



Industrial Warehouse with Dock-High Loading Adjacent to BTR

3080 Rosenwald Rd, Baton Rouge, LA 70807

Sale / Lease Brochure

Alex Ruch
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Property Summary

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Sale Price	\$1,200,000
Lease Rate	\$6/SF/Year (NNN)
Building Size	±20,072 SF

- Now for sale and lease, 3080 Rosenwald Rd offers a ±20,072 SF former Last-Mile terminal warehouse situated on ±1.54 acres.
- This corner property features 4 large drive-thru bays, 20 short dock doors, ample car and trailer parking, and a fully fenced and lit parking / yard area, making it well-suited for distribution, logistics, or industrial operations. All equipment stays.
- Located across the Baton Rouge Metropolitan Airport, the property offers immediate access to I-110 and is ±11 minutes from Downtown Baton Rouge, providing excellent regional connectivity.
- Zoned M1 - Light Industrial.
- NNN lease type.



Property Info

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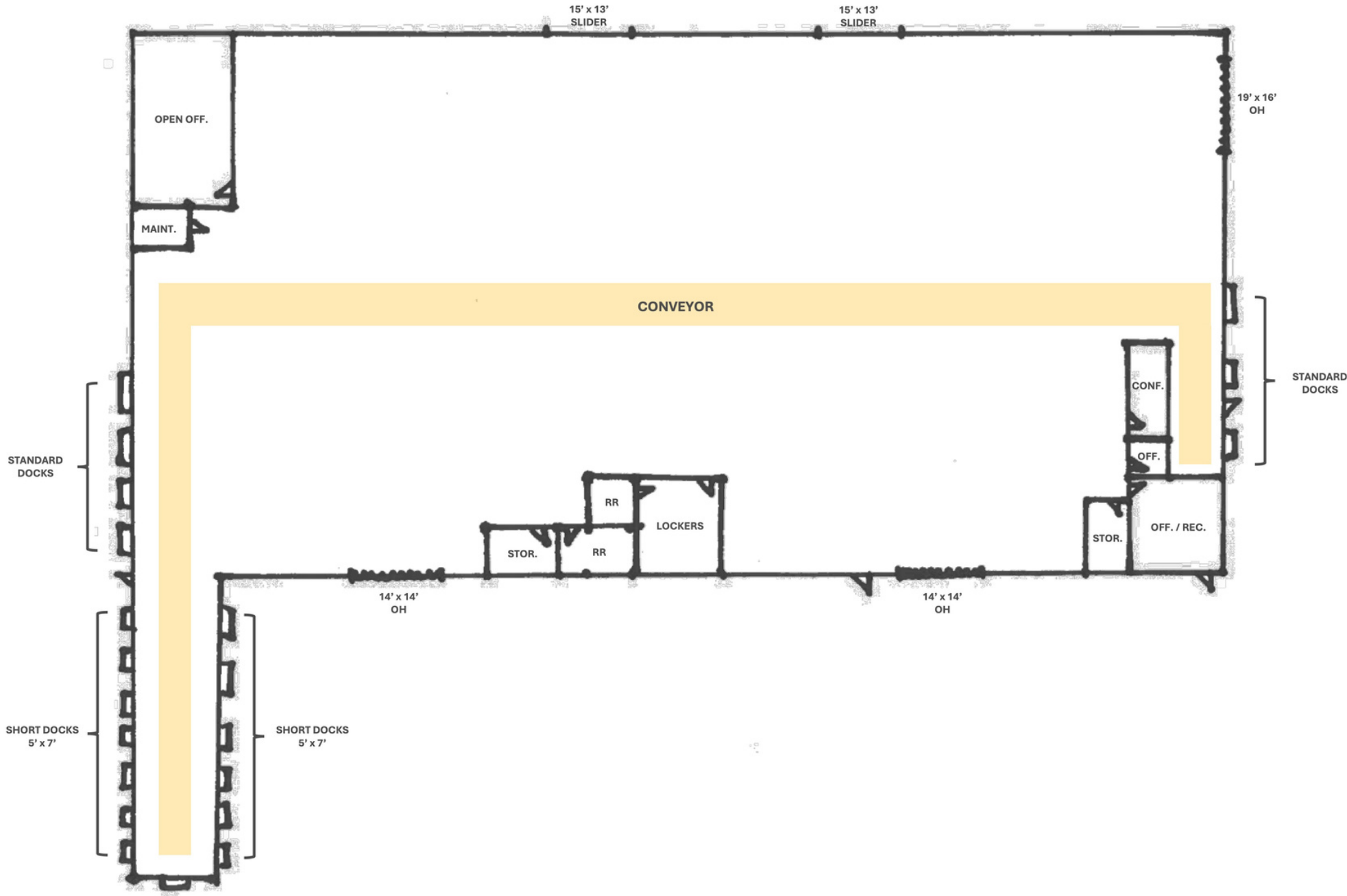
LOCATION INFORMATION

Street Address	3080 Rosenwald Rd, Baton Rouge, LA 70807
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Side of Street	South
Road Type	Paved
Nearest Highway	I-110
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse
APN #	2508966
Building Size	±20,072 SF
Zoning	M1 - Light Industrial
Lot Size	±1.54 Acres
Parking Type	Surface / Gravel
Free Standing	Yes
Corner Property	Yes

Floor Plan



Interior Photos

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Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. 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. Buyer must verify the information and bears all risk for any inaccuracies.

