



# ±5,000 SF COMMERCIAL BUILDING ON PERKINS – DUAL FRONTAGE

13953 PERKINS RD BATON ROUGE, LA 70810



## FOR SALE OR LEASE

# SALE: \$500,000 LEASE: \$2,500/MO

## 5,000 SF

- ±2,000 SF of office space and ±3,000 SF of warehouse/storage space
- Monument signage in place
- Located near the upcoming Pecue Lane interchange

### CONTACT:

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985.974.8301                      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 available for sale or lease, 13953 Perkins Rd is a  $\pm 5,000$  SF standalone building with  $\pm 187.54$  ft of dual frontage on a corner lot.
- The property features  $\pm 2,000$  SF of office space and  $\pm 3,000$  SF of warehouse/storage space, offering a flexible layout for a variety of business needs.
- There is monument signage in place.
- Ample off-street parking.
- Located near the upcoming Pecue Lane interchange, the property offers excellent access to I-10, Siegen Lane, and other major corridors in Baton Rouge.
- Zoned C-2 – Heavy Commercial.
- NNN lease type.

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# EXTERIOR PHOTOS



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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	13953 Perkins Rd
City, State, Zip	Baton Rouge, LA 70810
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Subdivision	Perkins Village Commercial
Nearest Intersection	Perkins Rd at Conti Dr
Location Description	Lot C-11-A
Township	8S
Range	1E
Section	54
Side Of The Street	Northeast
Off-Street Parking	Yes
Road Type	Highway
Nearest Highway	Hwy 427 (Perkins Rd)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

## PROPERTY INFORMATION

Property Type	Office
Zoning	C2 - Heavy Commercial
Lot Size	±0.21 Acres
APN #	3101851
Lot Frontage	±187.54 ft
Lot Depth	±87.54 ft
Corner Property	Yes

