



8% Cap 5 Year Sale-Leaseback with Yard

11950 Richcroft Ave, Baton Rouge, LA 70814

Sale Brochure

Alex Ruch
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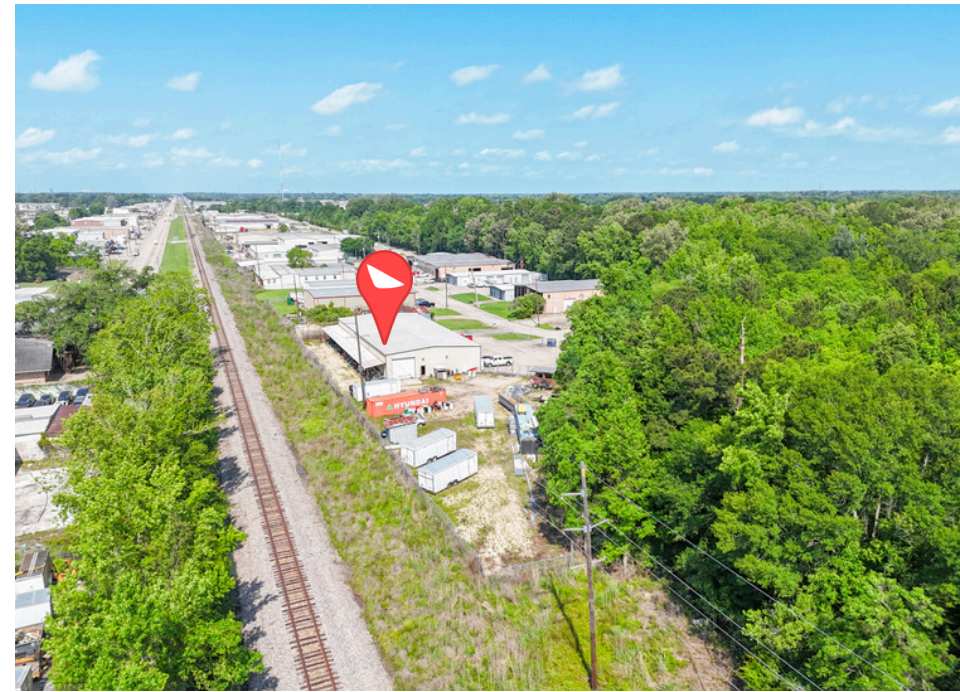
Property Summary

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Sale Price	\$750,000
Building Size (SF)	±8,000 SF

- **Now for sale**, 11950 Richcroft Ave presents an investment opportunity featuring a 5-year sale-leaseback with a regional commercial roofing tenant in place.
- The ±8,000 SF industrial property includes ±1,600 SF of office space and ±6,400 SF of warehouse space, situated on a ±0.9-acre site with a functional laydown yard, offering a layout supporting a variety of industrial uses.
- The property is located just off S Choctaw Dr, providing direct access to one of the area's primary industrial corridors.
- This offering presents a stabilized industrial asset with in-place income, functional yard space, and an 8% cap rate at the list price.
- Zoned M1 - Light Industrial.



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LOCATION INFORMATION

Street Address	11950 Richcroft Ave, Baton Rouge, LA 70814
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Side of Street	South
Road Type	Paved
Nearest Highway	US Hwy-190
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Office / Warehouse
Zoning	M1 - Light Industrial
APN #	114251
Building Size	±8,000 SF
Lot Size	±0.9 Acres
Lot Frontage	±102 ft
Lot Depth	±338 ft
Parking Type	Surface
Free Standing	Yes
Number of Buildings	1

