



±1,500 SF OFFICE/WAREHOUSE SUITES FOR LEASE OFF AIRLINE HWY

8967 CASTILLE RD BATON ROUGE, LA 70809



FOR LEASE

LEASE RATE: \$1,100.00 PER MONTH

±1,500 SF

- One suite left available
- Equipped with 1 grade-level roll up door
- ±6 minute access to Hwy 42 and ±4 minute access to I-10
- Modified Gross lease type

CONTACT:

ALEX RUCH CADE MCNABB
225.485.0238 985.991.0580

800.895.9329 | <https://elifinrealty.com> | March 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 lease, 8967 Castille Rd offers a $\pm 1,500$ SF suite in a $\pm 22,500$ SF multi-tenant office/warehouse complex. The suite includes ± 200 SF of office space and $\pm 1,300$ SF of warehouse space.
- The suite is equipped with 1 grade-level roll up door.
- A two-year lease minimum is required.
- Located within an industrial corridor right off Airline Hwy in south Baton Rouge, the property enjoys ± 6 minute access to Hwy 42 and ± 4 minute access to I-10.
- Modified Gross lease type.

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SAMPLE INTERIOR PHOTOS



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EXTERIOR PHOTOS



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AERIAL PHOTOS



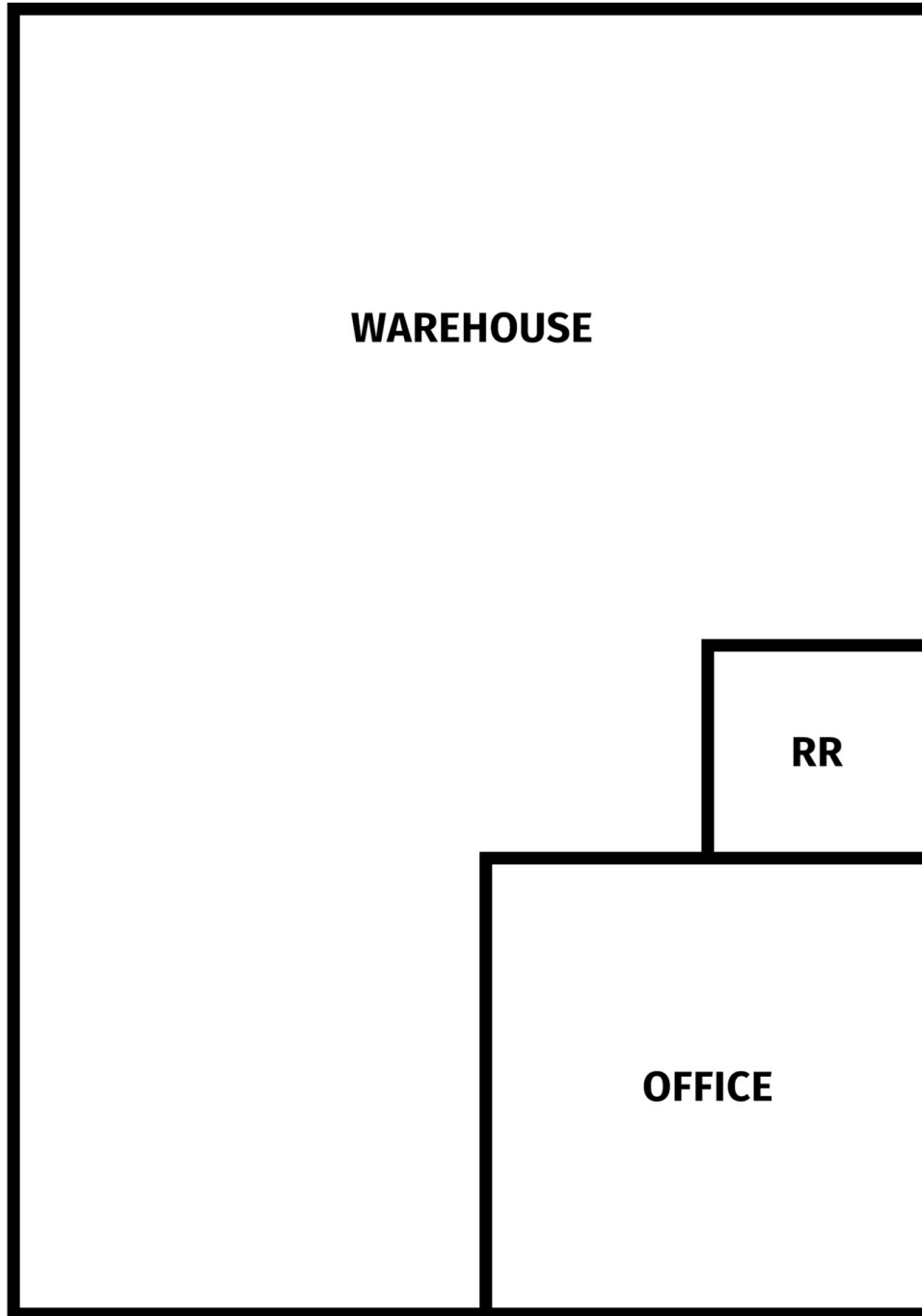
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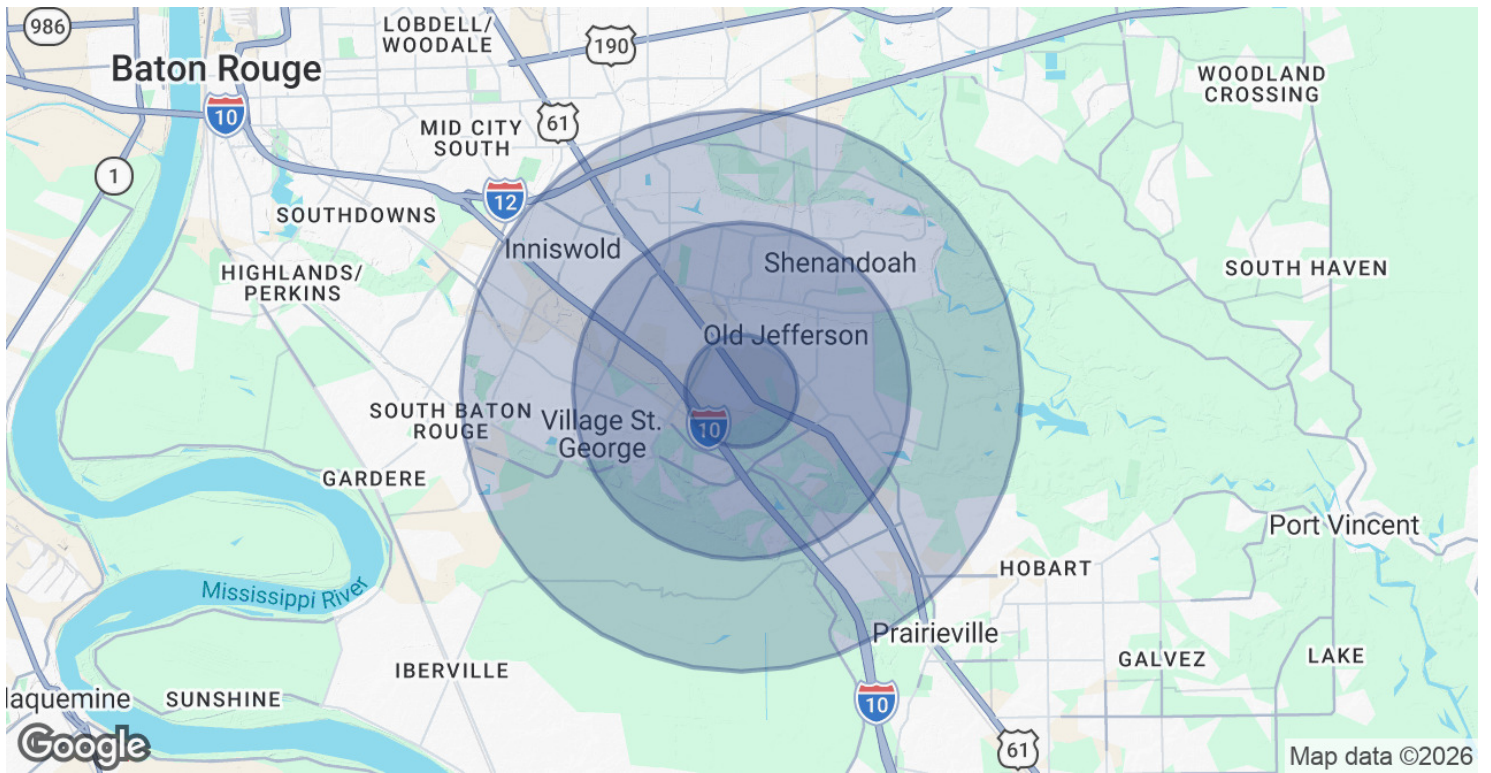
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TYPICAL FLOOR PLAN