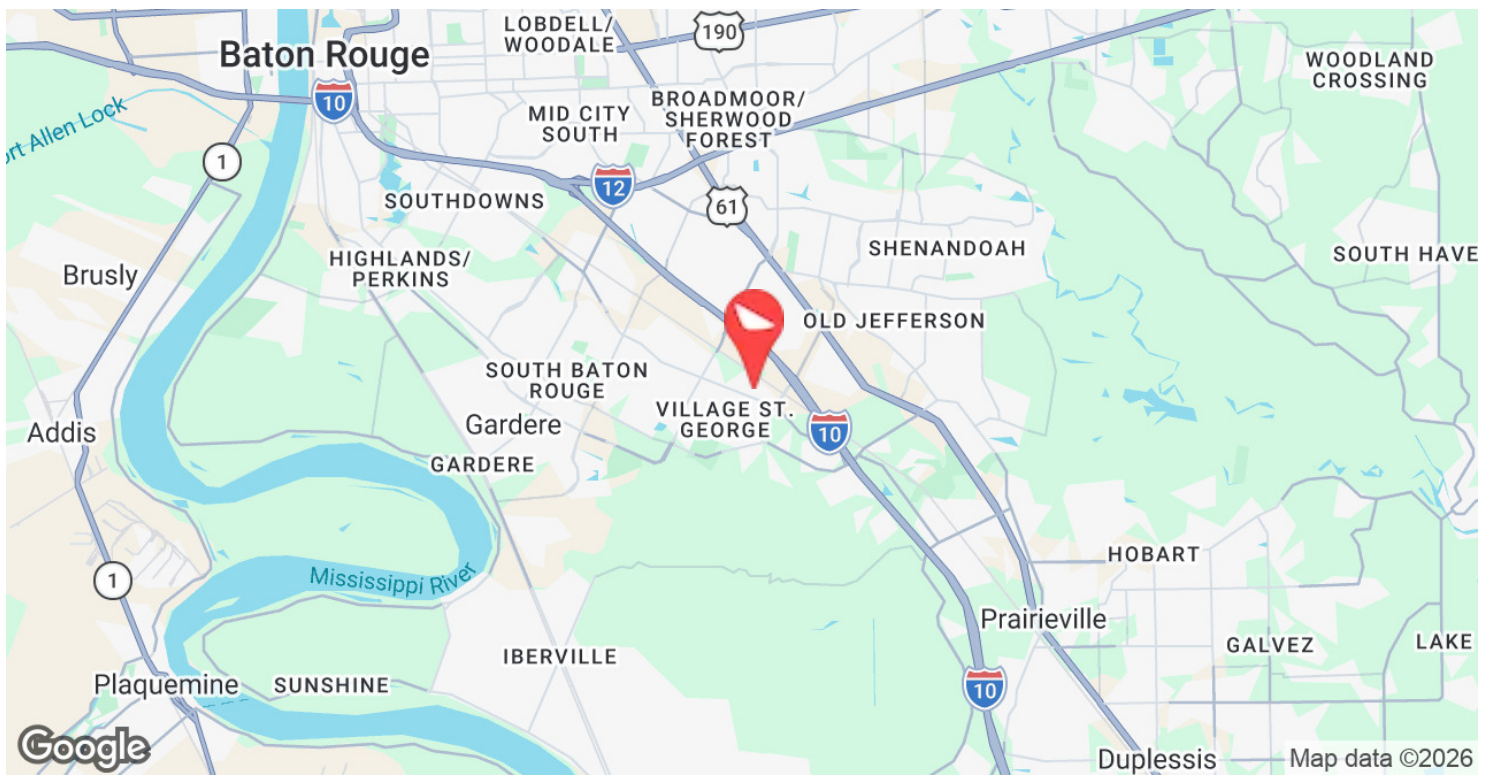
## BUILDING INFORMATION

Building Size	±5,000 SF
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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# LOCATION MAP



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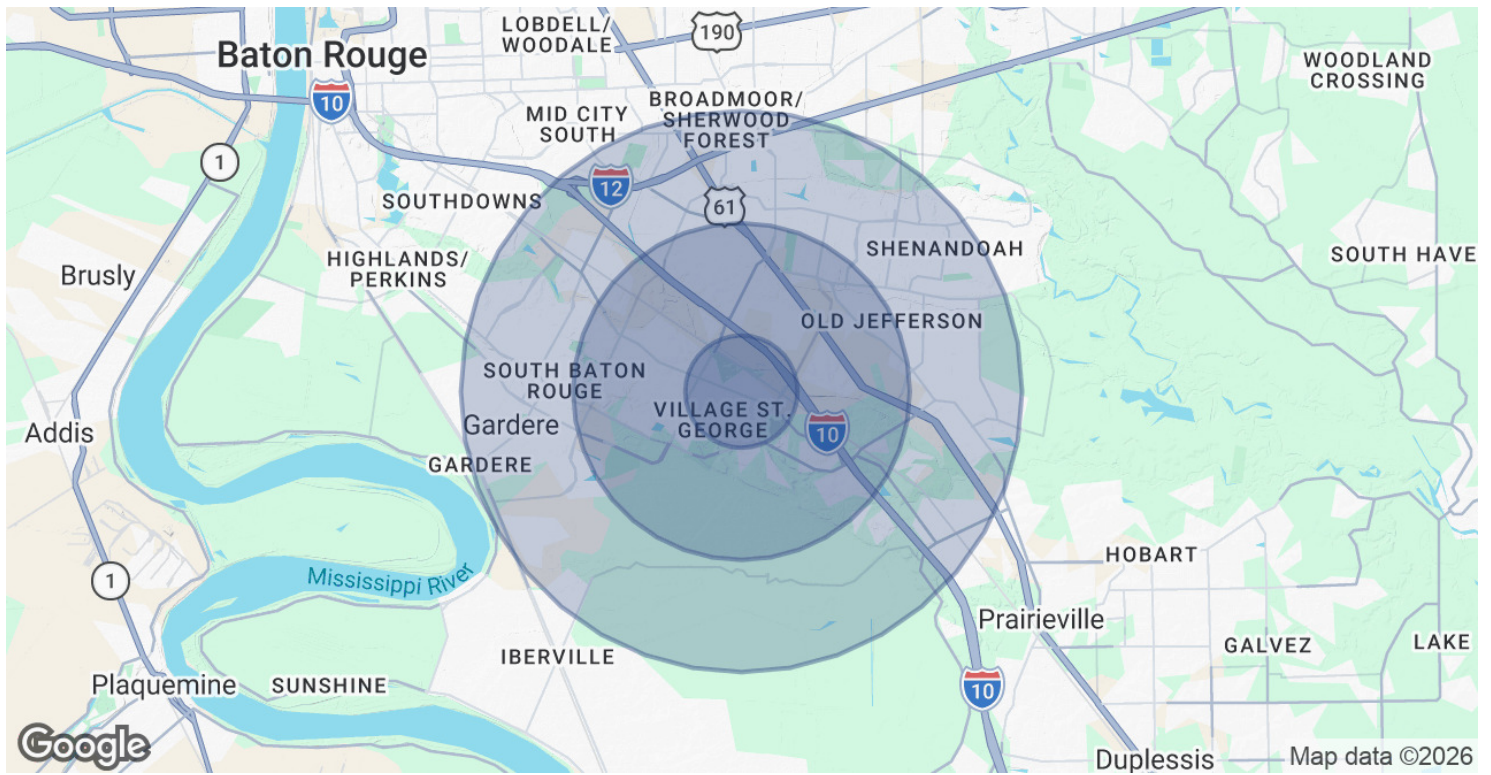
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,838	40,963	133,024
Average Age	41	42	40
Average Age (Male)	40	41	38
Average Age (Female)	42	44	41

