



OWNER OCCUPANT OPPORTUNITY: PARTIALLY LEASED

2375 WOODDALE BLVD BATON ROUGE, LA 70806



FOR SALE OR LEASE

SALE PRICE: \$699,000 LEASE RATE: \$3.50 PSF NNN
±20,800 SF TOTAL | ±13,000 SF FOR LEASE

- Partially leased; upside potential with low price per square foot
- 3 roll up doors, dock-high ramp, three-phase power, small rear laydown yard
- Section for lease includes the rear yard and a roll up door

CONTACT:

ALEX RUCH
225.485.0238

800.895.9329 | <https://elifinrealty.com> | May 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 on the market, 2375 Wooddale Blvd offers a ±20,800 SF partially leased warehouse for sale with ±13,000 SF of the property available for lease.
- A tenant occupies ±7,000 SF and pays \$3,000/month (NNN lease type) with the lease ending November 30, 2026.
- This property presents an excellent opportunity for an owner-occupant to take advantage of more favorable financing terms compared to a traditional investment acquisition, with existing income helping offset a significant portion of the loan payments.
- The building features three roll up doors, a dock-high ramp, three-phase power, and a small rear laydown yard, supporting a range of operations. The portion for lease will include the rear yard and a roll up door.
- The property is located seconds from Airline Hwy and Greenwell Springs Rd, offering efficient access to major routes.
- Zoned M2 for Heavy Industrial.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	2375 Wooddale Blvd
City, State, Zip	Baton Rouge, LA 70806
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Side Of The Street	East
Road Type	Paved
Nearest Highway	Greenwell Springs Rd - LA 37
Nearest Airport	Baton Rouge Metropolitan - BTR

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	M2 - Heavy Industrial
APN #	713724
Lot Frontage (Dual Frontage)	±447 ft
Lot Depth	±425 ft
Corner Property	Yes

BUILDING INFORMATION

Building Size	±20,800 SF
Tenancy	Multiple
Number Of Buildings	1
Free Standing	Yes
Number Of Roll Up Doors	3

