

stirling

FOR SALE/LEASE



THE COLLECTIVE
OFFICE WAREHOUSE

13465 S. HARRELLS FERRY RD | BATON ROUGE, LA

SUMMARY

SITE PLAN

FLOOR PLAN A

FLOOR PLAN B

PHOTOS

AERIAL

DEMOS

FOR SALE/LEASE

PROPERTY DESCRIPTION

Now available for purchase, this premier office-warehouse development offers an excellent investment or owner-user opportunity in Baton Rouge's desirable southeast submarket. The property includes a 10,500 SF existing office-warehouse and a proposed new development consisting of two buildings, each offering twelve 1,000 SF suites with the flexibility to combine up to 6,000 SF. With a competitive sale price of \$200/SF and versatile C-AB-1 zoning, this site is ideal for medical, office, or light industrial users. The property's strategic location, new construction appeal, and flexible floor plans make it a rare opportunity for buyers looking to secure quality space in a growth market.

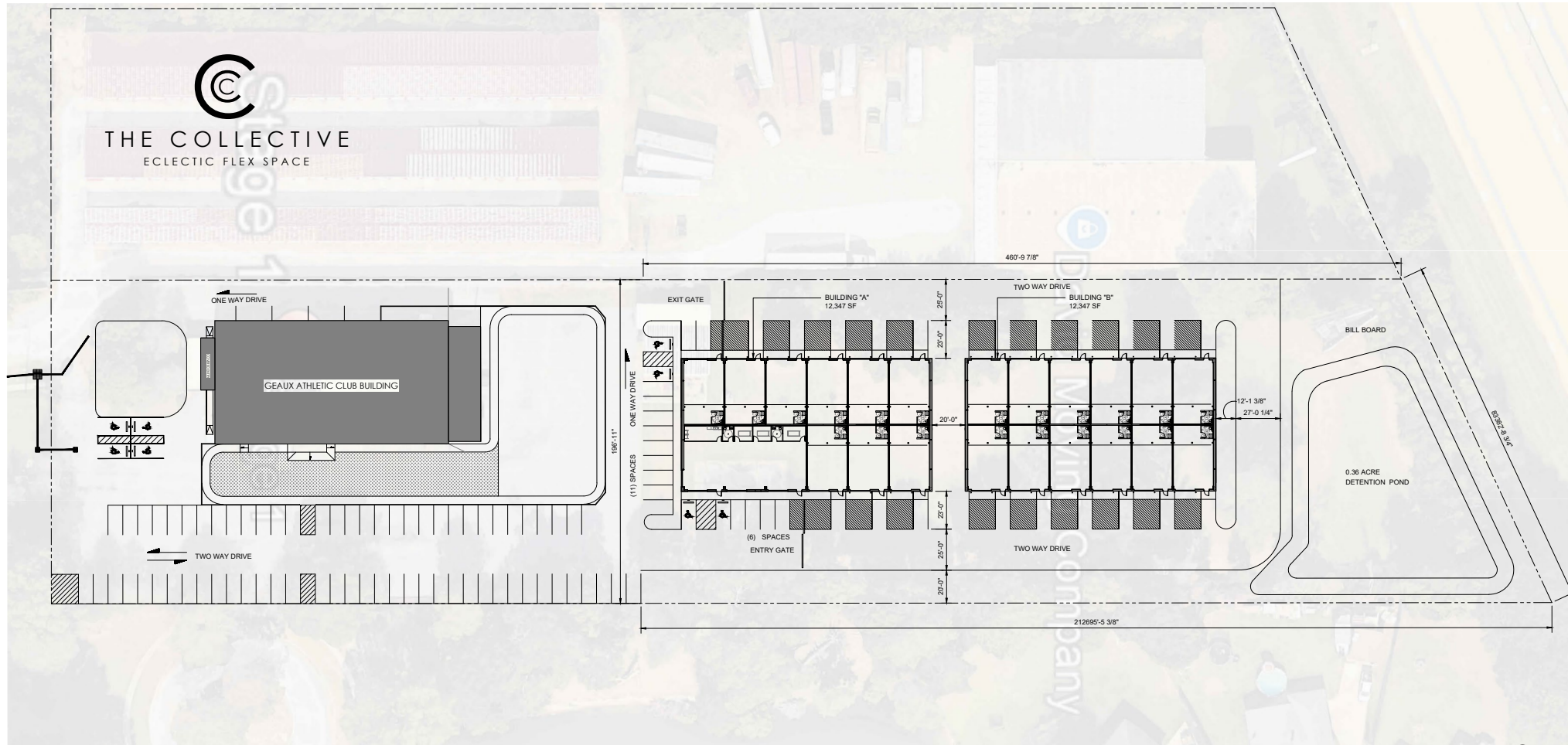
PROPERTY HIGHLIGHTS

- New construction planned – 1,000 SF suites
- Suites can be combined up to 6,000 SF
- Total site area of approximately 4.29 acres
- Visibility from I-12 with easy access to I-12, Sherwood Forest Blvd. and Millerville Rd.

OFFERING SUMMARY

Sale Price:	\$200/SF
Lease Rate:	\$12.00/SF (NNN)
Number of Units:	Up to 24 Units
Available SF:	1,000 SF up to 6,000 SF
Lot Size:	±40,935 SF
Building Size:	±12,000 SF