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,166	17,800	56,200
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$125,919	\$124,246	\$113,659
Average House Value	\$430,960	\$420,345	\$365,596

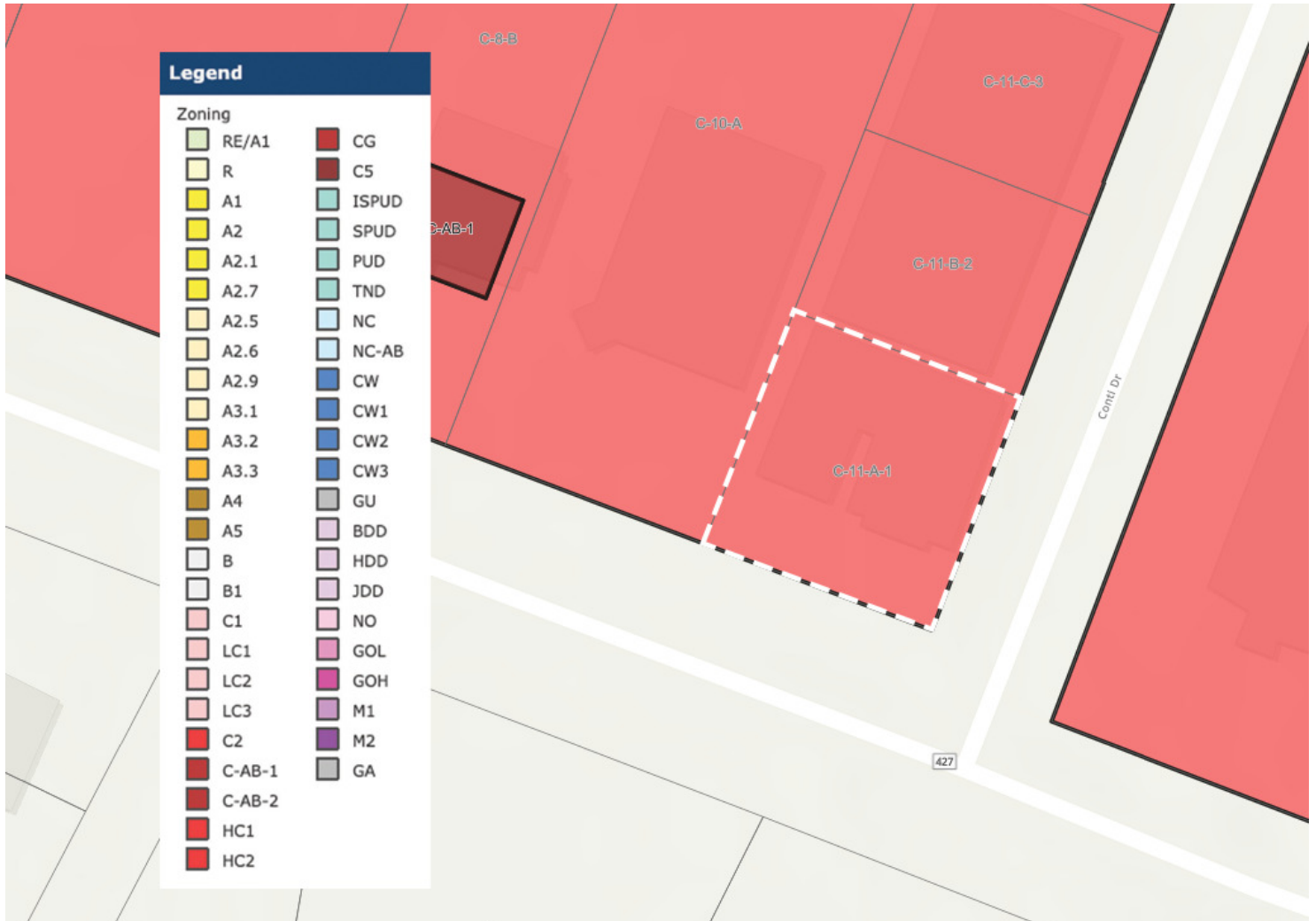
2020 American Community Survey (ACS)

