



±43,000 SF SHOWROOM AND WAREHOUSE OPPORTUNITY ALONG AIRLINE HWY

6545 AIRLINE HWY BATON ROUGE, LA 70805



6545 AIRLINE HWY, BATON ROUGE 43,000 SF

- ±275' ft frontage along Airline Hwy – ±43,064 daily visibility
- Functional warehouse with docks and ±4 acre lay down yard
- Zoned C2 – Heavy Commercial
- NNN lease type

CONTACT:

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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, 6545 Airline Hwy is a highly visible property which enjoys ± 275 ft of frontage in a busy corridor – approximately $\pm 43,064$ cars pass by daily. There is a large monument sign in place.
- The property, formerly Town & Country Furniture, features $\pm 43,000$ SF office / showroom / warehouse space. Much of the square footage is climate-controlled showroom space.
- The $\pm 28,500$ SF showroom has a ± 10 ft clear height. The $\pm 14,500$ SF warehouse has eave heights of ± 20 - 25 ft throughout and a peak height of ± 27 ft. There are six ± 14 ft roll up doors in the warehouse.
- The property also enjoys a ± 4 acre lay down yard.
- Airline Hwy is a major thoroughfare stretching from Opelousas, through Baton Rouge, to New Orleans. It serves as the connection for ± 115.6 miles of South Louisiana. Strategically located, the property enjoys just ± 4 minute access to Greenwell Springs Rd, ± 6 minute access to I-110, and ± 8 minute access to Florida Blvd at Airline Hwy.
- C2 – Heavy Commercial.
- NNN lease type.

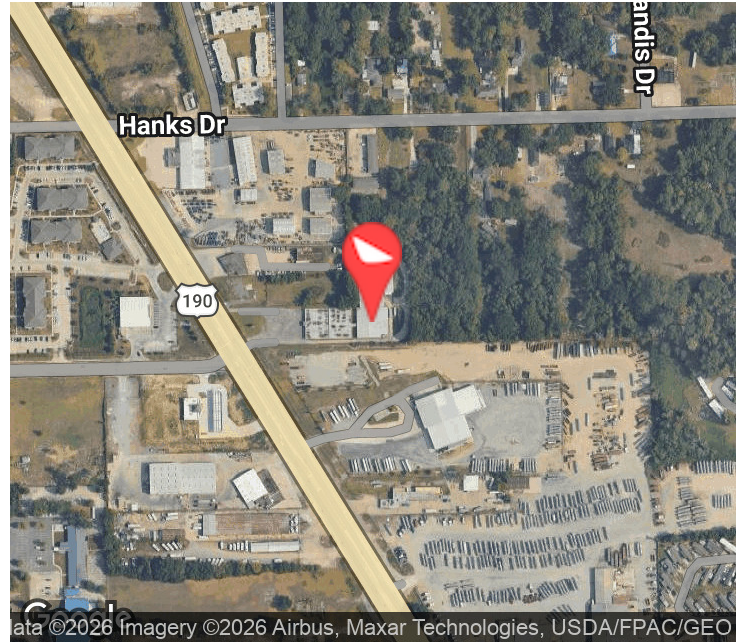
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PROPERTY INFORMATION



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LOCATION INFORMATION

Street Address	6545 Airline Hwy
City, State, Zip	Baton Rouge, LA 70805
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Subdivision	Kean Place
Nearest Intersection	Airline Hwy at Evangeline St
Location Description	Lots 6, 16, 17
Township	6S
Range	1E
Section	51
Side Of The Street	East
Off-Street Parking	Yes
Road Type	Paved
Nearest Highway	Hwy 190 (Airline Hwy)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Industrial
Zoning	C2 - Heavy Commercial
Lot Size	±5.09 Acres
APN #	281883, 281913, 1216880
Lot Frontage	±274.8 ft
Lot Depth	±432.7 ft
Traffic Count	±43,064
Traffic Count Street	Airline Hwy

BUILDING INFORMATION

Building Size	±43,000 SF
Tenancy	Single or Multiple
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	3