ARCHITECTURAL SITE PLAN

SUMMARY

SITE PLAN

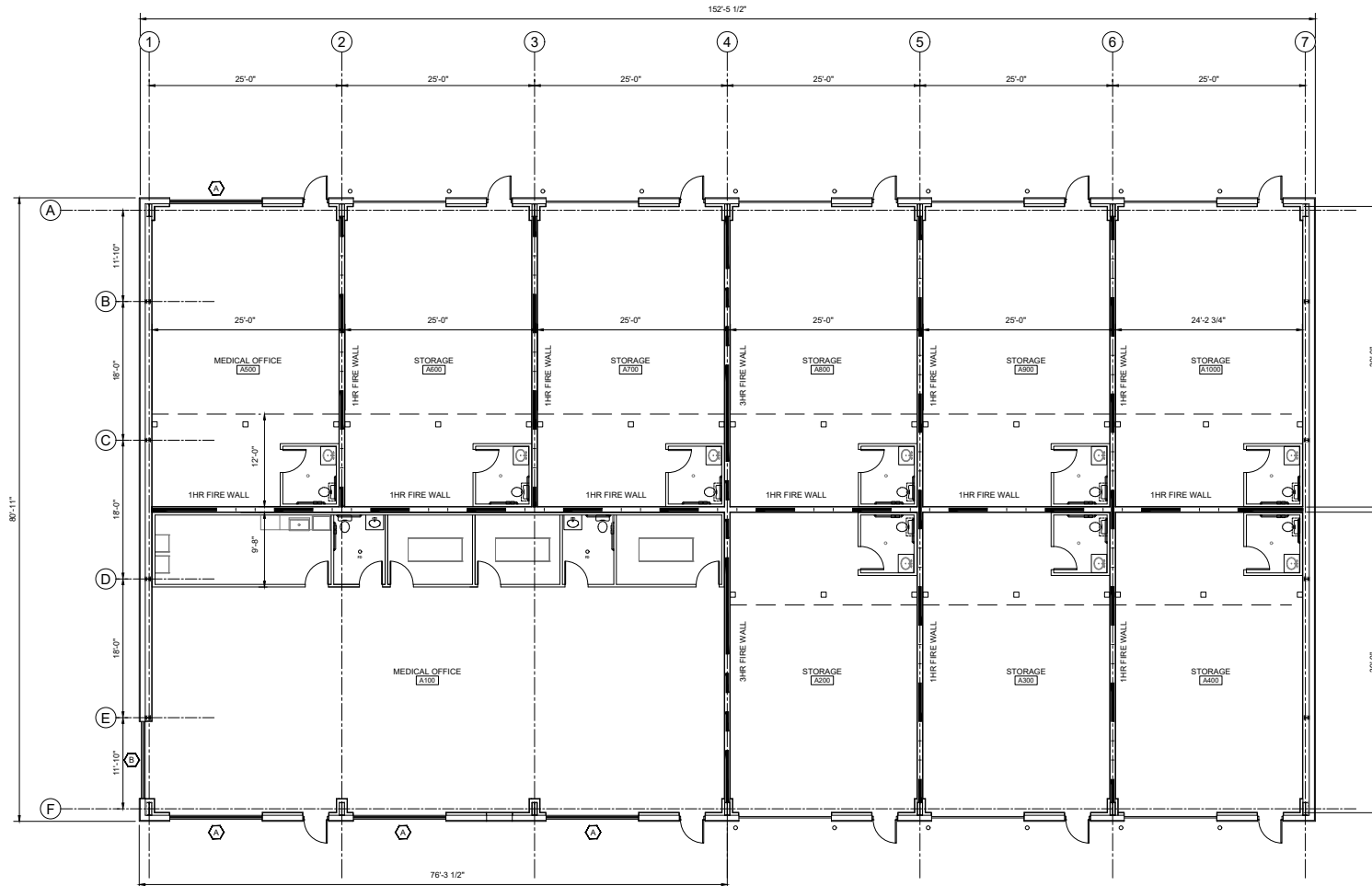
FLOOR PLAN A

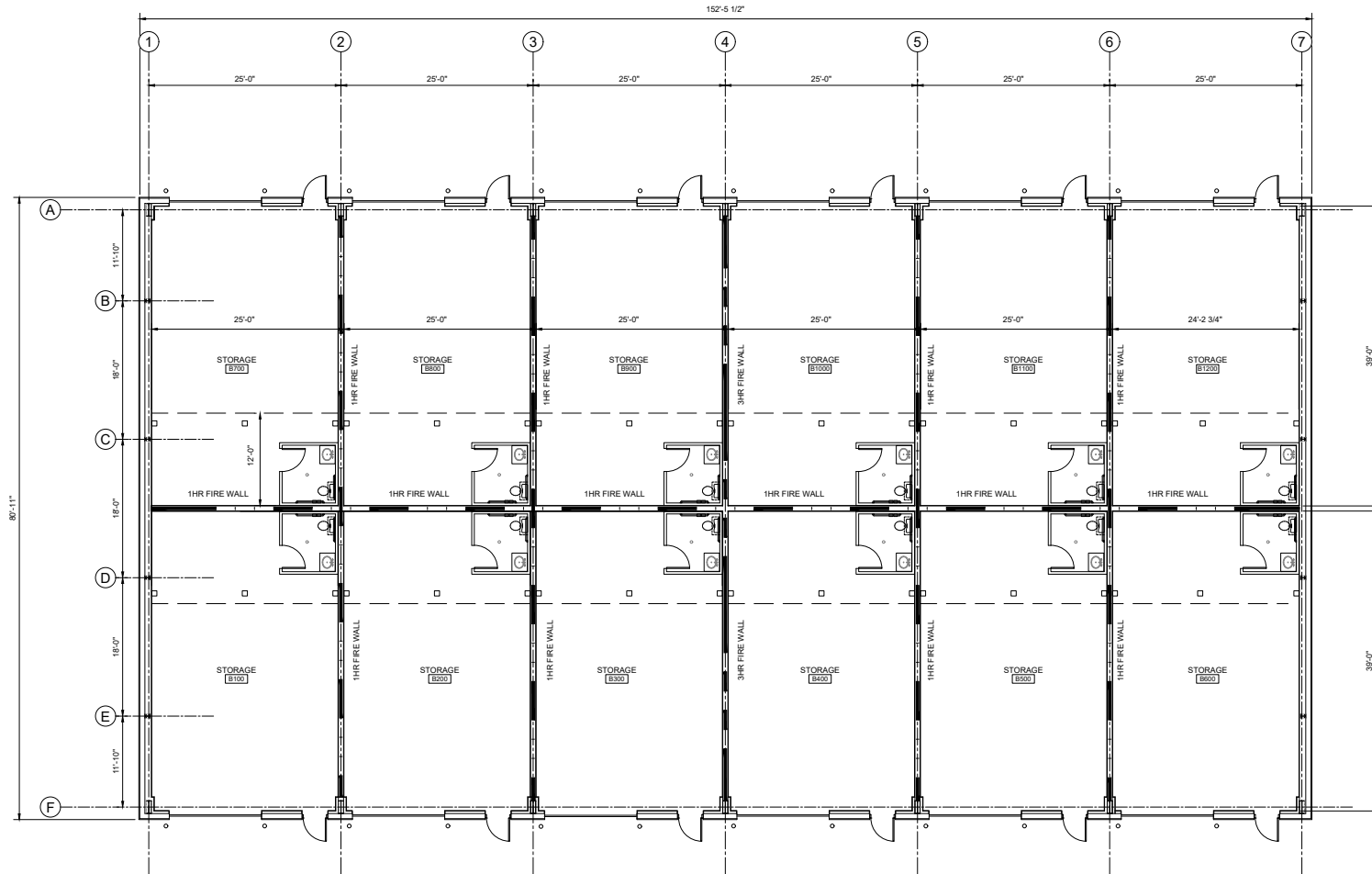