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Exterior Photos

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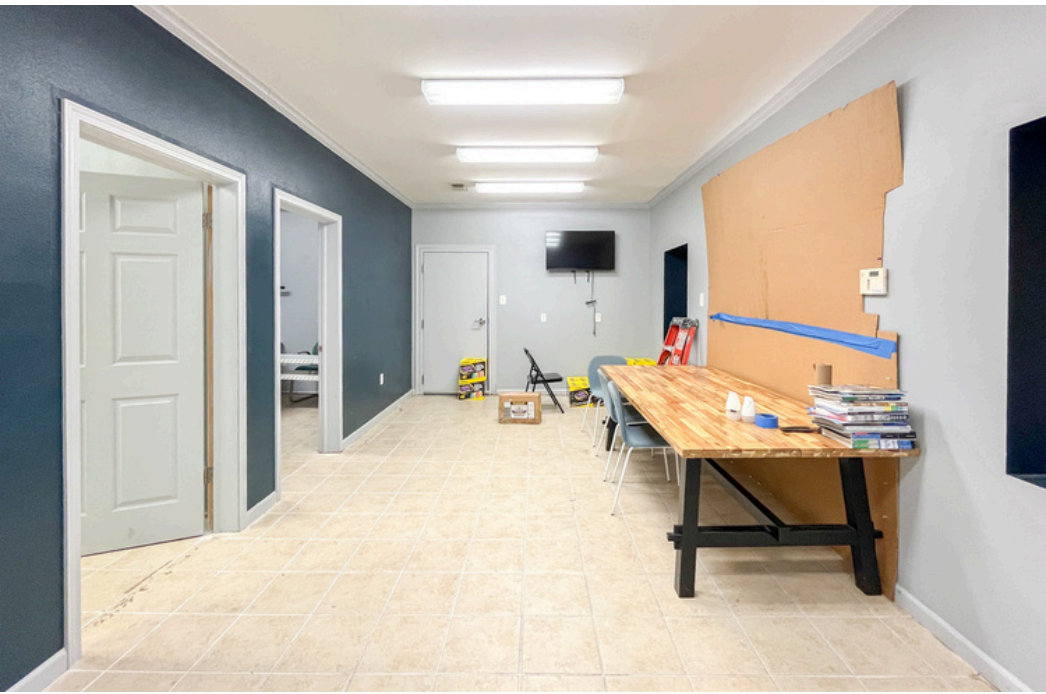