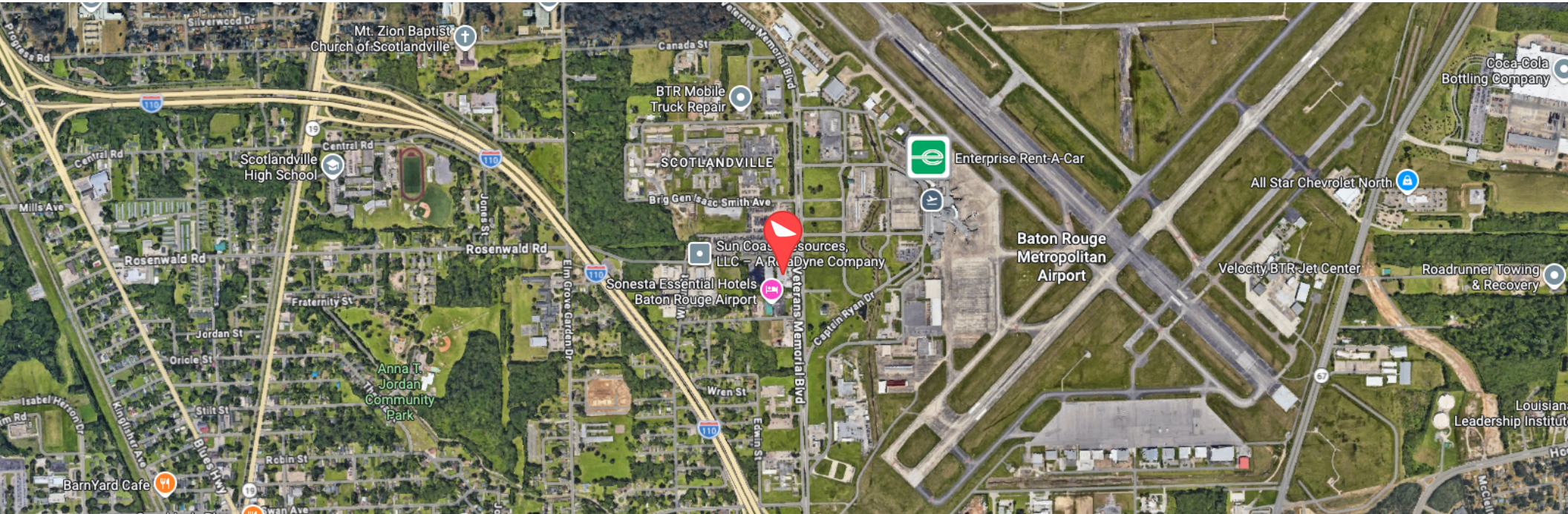
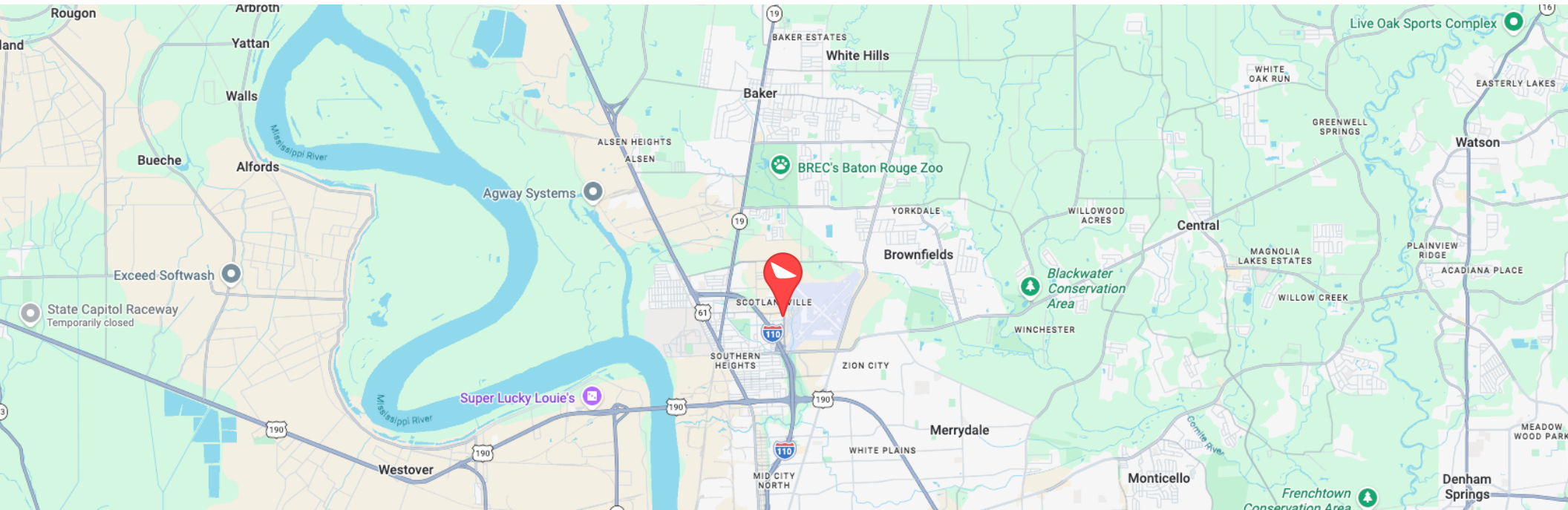
Interior Photos



