



15590 FLORIDA BLVD BATON ROUGE, LA 70819

INDUSTRIAL PROPERTY
FULLY LEASED


OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Brian Rowe

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EXECUTIVE SUMMARY

15590 Florida Blvd in Baton Rouge, Louisiana represents a fully leased, stabilized industrial investment comprised of two buildings totaling 6,300 square feet situated on 0.72 acres across two parcels. Constructed in 2013, the property offers modern, well-maintained improvements with a functional layout designed to support a variety of light industrial, service, or contractor-oriented uses. The buildings feature 20-foot clear heights and a 14-foot grade-level drive-in door, allowing for efficient equipment access and operational flexibility.

Strategically positioned along Florida Boulevard (US-190), one of Baton Rouge's primary east-west commercial corridors, the property benefits from strong visibility, consistent traffic counts, and convenient connectivity to I-12 and Airline Highway. This high-exposure location within an established industrial and commercial corridor enhances tenant demand and long-term investment durability, making it a compelling income-producing asset in the Baton Rouge market.

THE OFFERING

Building SF 6,300

Year Built 2013

Lot Size (Acres) 0.72

Parcel IDs 1827200
1827197

Clear Height 20'

Drive Ins 1

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Frontage on Florida Blvd (US-190) with quick access to I-12 and Airline Highway provides strong visibility and regional connectivity.



Expansive Space: 0.72 acres across two parcels offers functional yard area relative to the 6,300 SF footprint.



Strategic Features: Two-building layout, 20' clear heights, and a 14' grade-level door support versatile operations.



Industrial Infrastructure: Modern 2013 construction with practical warehouse design suited for fleet, storage, or light industrial users.



Zoning Advantage: Industrial-compatible zoning supports a broad range of light industrial, service, and contractor uses, enhancing long-term flexibility.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$66,000	\$66,083	\$67,074	\$68,080	\$69,101	\$70,138
TAX & INS	\$12,424	\$12,673	\$12,926	\$13,185	\$13,448	\$13,717
EFFECTIVE GROSS REVENUE	\$78,424	\$78,756	\$80,000	\$81,265	\$82,549	\$83,855
OPERATING EXPENSES						
PROPERTY TAX	\$9,143	\$9,327	\$9,513	\$9,703	\$9,897	\$10,095
INSURANCE	\$3,281	\$3,346	\$3,413	\$3,482	\$3,551	\$3,622
TOTAL OPERATING EXPENSES	\$12,424	\$12,673	\$12,926	\$13,185	\$13,448	\$13,717
NET OPERATING INCOME	\$66,000	\$66,083	\$67,074	\$68,080	\$69,101	\$70,138

RENT ROLL

15590 FLORIDA BLVD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	IVS International	6,300	\$66,000	\$10.48	11/10/2023	11/09/2026
	TOTAL	6,300	\$66,000			



TENANT SUMMARY

IVS International Inc.

Innovative Vehicle Solutions (IVS) is a specialty commercial vehicle manufacturer and upfitter that designs and builds custom work trucks and vans for businesses and fleets. The company engineers purpose-built vehicles—ranging from service and refrigerated units to mobile specialty builds—focusing on efficiency, durability, and tailored fleet solutions.



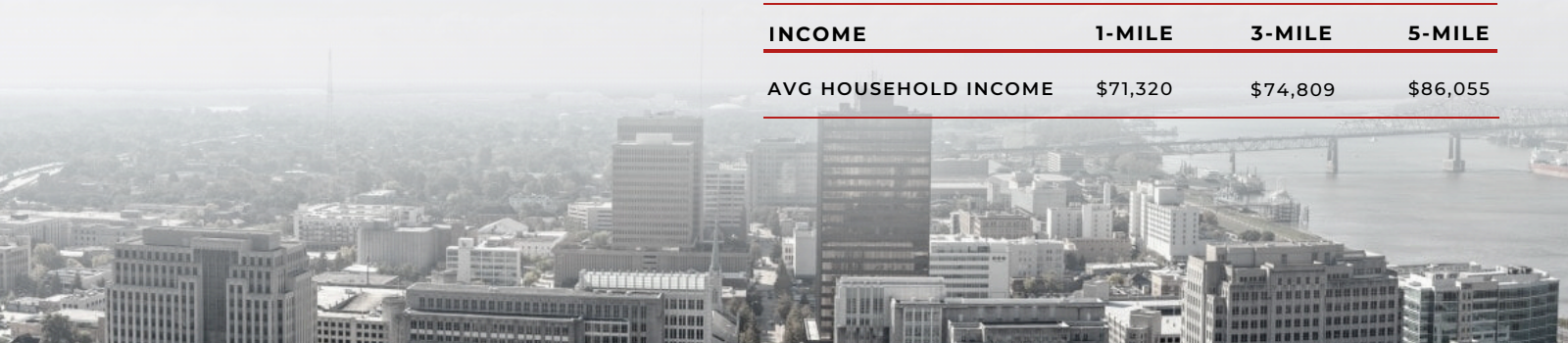
LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	11/10/2023
Lease Expiration	11/09/2026
Base Term Remaining	9 months
Options	T has 2 one year renewal options with 180 days written notice
Rental Increase	1.5% annually

