



**13511-13531 S CHOCTAW DR
BATON ROUGE, LA 70815**

INDUSTRIAL PROPERTY
FULLY LEASED


OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Brian Rowe

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EXECUTIVE SUMMARY

The properties located at 13511 and 13531 S Choctaw Drive in Baton Rouge, Louisiana present a compelling opportunity to acquire two fully leased industrial warehouse buildings in a well-established industrial corridor. Each building offers 6,750 square feet of space, totaling 13,500 square feet across both sites, and sits on 0.46 acres of land per parcel, for a combined 0.92-acre footprint. Constructed in 1987 and renovated in 2016, the buildings are steel-frame construction and maintain a functional layout.

The facilities offer a mix of loading options: 13511 S Choctaw features three drive-in doors and a 16-foot clear height, while 13531 S Choctaw includes one drive-in door and one exterior dock-high door, allowing for flexible logistics and operations. Each site includes seven dedicated parking spaces, and both properties are served by single-phase power. While there is no rail access, the properties benefit from their accessible location and functional design.

Together, these properties offer an attractive package for investors looking for well-maintained small-bay industrial assets in Baton Rouge. With modern renovations, ample loading capabilities, and a strategic location, 13511 and 13531 S Choctaw Drive represent a rare opportunity in the market.

THE OFFERING

Building SF	13,500
Year Built/Reno	1987/2016
Lot Size (Acres)	.92
Parcel IDs	000-0188-0 000-0544-4
Zoning Type	M1
Clear Height	16'
Drive Ins	4
Docks	1

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Strategically positioned just minutes from Airline Highway (US-61) and I-12, the assets provide seamless connectivity across the Baton Rouge metro, regional Gulf Coast markets, and major logistics routes serving Louisiana's industrial economy.



Expansive Space: The combined 13,500 SF footprint across two separate parcels totaling 0.92 acres offers multi-building flexibility, diversified tenancy, and the ability to operate independently or as a consolidated industrial campus.



Strategic Features: Two fully leased buildings with complementary loading configurations (three grade-level doors in one building and a mix of dock-high and grade-level in the other) enhance operational versatility and broaden tenant appeal within the small-bay industrial segment.



Industrial Infrastructure: Steel-frame construction, 16' clear height, multiple drive-in doors, dock access, dedicated parking, and functional layouts provide durable, efficient warehouse functionality suited for distribution, contractor, and light industrial users—supporting long-term occupancy stability.



Zoning Advantage: Located within Baton Rouge's established industrial corridor along S Choctaw Drive, the properties benefit from industrial zoning that supports warehouse, light manufacturing, distribution, and service-based users—protecting long-term industrial use and tenant demand.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$79,025	\$80,507	\$82,922	\$85,410	\$87,972	\$90,611
TAX & INS	\$9,890	\$10,088	\$10,290	\$10,496	\$10,706	\$10,920
EFFECTIVE GROSS REVENUE	\$88,915	\$90,595	\$93,212	\$95,906	\$98,678	\$101,531
OPERATING EXPENSES						
PROPERTY TAX	\$5,165	\$5,269	\$5,374	\$5,482	\$5,591	\$5,703
INSURANCE	\$4,725	\$4,820	\$4,916	\$5,014	\$5,114	\$5,217
TOTAL OPERATING EXPENSES	\$9,890	\$10,088	\$10,290	\$10,496	\$10,706	\$10,920
NET OPERATING INCOME	\$79,025	\$80,507	\$82,922	\$85,410	\$87,972	\$90,611

RENT ROLL

13511-13531 S CHOCTAW DR RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	C Customs Body LLC	6,750	\$39,465	\$5.85	08/01/2023	07/31/2028
Space 2	TDP Transport Houston LLC	6,750	\$39,559	\$5.86	03/01/2025	03/31/2026

TOTAL

13,500

\$79,025



TENANT SUMMARY

C Customs Body LLC

C Customs Body LLC is a Baton Rouge-based auto body shop specializing in collision repair, refinishing, and vehicle restoration services for cars and light trucks, known for reliable workmanship and quality repairs.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	08/01/2023
Lease Expiration	07/31/2028
Base Term Remaining	3 years
Rental Increase	3% annually

TDP Transport Houston, LLC

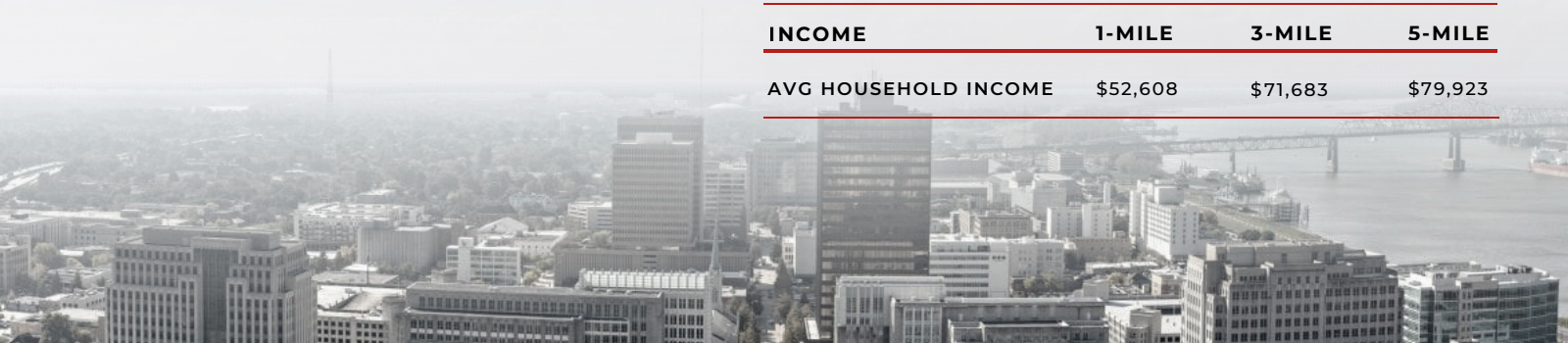
LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	03/01/2025
Lease Expiration	03/31/2026
Base Term Remaining	1 month
Options	One (1) Options to Extend for One (1) year
Rental Increase	3% annually