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Interior Photos

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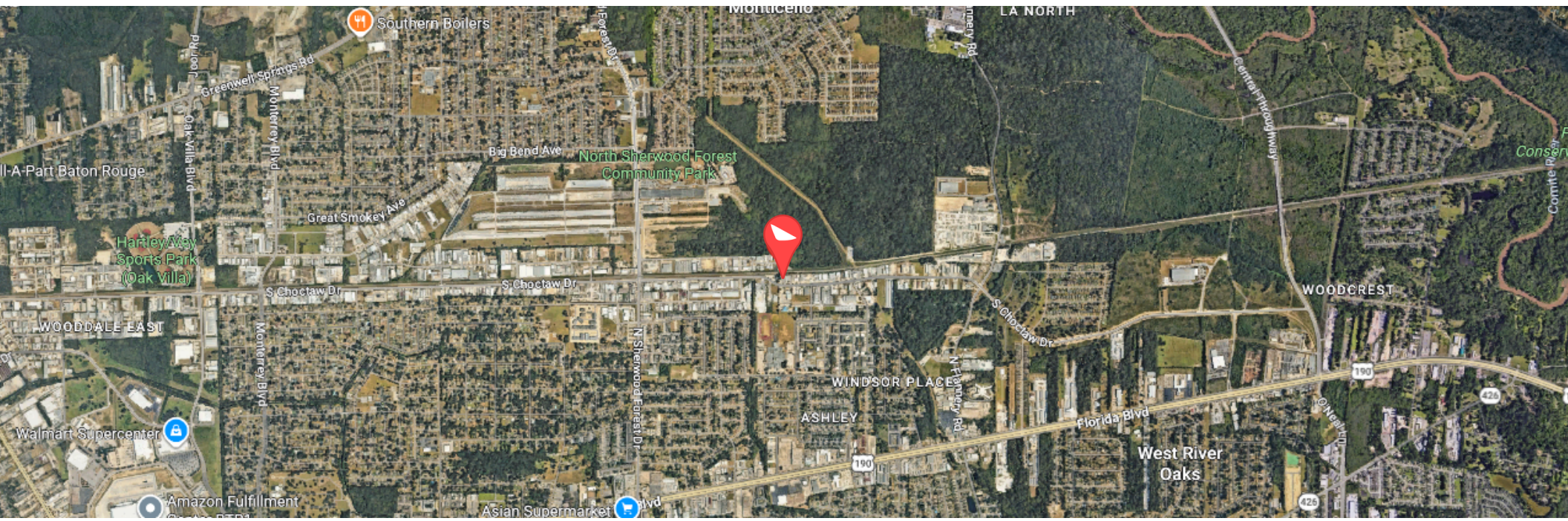
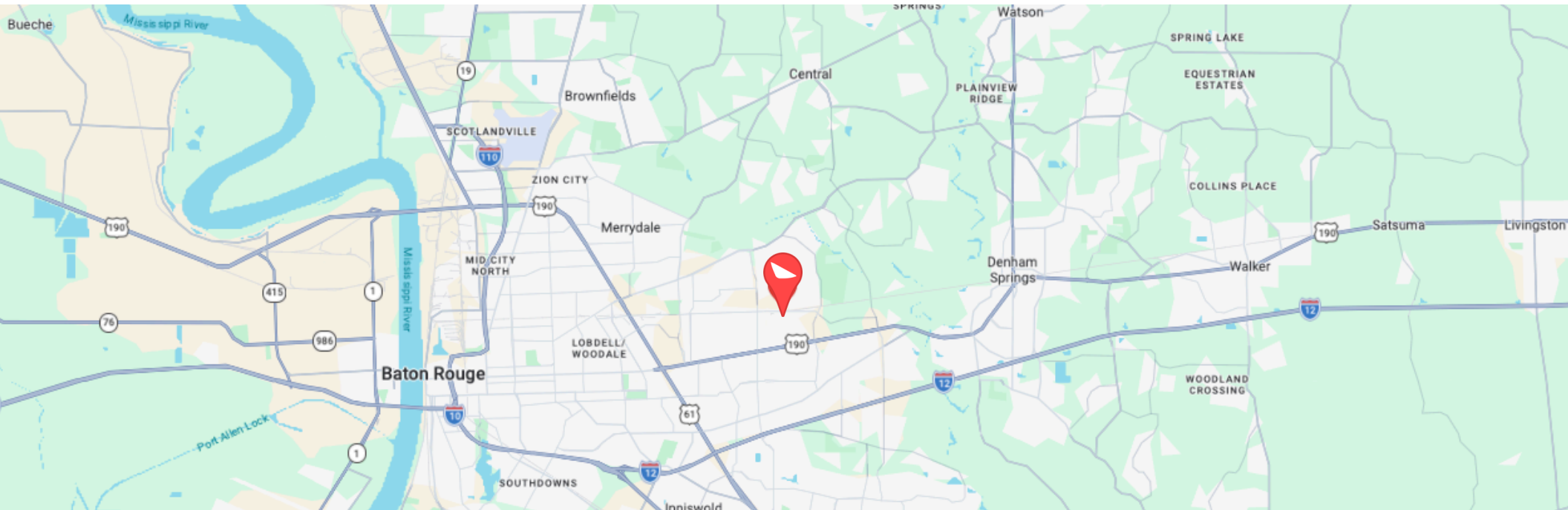
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Location Maps

