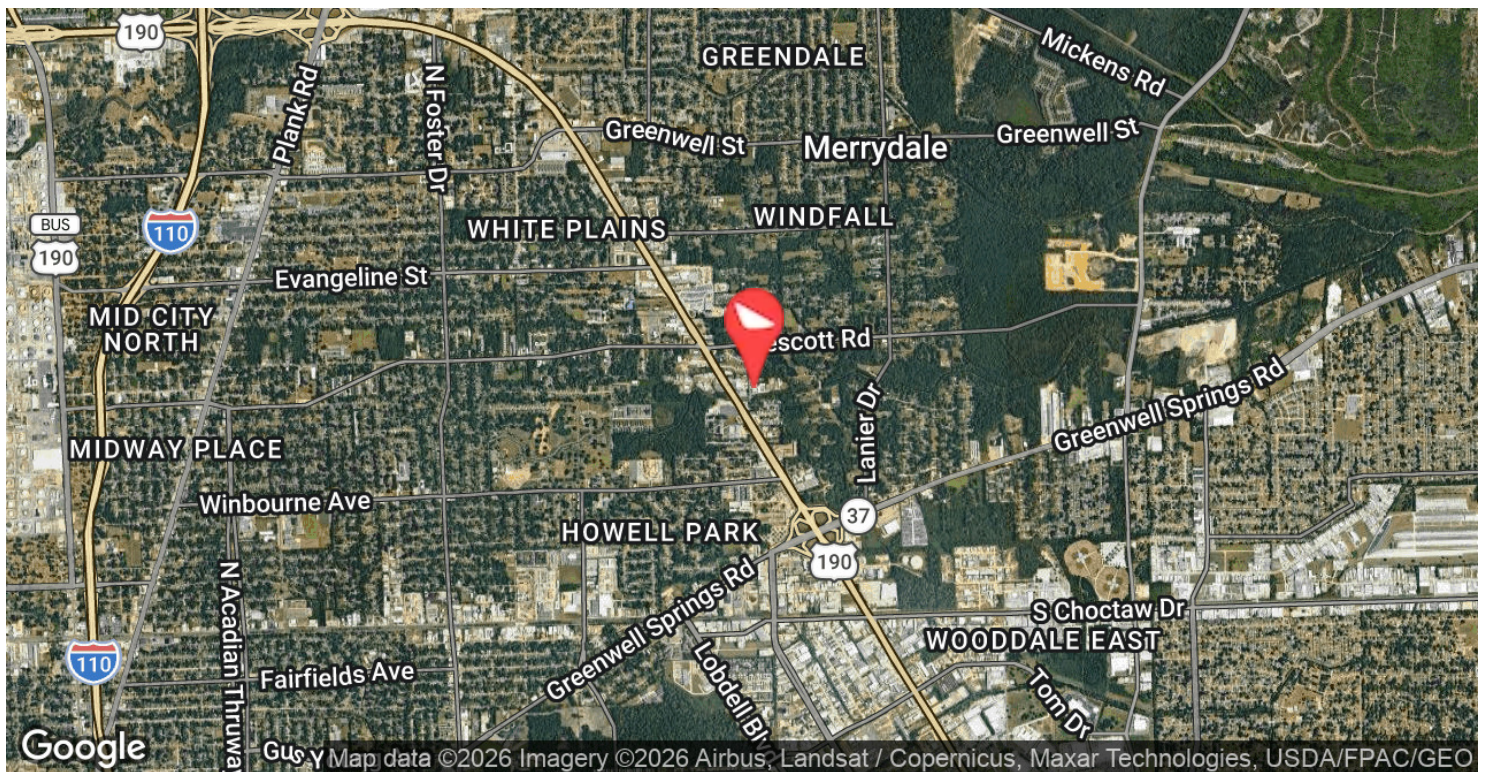
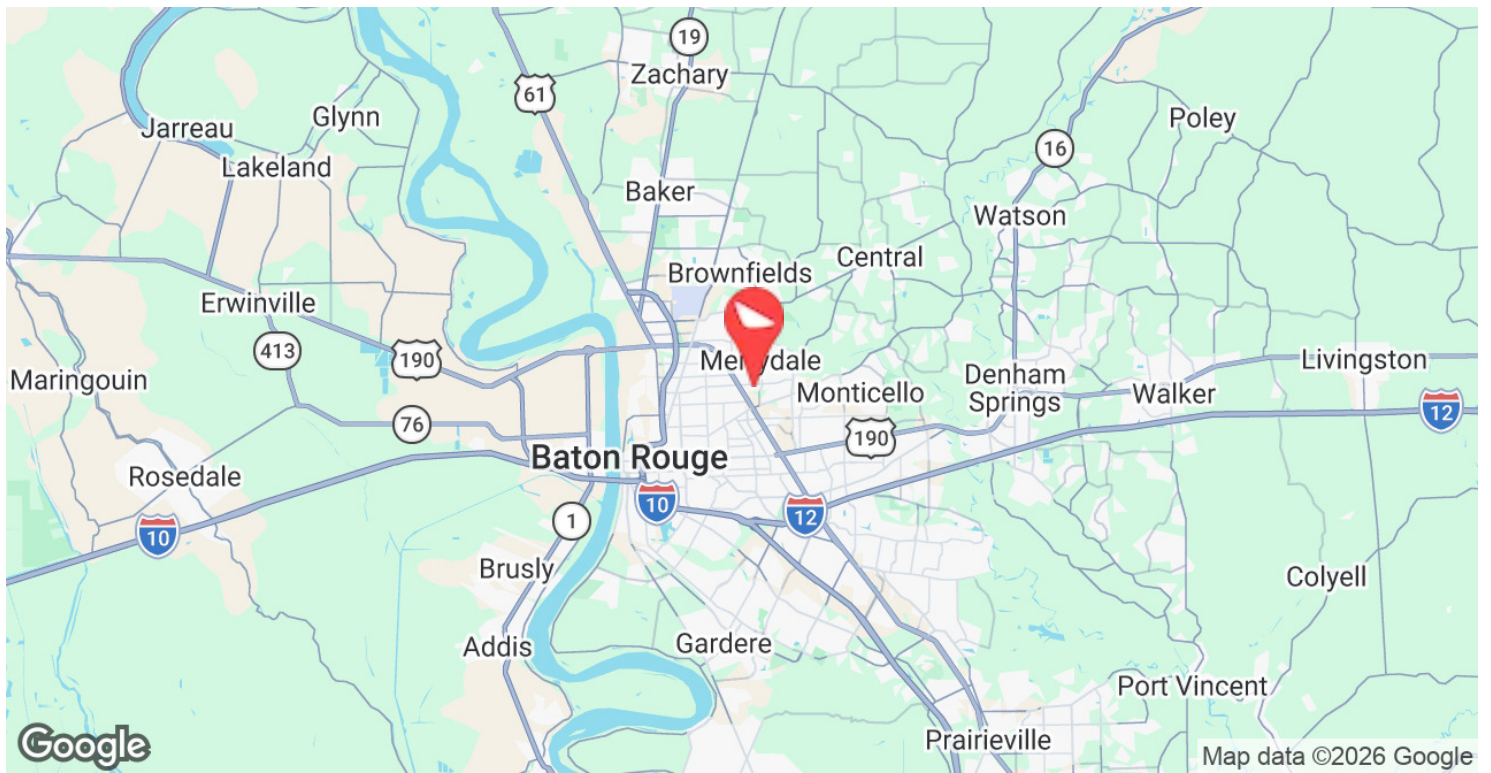
CONTACT:

ALEX RUCH
225.485.0238

800.895.9329 | <https://elifinrealty.com> | June 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.

LOCATION MAP



CONTACT:

ALEX RUCH
225.485.0238

800.895.9329 | <https://elifinrealty.com> | June 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.