FLOOR PLAN B

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SITE PLAN

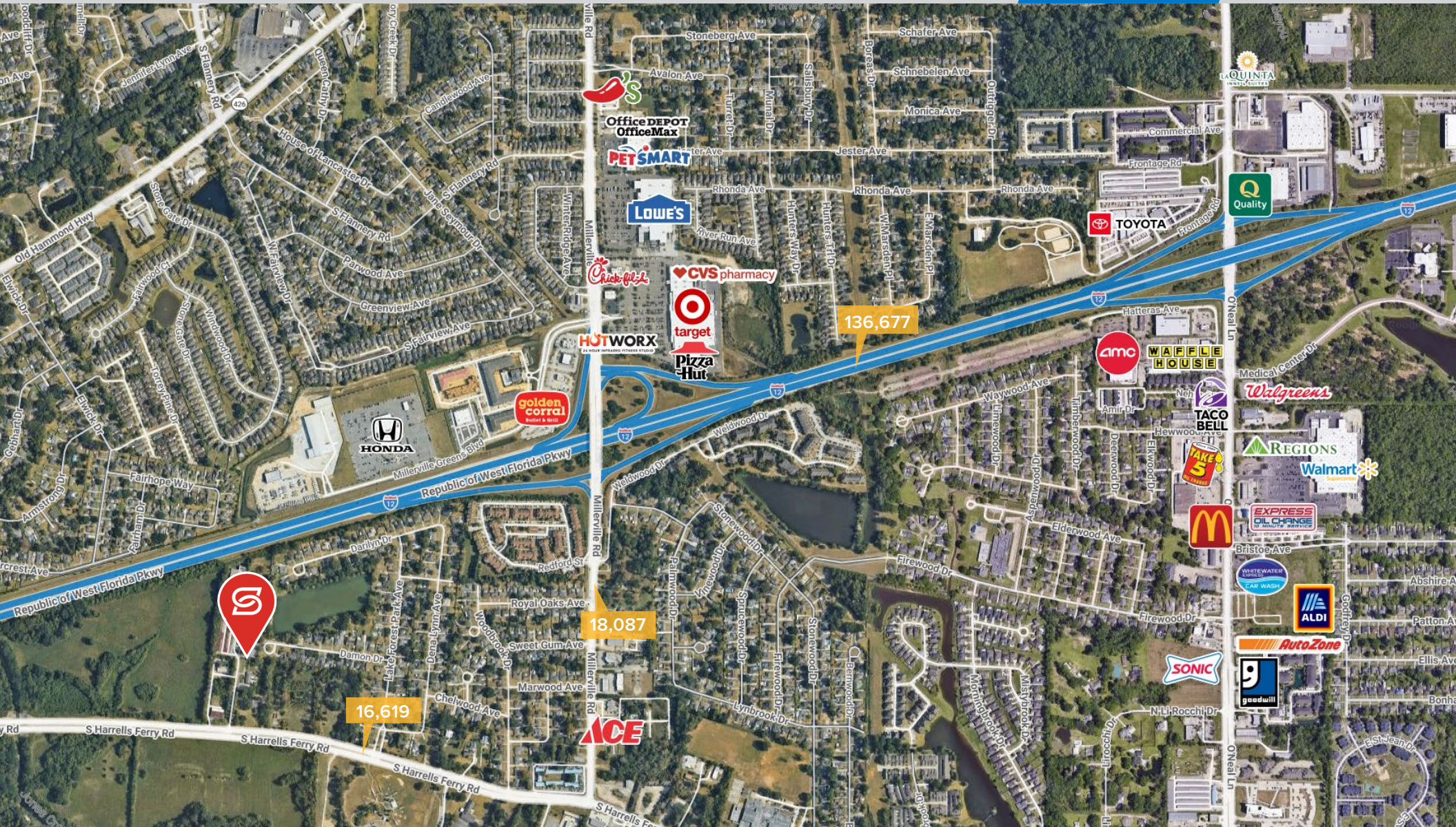