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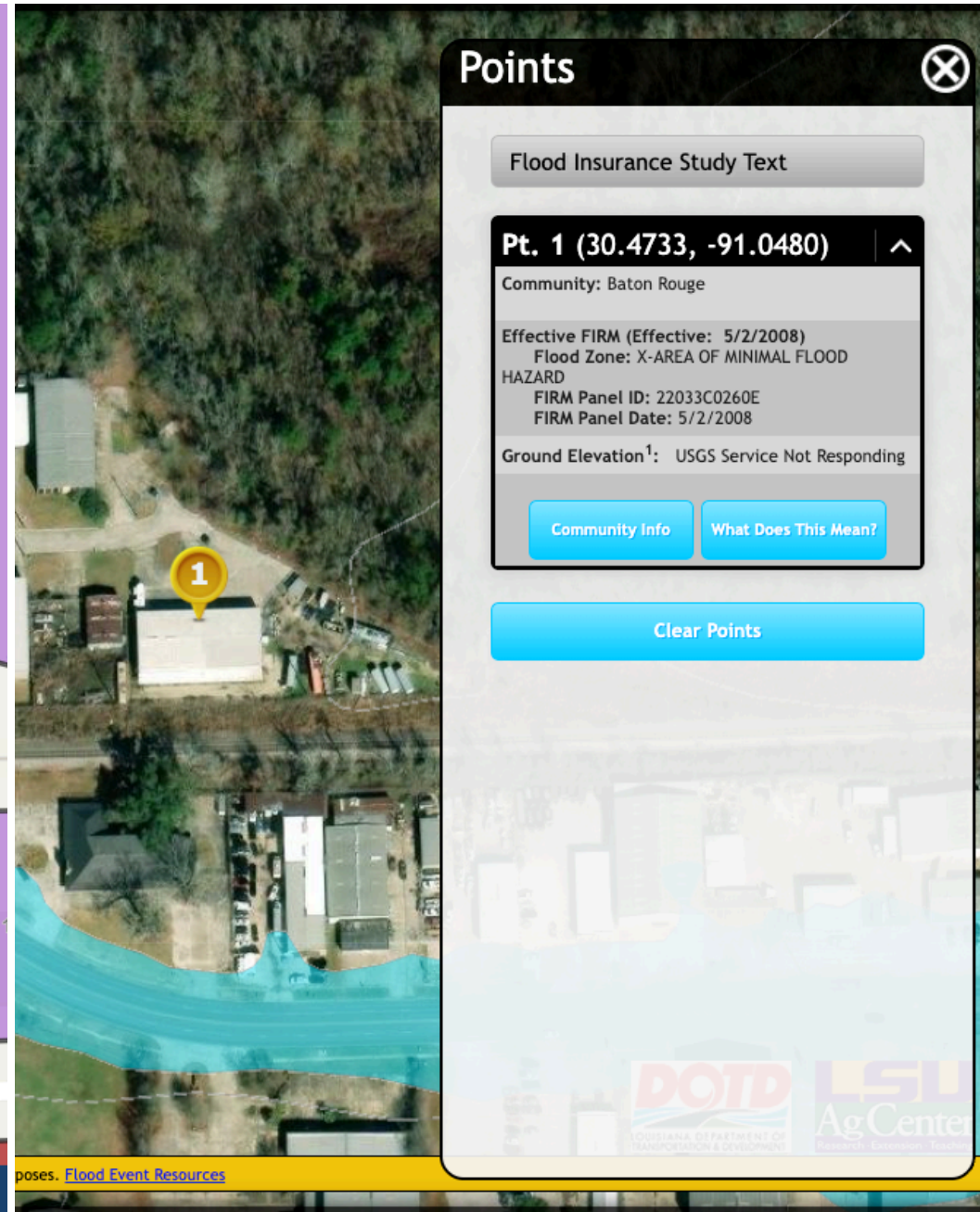
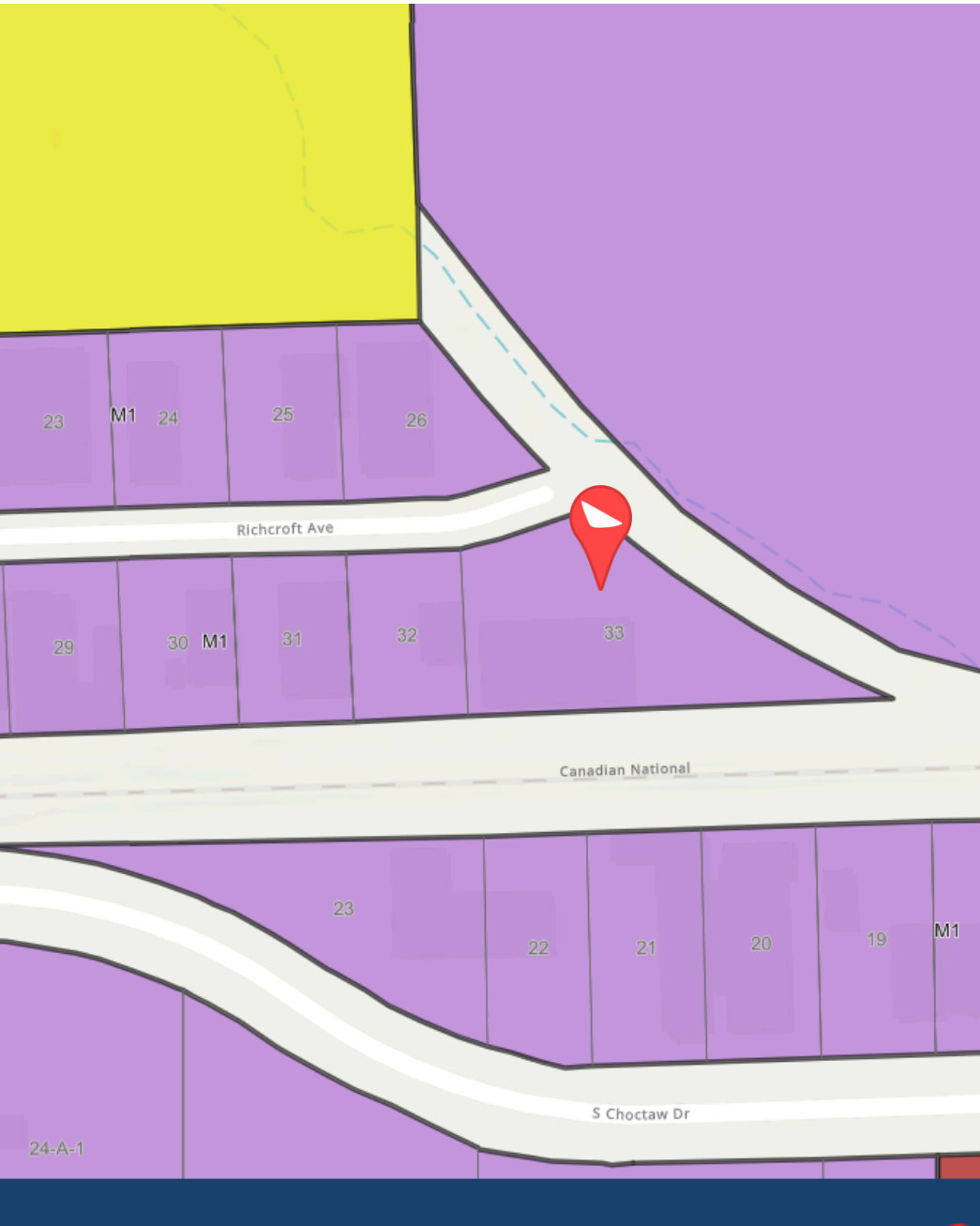