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EXTERIOR PHOTOS



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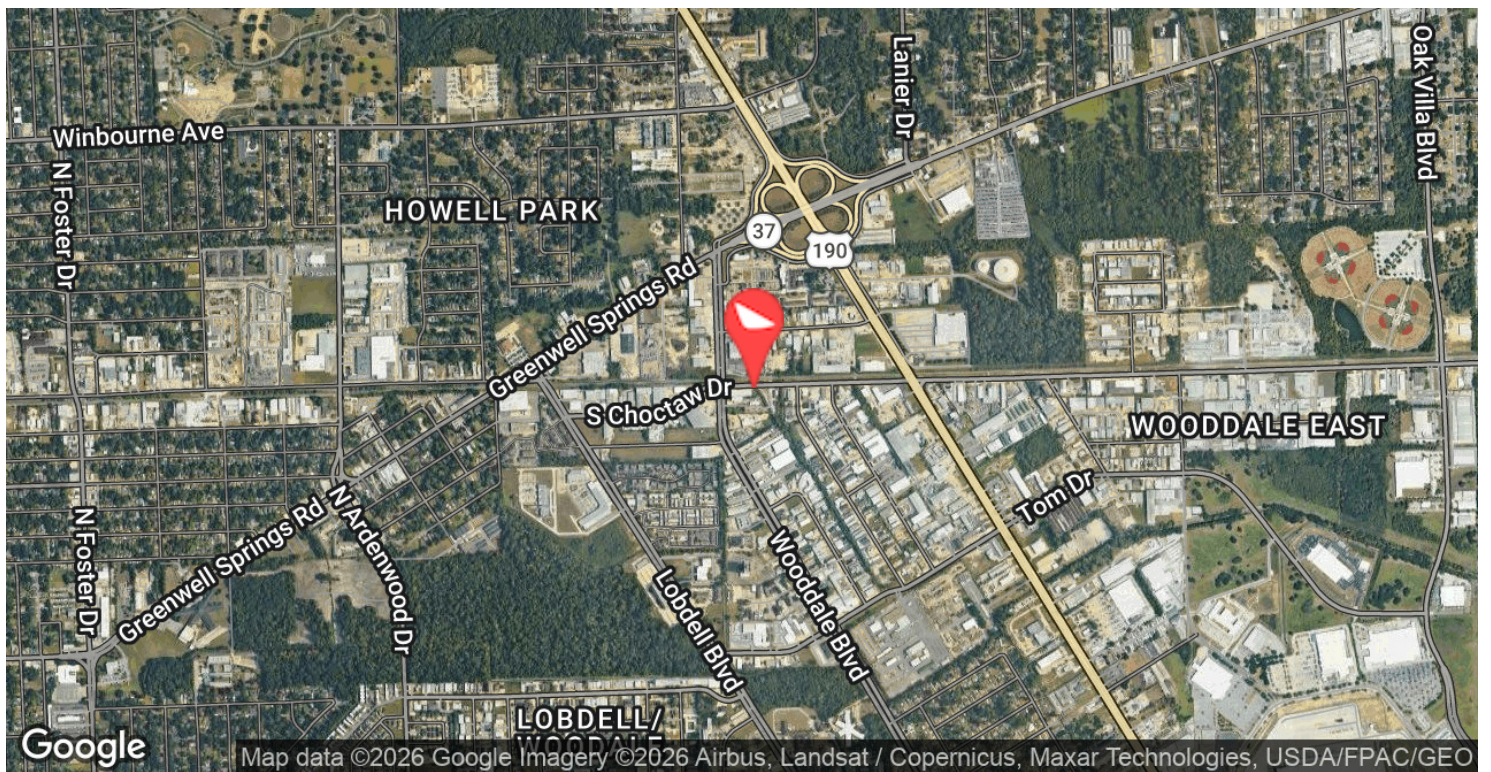
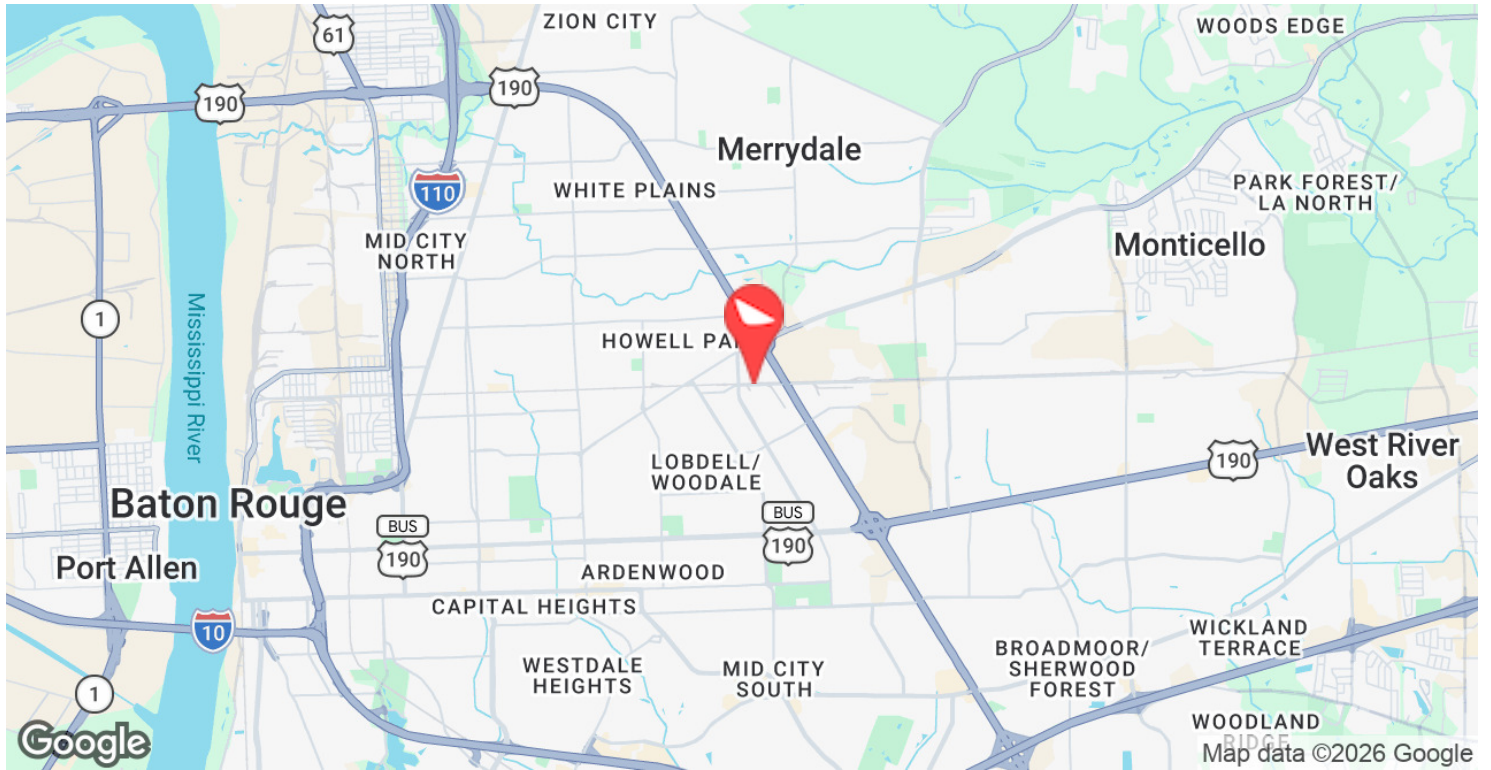
AERIAL PHOTOS