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# ZONING MAP



## C2 – HEAVY COMMERCIAL

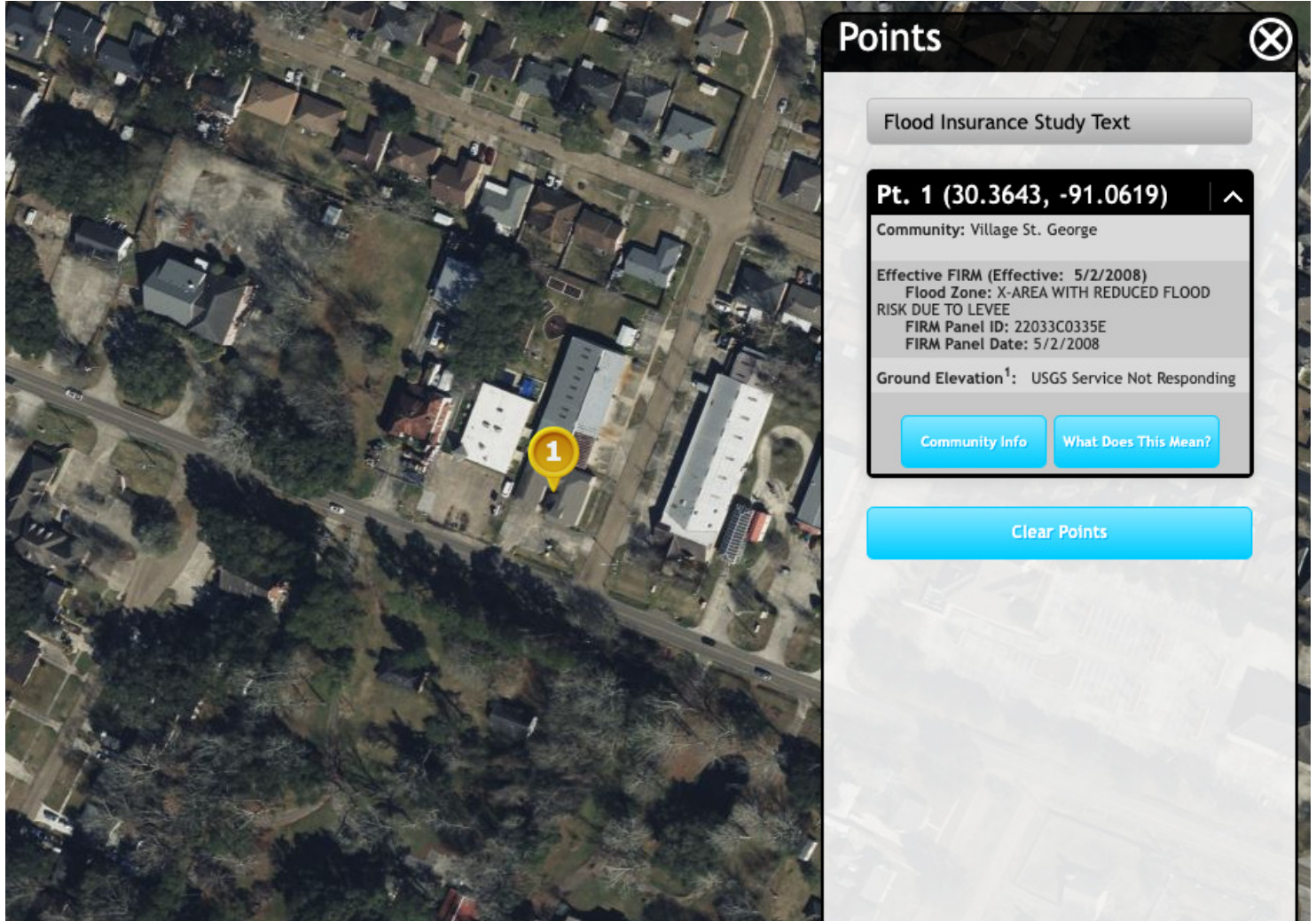
Source: The municipality in which the property is located

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# FLOOD ZONE MAP



**Points** [Close]

Flood Insurance Study Text

**Pt. 1 (30.3643, -91.0619)** [Up Arrow]

Community: Village St. George

Effective FIRM (Effective: 5/2/2008)  
Flood Zone: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE  
FIRM Panel ID: 22033C0335E  
FIRM Panel Date: 5/2/2008

Ground Elevation<sup>1</sup>: USGS Service Not Responding

Community Info    What Does This Mean?

Clear Points

## FLOOD ZONE X

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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