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,709	49,248	126,417
Average Age	38	41	41
Average Age (Male)	37	40	39
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME

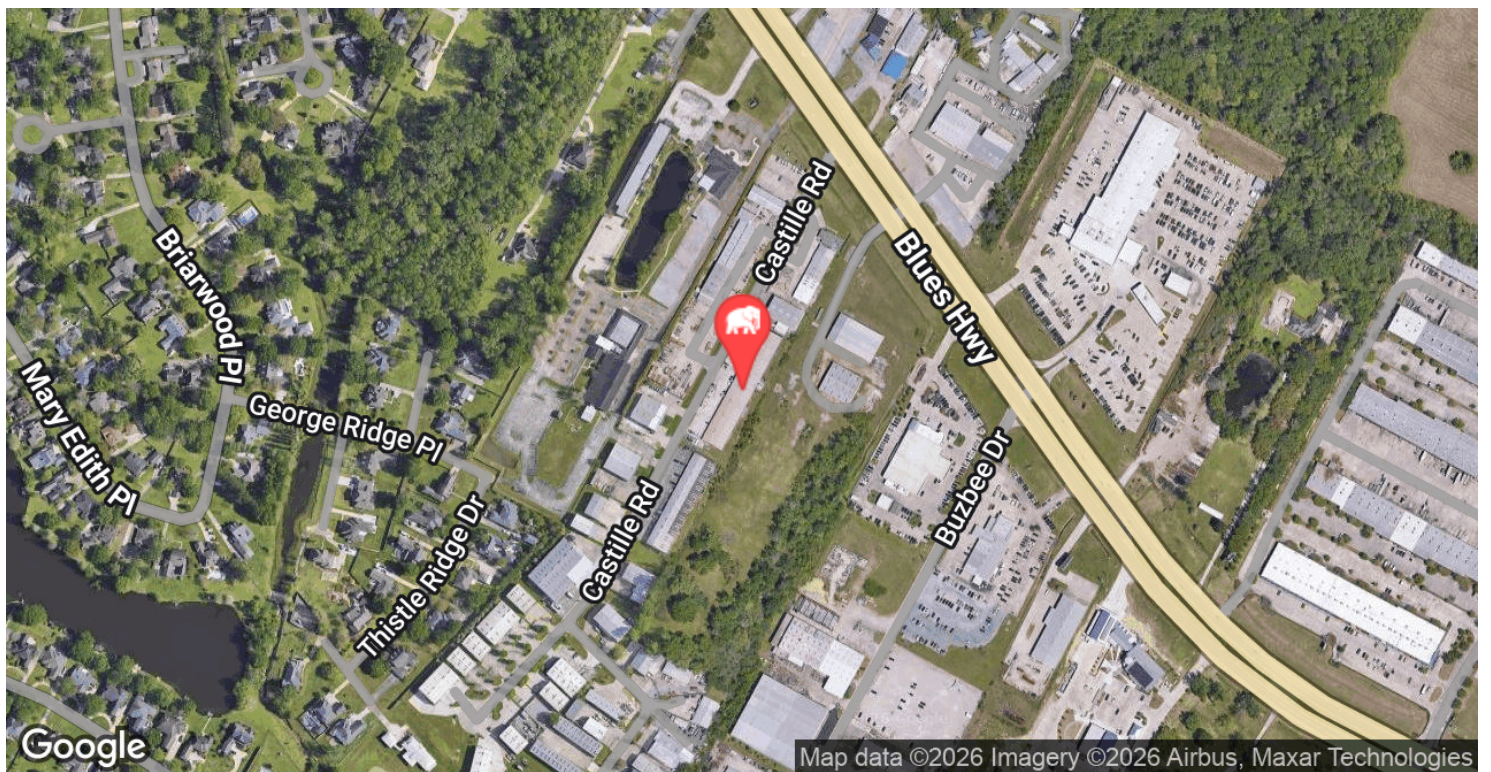
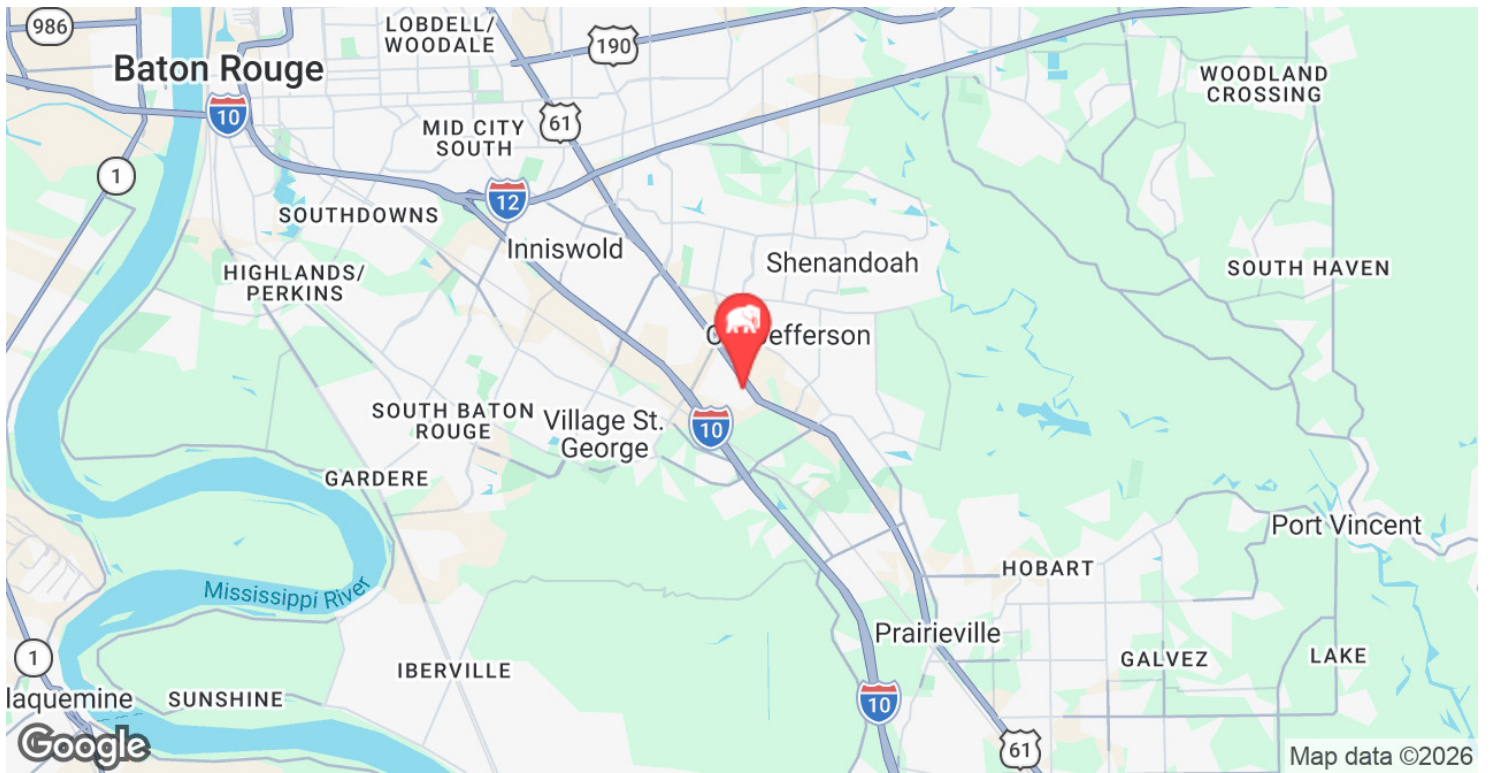
	1 MILE	3 MILES	5 MILES
Total Households	963	20,274	53,360
# of Persons per HH	2.8	2.4	2.4
Average HH Income	\$167,193	\$126,782	\$117,310
Average House Value	\$391,921	\$372,986	\$360,642

Demographics data derived from AlphaMap

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LOCATION MAP



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