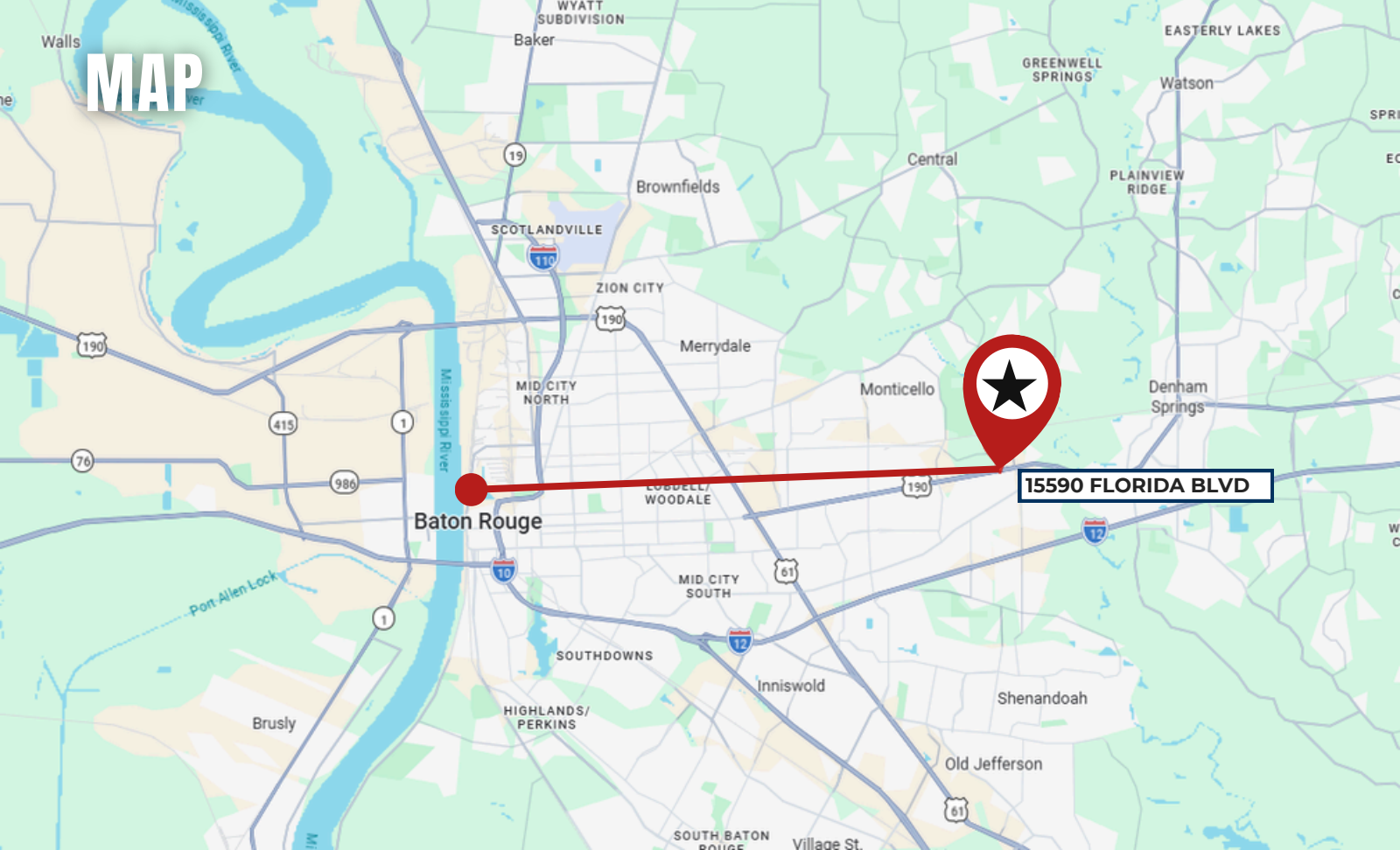
ABOUT BATON ROUGE, LA

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	6,498	49,516	134,589
2024 POPULATION	6,173	48,450	132,071
2029 PROJECTION	6,024	47,753	131,876
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	2,305	18,305	52,262
2024 HOUSEHOLDS	2,178	17,766	51,017
2029 PROJECTION	2,122	17,487	50,858
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$71,320	\$74,809	\$86,055



MAP



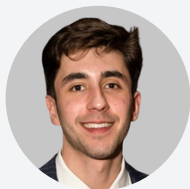
Baton Rouge

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