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LOCATION MAPS



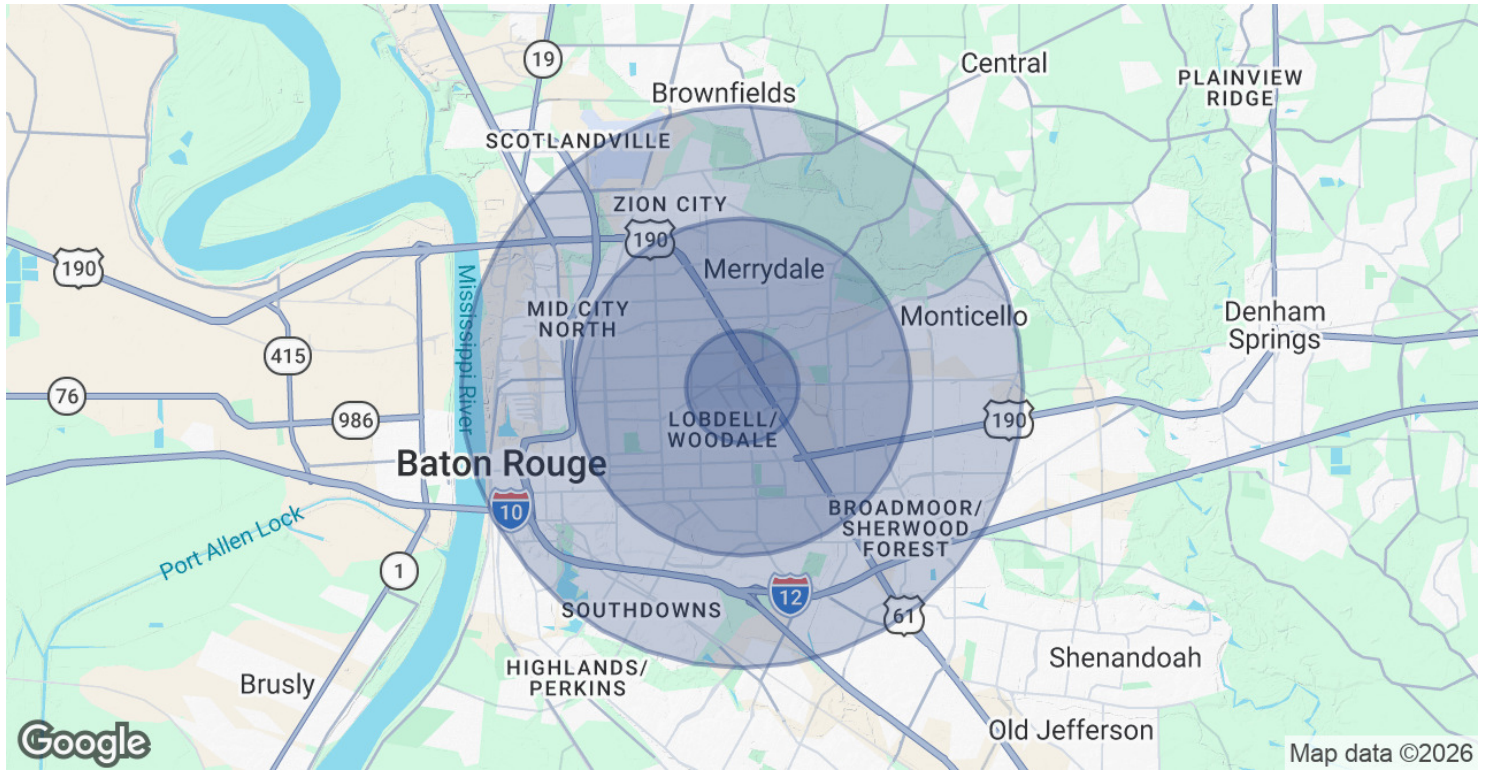
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,762	77,761	170,886
Average Age	37	39	40
Average Age (Male)	35	37	38
Average Age (Female)	38	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,445	31,888	70,714
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$39,332	\$57,608	\$73,020
Average House Value	\$165,808	\$213,846	\$254,265