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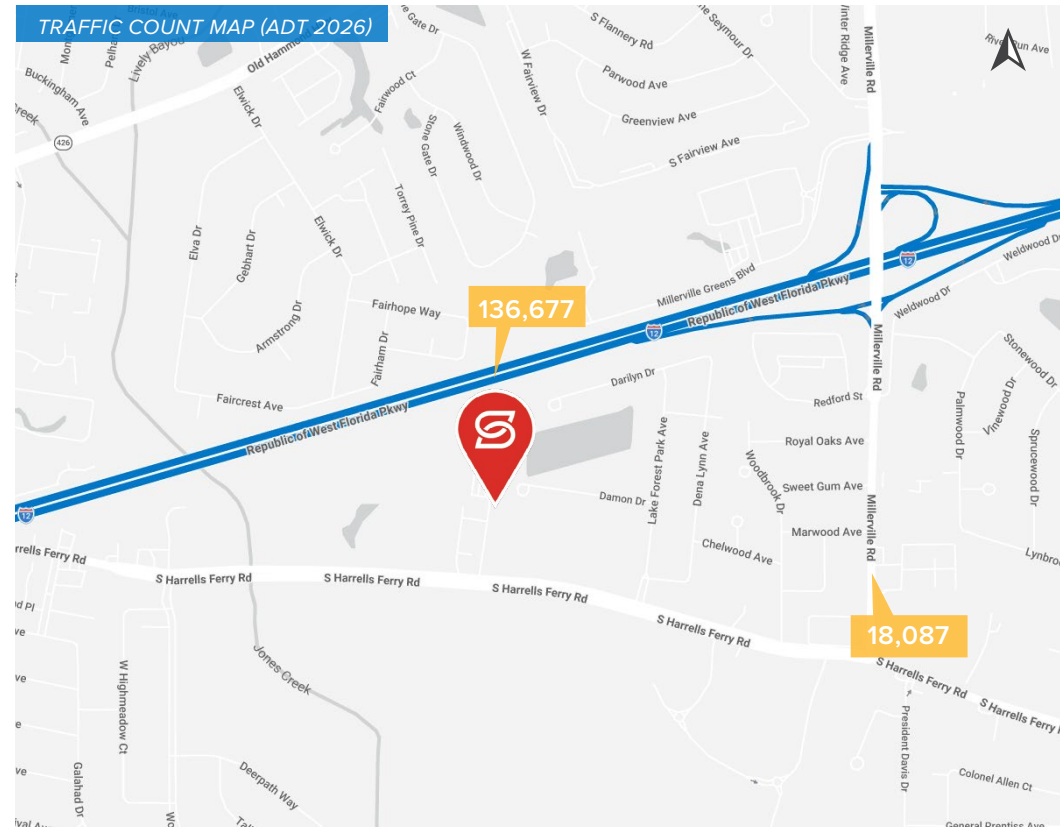
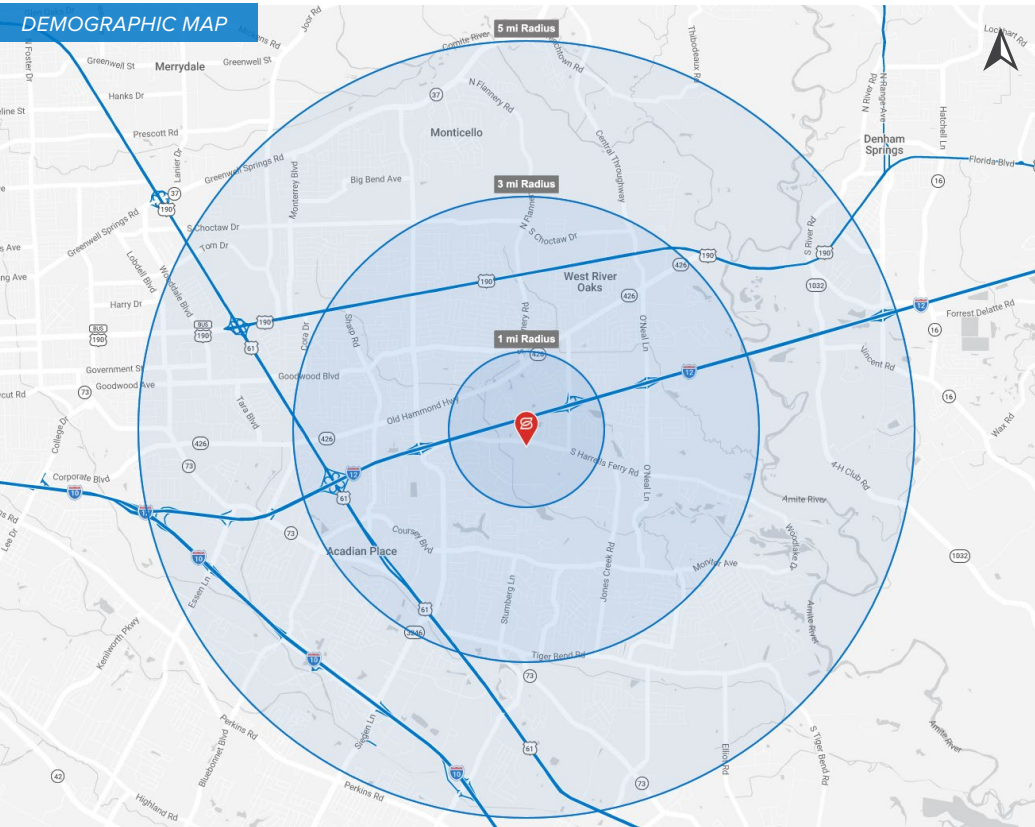
FLOOR PLAN A

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2026 DEMOGRAPHICS



POPULATION

5 MI

9,520

10 MI

85,726

15 MI

155,653



AVG. HH INCOME

5 MI

\$88,708

10 MI

\$100,780

15 MI

\$108,881



HOUSEHOLDS

5 MI

3,958

10 MI

34,607

15 MI

63,936