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Points [Close]

Flood Insurance Study Text

Pt. 1 (30.4733, -91.0480) [Up Arrow]

Community: Baton Rouge

Effective FIRM (Effective: 5/2/2008)
Flood Zone: X-AREA OF MINIMAL FLOOD
HAZARD
FIRM Panel ID: 22033C0260E
FIRM Panel Date: 5/2/2008

Ground Elevation¹: USGS Service Not Responding

[Community Info] [What Does This Mean?]

[Clear Points]

DOTD | LSU AgCenter

ZONE M1 - LIGHT INDUSTRIAL

FLOOD ZONE: X

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Alex Ruch

Senior Vice President – Industrial Sales & Leasing

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Office: 800-895-9329

A proud native of Baton Rouge, Alex specializes in Industrial Sales & Leasing along the South Choctaw corridor. He believes north Baton Rouge is on the rise and wants to play an active role in its revitalization by brokering great deals. Prior to working with ELIFIN®, Alex worked in outside sales at a large, successful manufacturing company in north Baton Rouge where he developed an understanding for the needs of industrial owners, tenants, and investors.

Alex is an active member of Christ the King Catholic Church on LSU's campus. In his free time, you'll find him going on walks with his wife and daughter, watching LSU sports, or posting up at a local coffee shop and enjoying a great book.



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