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LEASE SPACES



AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE
Entire Complex	Available	43,000 SF	NNN	\$1 per month
Showroom	Available	28,500 SF	NNN	\$1 per month
Warehouse	Available	14,500 SF	NNN	\$1 per month

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SHOWROOM PHOTOS



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WAREHOUSE PHOTOS



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EXTERIOR PHOTOS



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FRONTAGE PHOTOS



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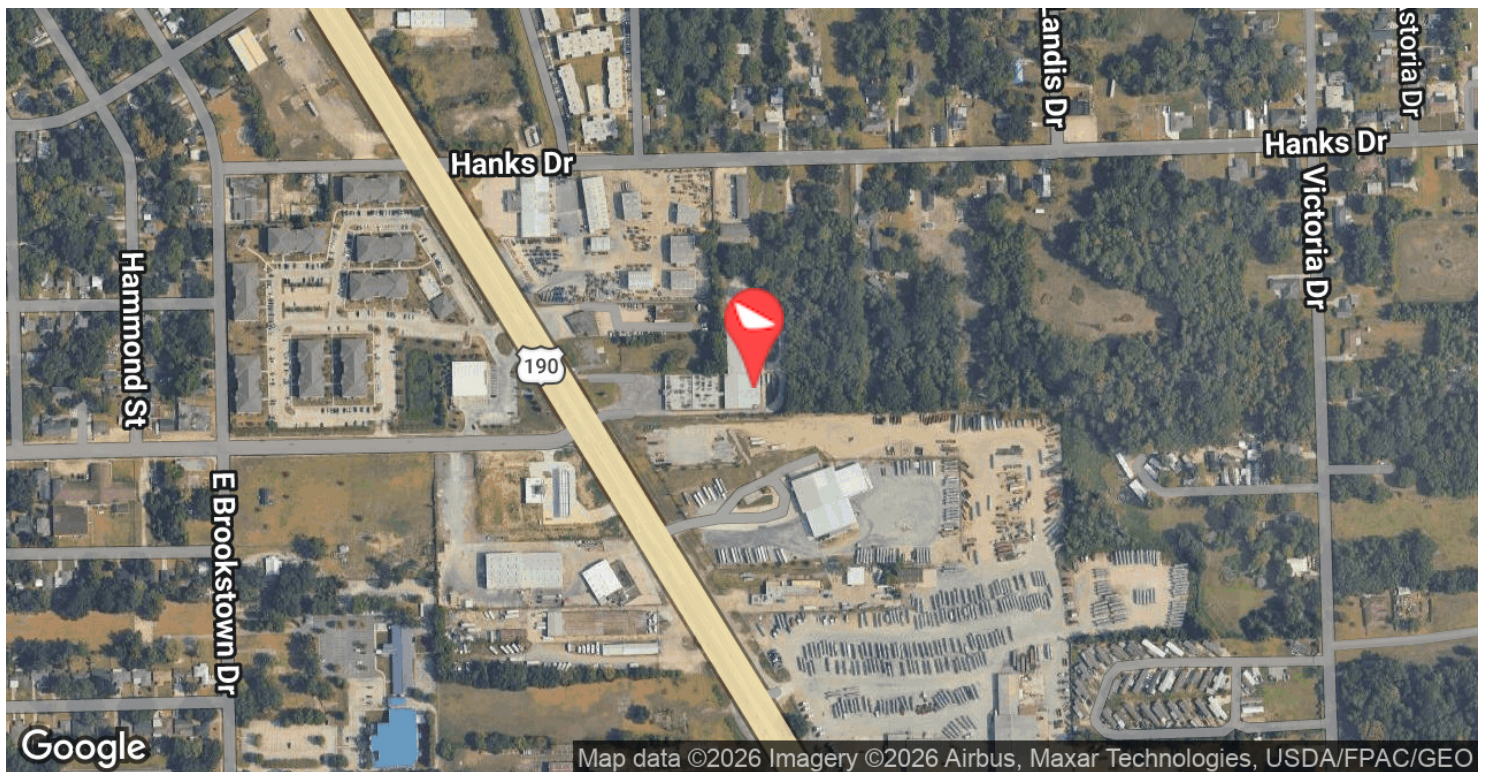
AERIAL PHOTOS



