

# INDUSTRIAL FOR SALE INDUSTRIAL / AUTOMOTIVE FACILITY

5275 Kincaid Ave, Baton Rouge, LA 70805

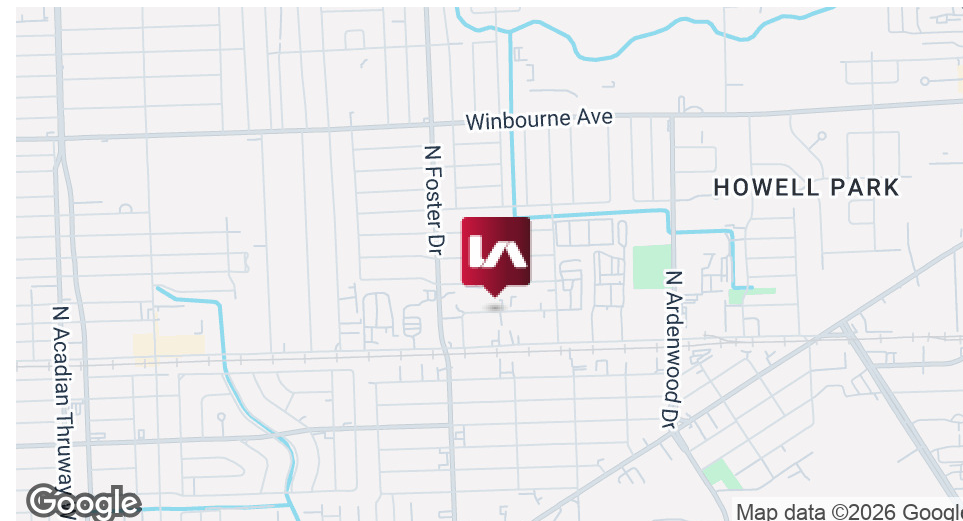
**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# INDUSTRIAL FOR SALE

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### OFFERING SUMMARY

Sale Price:	\$745,000
Building Size:	±12,779 SF
Lot Size:	±1.45 Acres
Price / SF:	\$58.30
Zoning:	M1
Market:	Baton Rouge - MSA
Submarket:	North Baton Rouge

### PROPERTY OVERVIEW

This ±1.45-acre industrial property is purpose-built for automotive operations, offering a versatile layout across three well-equipped structures. Building 1 includes ±6,000 square feet with three roll-up doors, ideal for general service, storage, or fabrication. Building 2 features ±8,000 square feet with eight roll-up doors and multiple automotive lifts, making it highly functional for collision repair, mechanical work, or fleet services. Building 3 adds ±2,300 square feet with three roll-up doors, providing additional shop or service capacity. A large front concrete pad accommodates ample parking and vehicle maneuverability. With its mix of shop sizes, abundant access points, and efficient site circulation, this property is an exceptional fit for auto body, repair, or commercial fleet operations.

### PROPERTY HIGHLIGHTS

- ±1.45-Acre Industrial Property Designed for Automotive Operations
- Three Buildings Totaling ±16,300 SF with Multiple Roll-Up Doors
- Large Front Concrete Pad for Parking and Vehicle Maneuverability
- Ideal for Auto Body, Mechanical Repair, or Fleet Service Users