2020 American Community Survey (ACS)

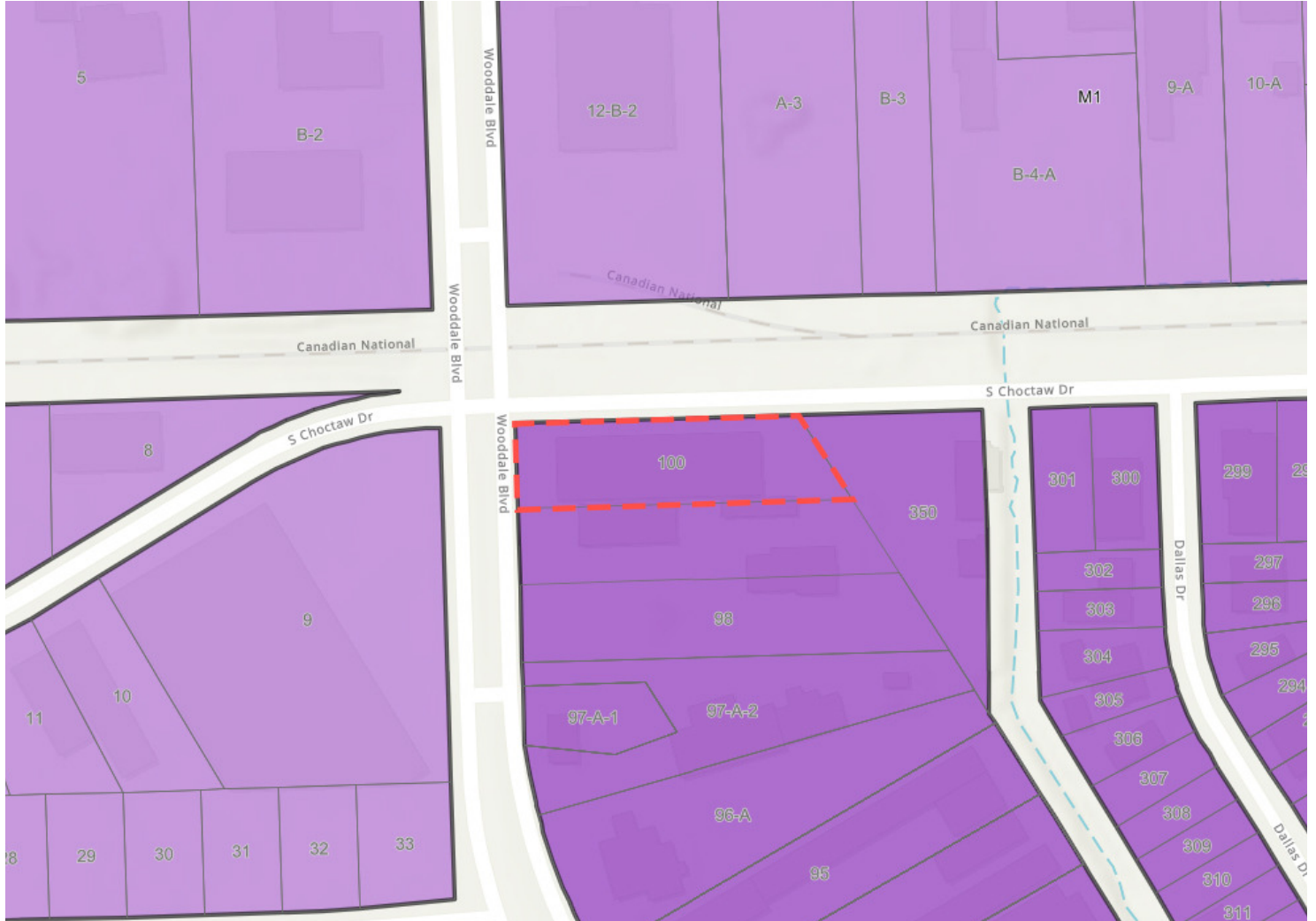
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ZONING MAP