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LOCATION MAP



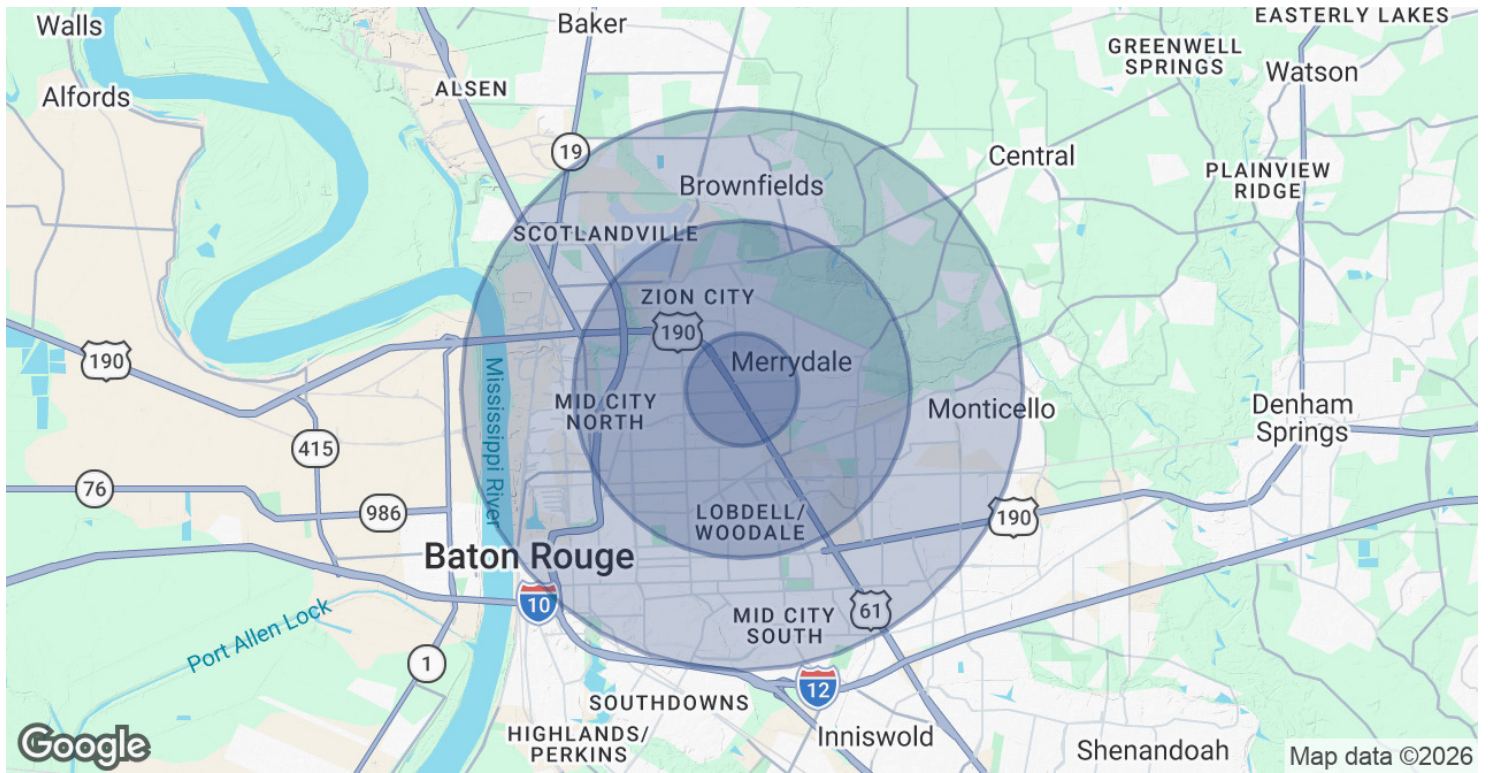
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,535	65,129	147,077
Average Age	37	38	39
Average Age (Male)	35	36	38
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,528	25,172	58,614
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$45,450	\$47,239	\$63,459
Average House Value	\$151,244	\$157,517	\$219,469

2020 American Community Survey (ACS)

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