Interior Photos

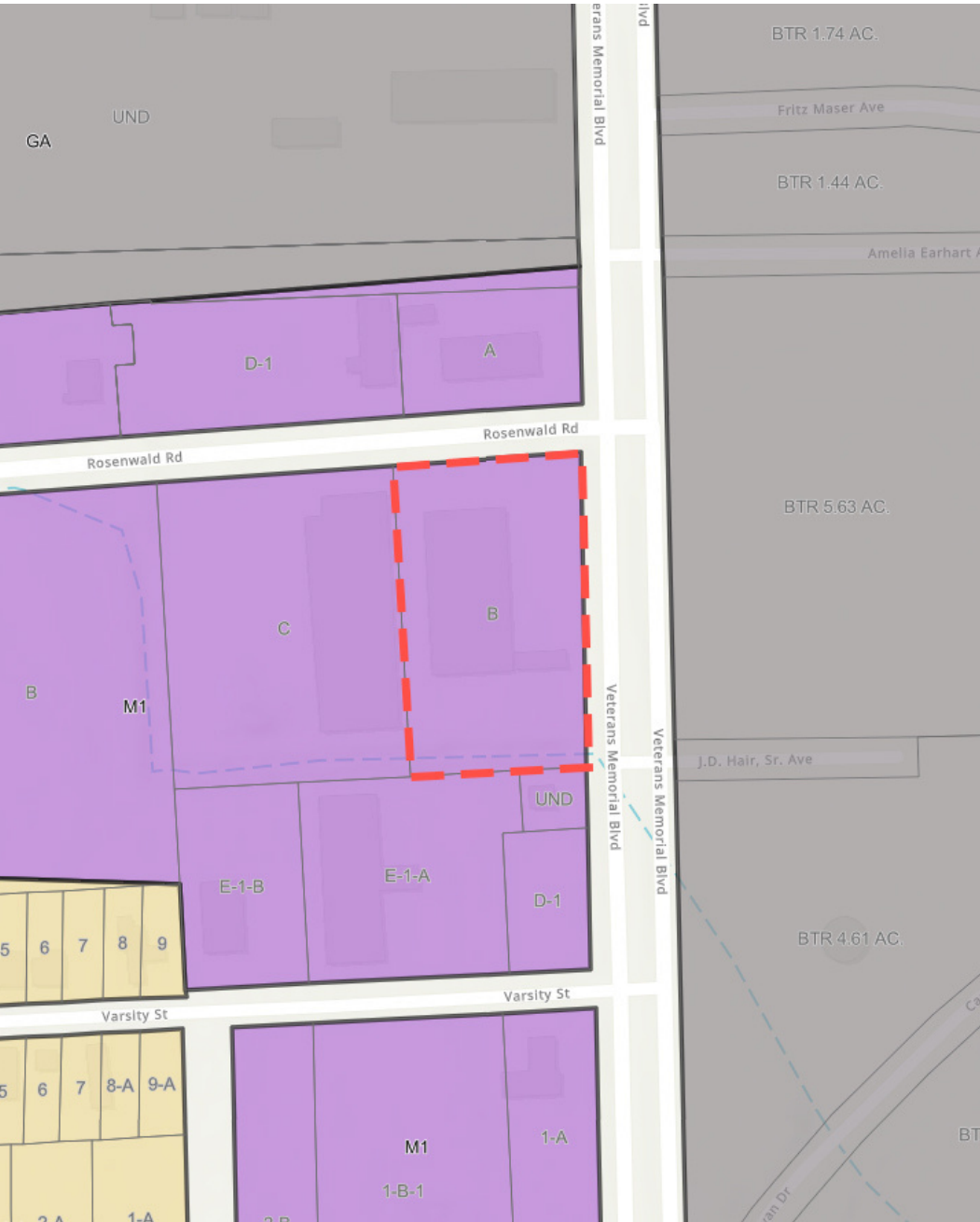


Location Maps

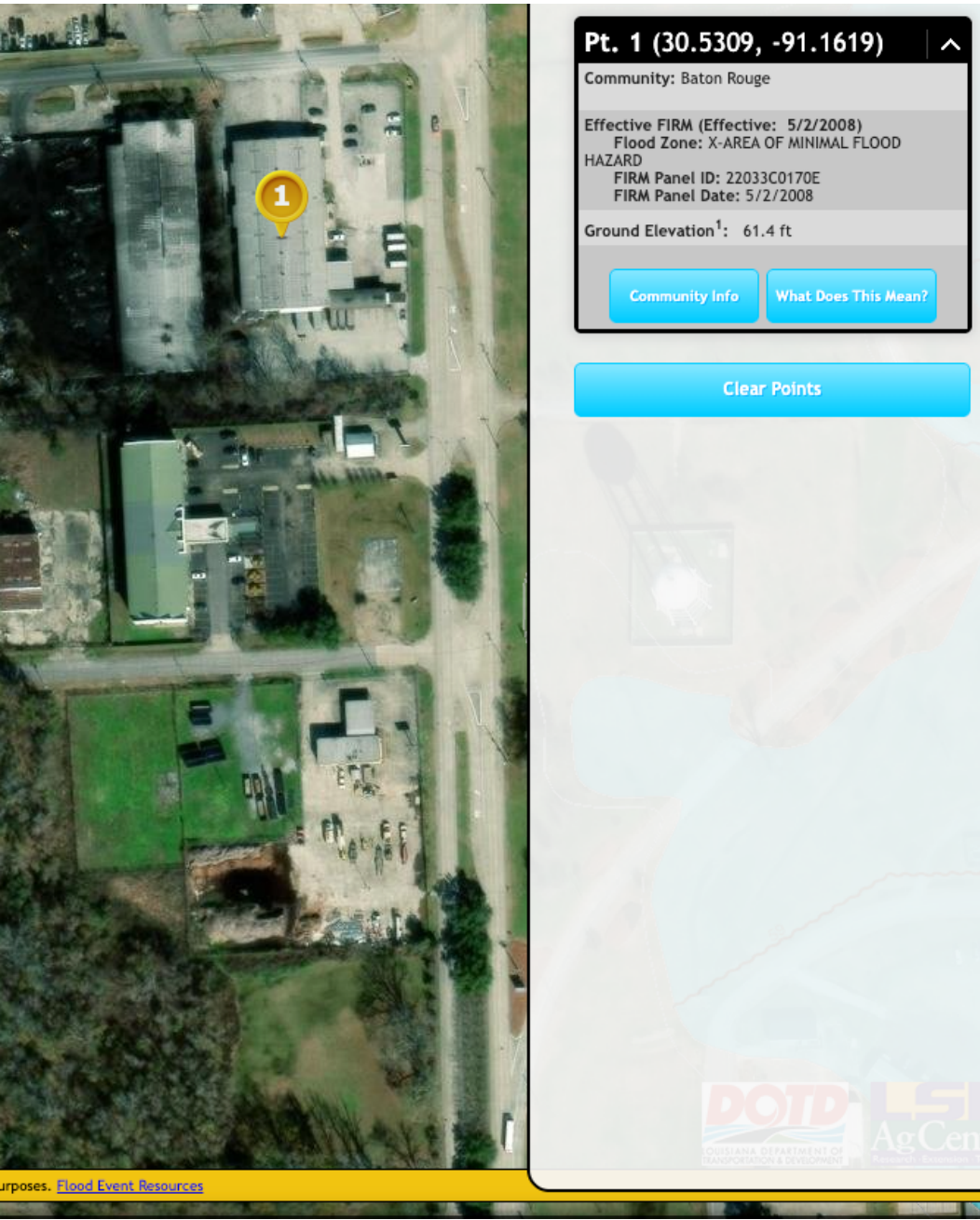


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Location Maps



M1 - LIGHT INDUSTRIAL



FLOOD ZONE: X-AREA OF MINIMAL FLOOD HAZARD

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Presented By

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Alex Ruch

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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.

Alex has become the most active industrial broker in the Greater Baton Rouge market:

- In 2025, he brokered roughly 1 of every 3 industrial sales recorded across East Baton Rouge and Ascension parishes (35 of 103).
- He closed the largest industrial sale recorded in East Baton Rouge Parish in back-to-back years, 2024 and 2025.

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 two children, watching LSU sports, or posting up at a local coffee shop and enjoying a great book.

ELIFIN Commercial Real Estate

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