### CONTACT

**Evan Scroggs, SIOR, CCIM**  
escroggs@lee-associates.com  
D 225.427.9240

**Tom McGee**  
tmcgee@lee-associates.com  
D 225.427.9200

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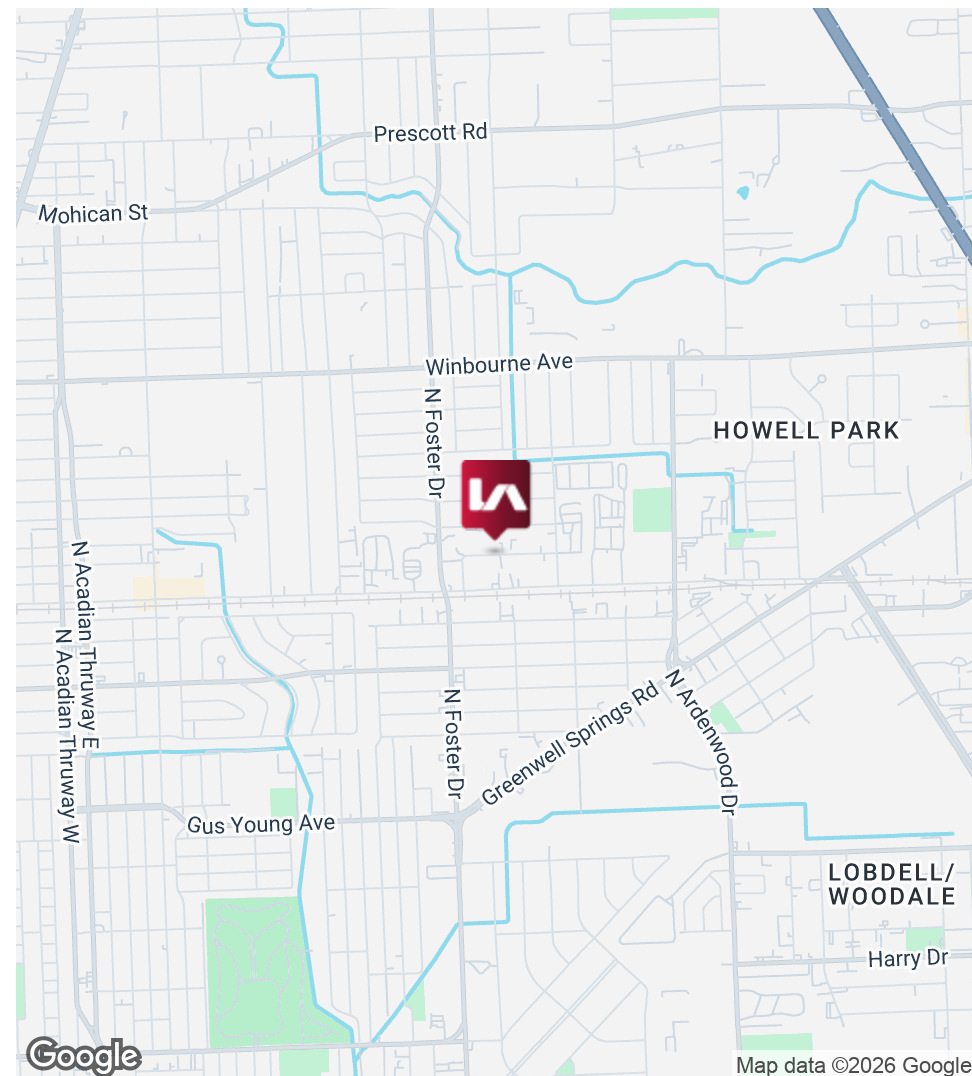
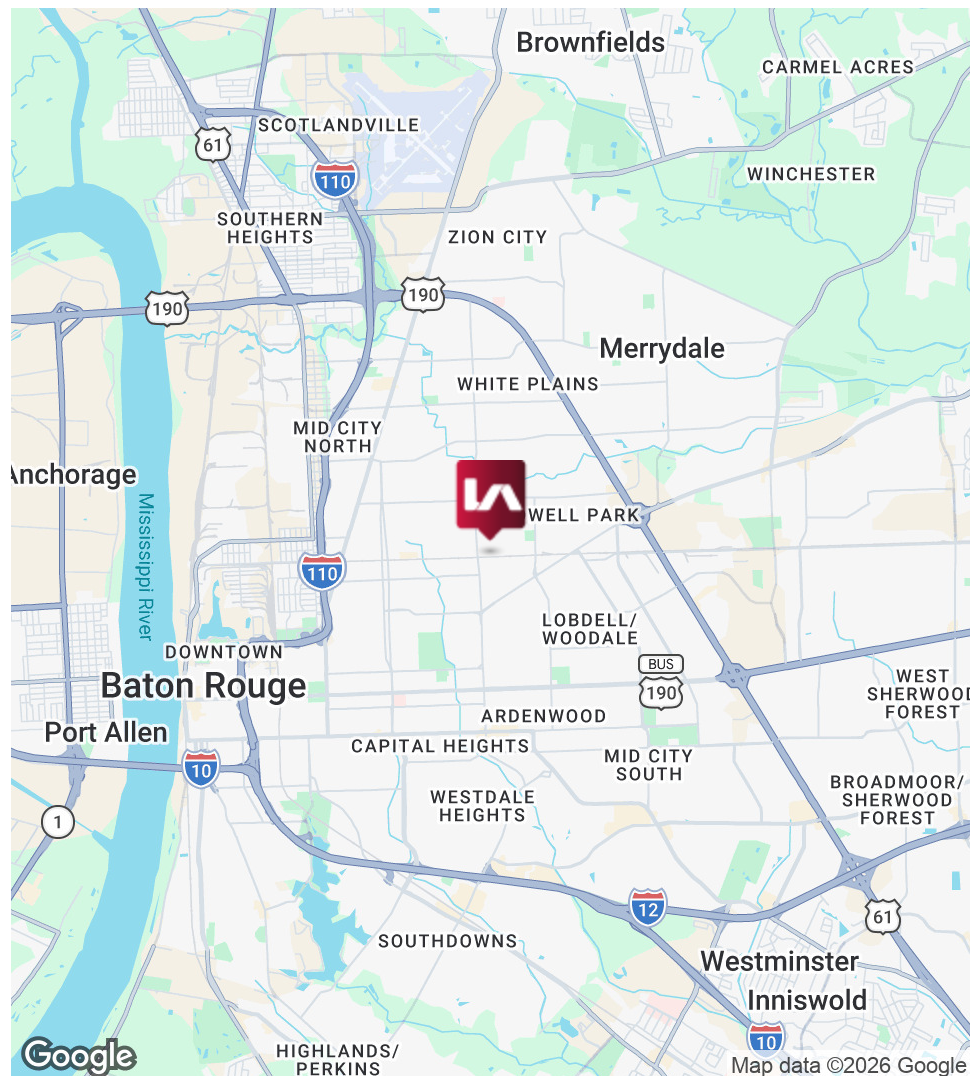
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Evan Scroggs, SIOR, CCIM  
escroggs@lee-associates.com  
Cell: 225.241.8616  
Office: 225.427.9200

Tom McGee  
tmcgee@lee-associates.com  
Cell: 318.282.2974  
Office: 225.427.9200