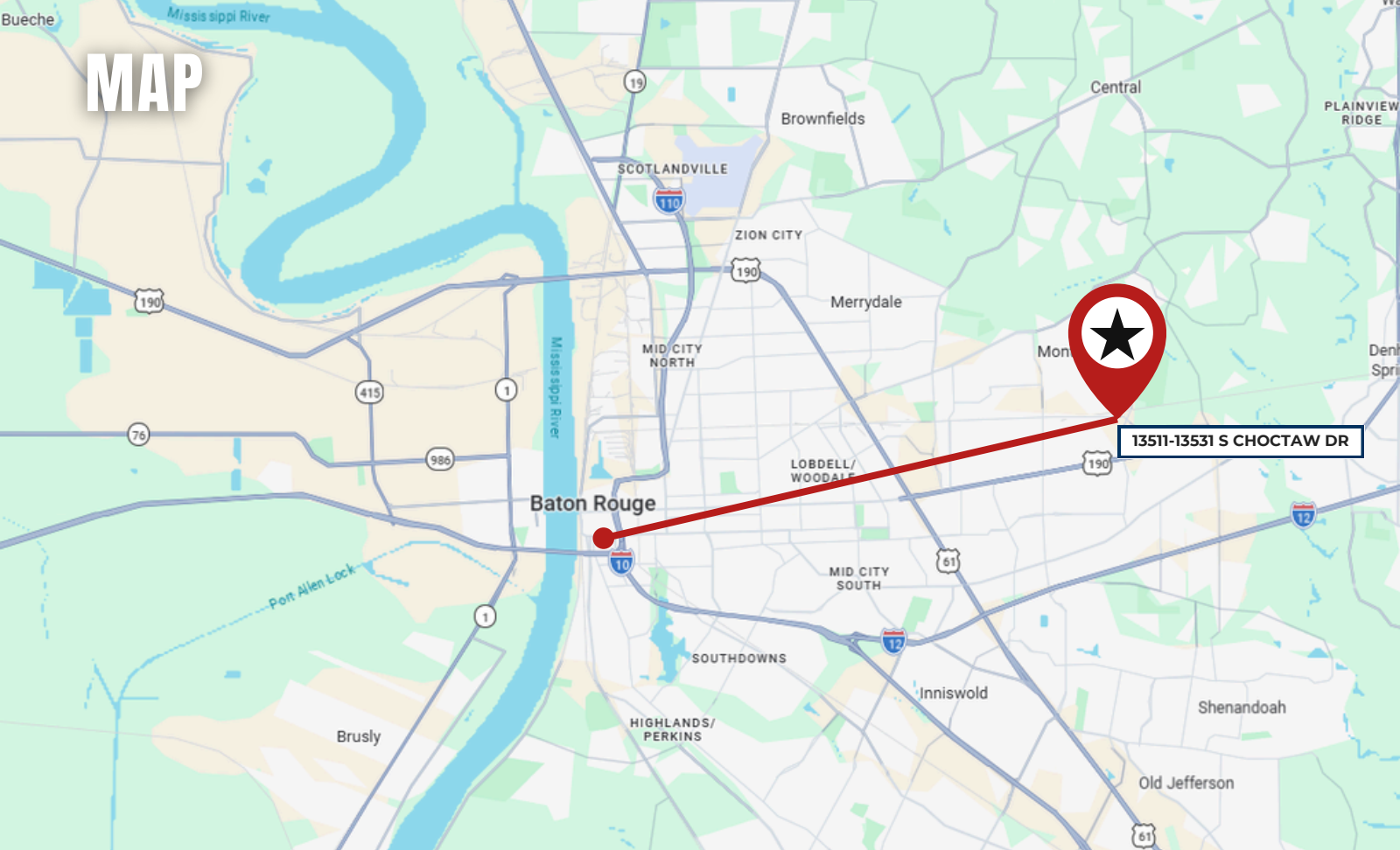
ABOUT BATON ROUGE, LA

Baton Rouge, Louisiana is a strategic Gulf South industrial hub anchored by government, petrochemical manufacturing, logistics, healthcare, and education. Positioned along the Mississippi River with access to I-10 and I-12, the city benefits from strong regional and national connectivity, including port access and major freight corridors. Its diversified economic base, established industrial infrastructure, and steady demand for warehouse and distribution space make Baton Rouge an attractive market for commercial and industrial real estate investment, particularly for functional small-bay and logistics-oriented assets.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	5,320	59,988	131,759
2024 POPULATION	5,310	57,541	128,183
2029 PROJECTION	5,233	56,262	126,336
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	1,856	22,252	52,144
2024 HOUSEHOLDS	1,853	21,228	50,429
2029 PROJECTION	1,827	20,732	49,631
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$52,608	\$71,683	\$79,923



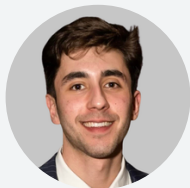
MAP



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