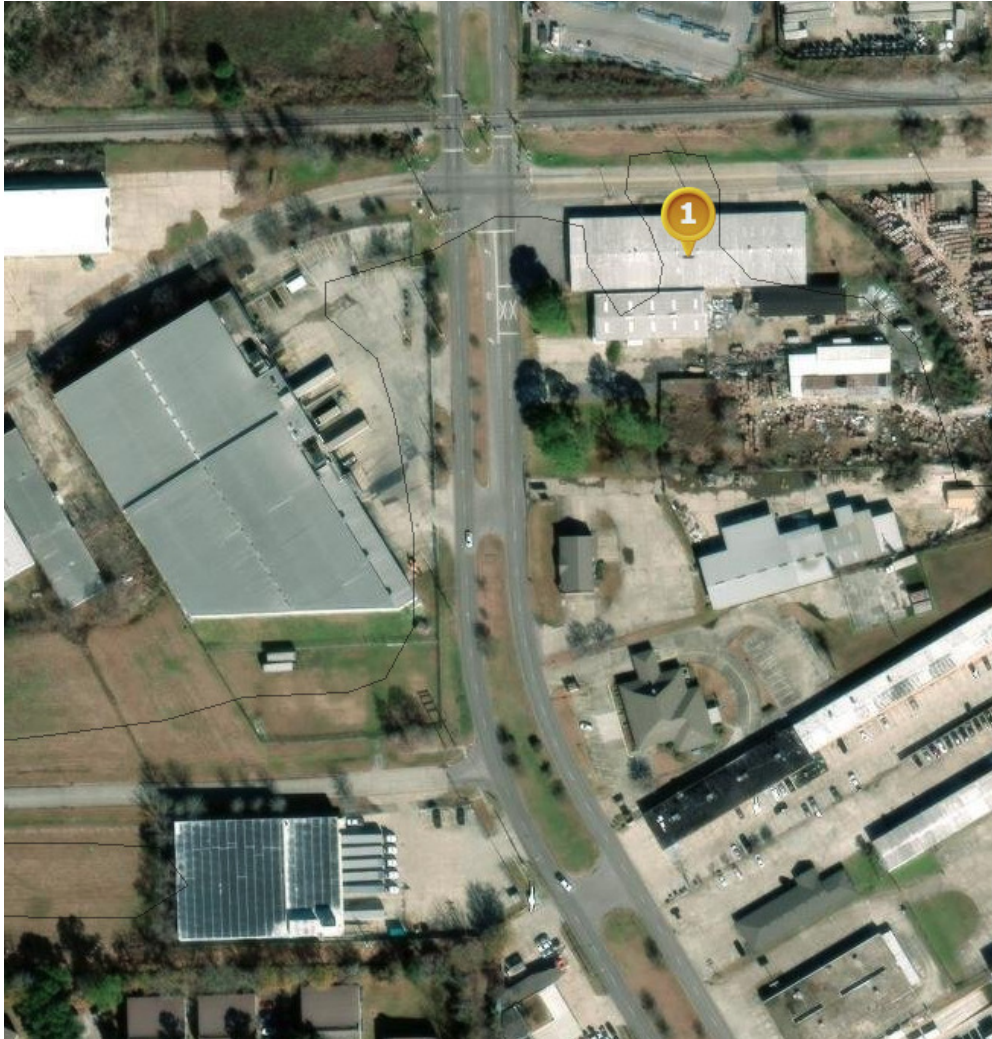
M2 - HEAVY INDUSTRIAL

Source: The municipality in which the property is located

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FLOOD ZONE MAP



Pt. 1 (30.4707, -91.1153) ⬆

Community: Baton Rouge

Effective FIRM (Effective: 6/19/2012)
Flood Zone: X-0.2 PCT ANNUAL CHANCE FLOOD
HAZARD
FIRM Panel ID: 22033C0255F
FIRM Panel Date: 6/19/2012

Ground Elevation¹: 50.6 ft

[Community Info](#) [What Does This Mean?](#)

[Clear Points](#)

FLOOD ZONE: X-0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Source: maps.lsuagcenter.com/floodmaps

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