



STRATEGICALLY LOCATED OFFICE WAREHOUSE WITH VALUE-ADD POTENTIAL

7455 E INDUSTRIAL AVE BATON ROUGE, LA 70805



FOR SALE

SALE PRICE: \$800,000 (\$45.45/SF)

17,600 SF

- ±1,600 SF office, ±16,000 SF warehouse
- Dock high door, three-phase power, overhead crane
- ±0.7 Acre lay down yard

CONTACT:

ALEX RUCH
225.485.0238

800.895.9329 | <https://elifinrealty.com> | June 2026

640 Main St, Suite A, Baton Rouge, LA 70801

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, 7455 E Industrial Ave features a $\pm 17,600$ SF structure comprising $\pm 1,600$ SF office space and $\pm 16,000$ SF warehouse space.
- The warehouse space is equipped with a dock high door, three-phase power, and an overhead crane.
- There is also a ± 0.7 acre laydown yard, allowing outdoor operations or storage.
- The office space is in need of renovations.
- Located just off Airline Hwy near the S Choctaw Dr intersection, the property benefits from excellent connectivity. It is ideally positioned with quick access to several industrial hubs, including Greenwell Springs Rd (± 1 min), S Choctaw Dr (± 1 min), and the new Amazon fulfillment center via Florida Blvd (± 4 min).

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	7455 E Industrial Ave
City, State, Zip	Baton Rouge, LA 70805
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Subdivision	Goodwood Homesites
Nearest Intersection	E Industrial Ave at Airline Hwy
Location Description	Lot C-1
Township	7S
Range	1E
Section	72
Side Of The Street	North
Off-Street Parking	Yes
Road Type	Paved
Nearest Highway	Hwy 61 (Airline Hwy)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Industrial
Zoning	M1 – Light Industrial
Lot Size	±1.62 Acres
APN #	668745, 668753, 668761
Lot Frontage	±360 ft
Lot Depth	±200 ft

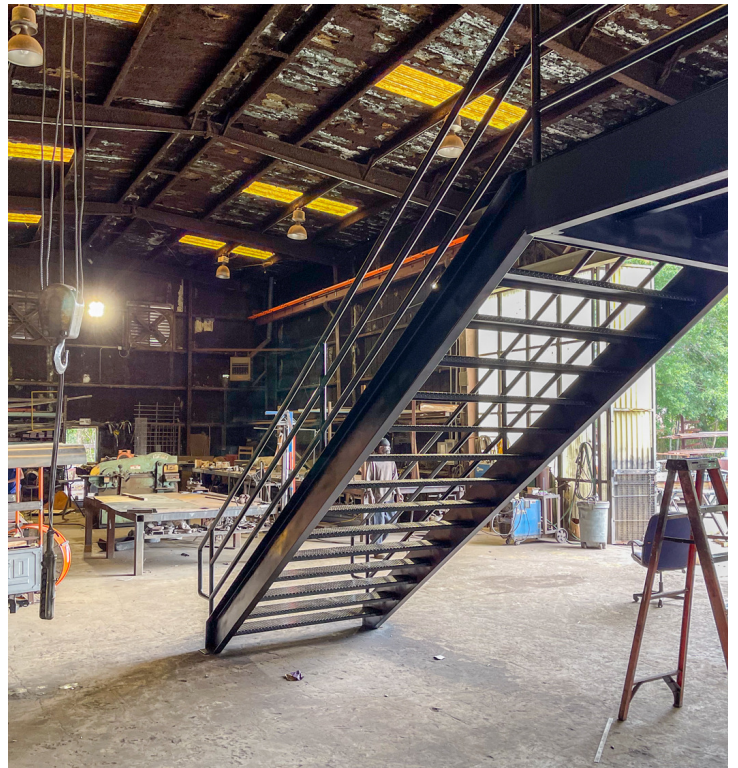
BUILDING INFORMATION

Building Size	±17,600 SF
Parking Type	Surface
Free Standing	Yes

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

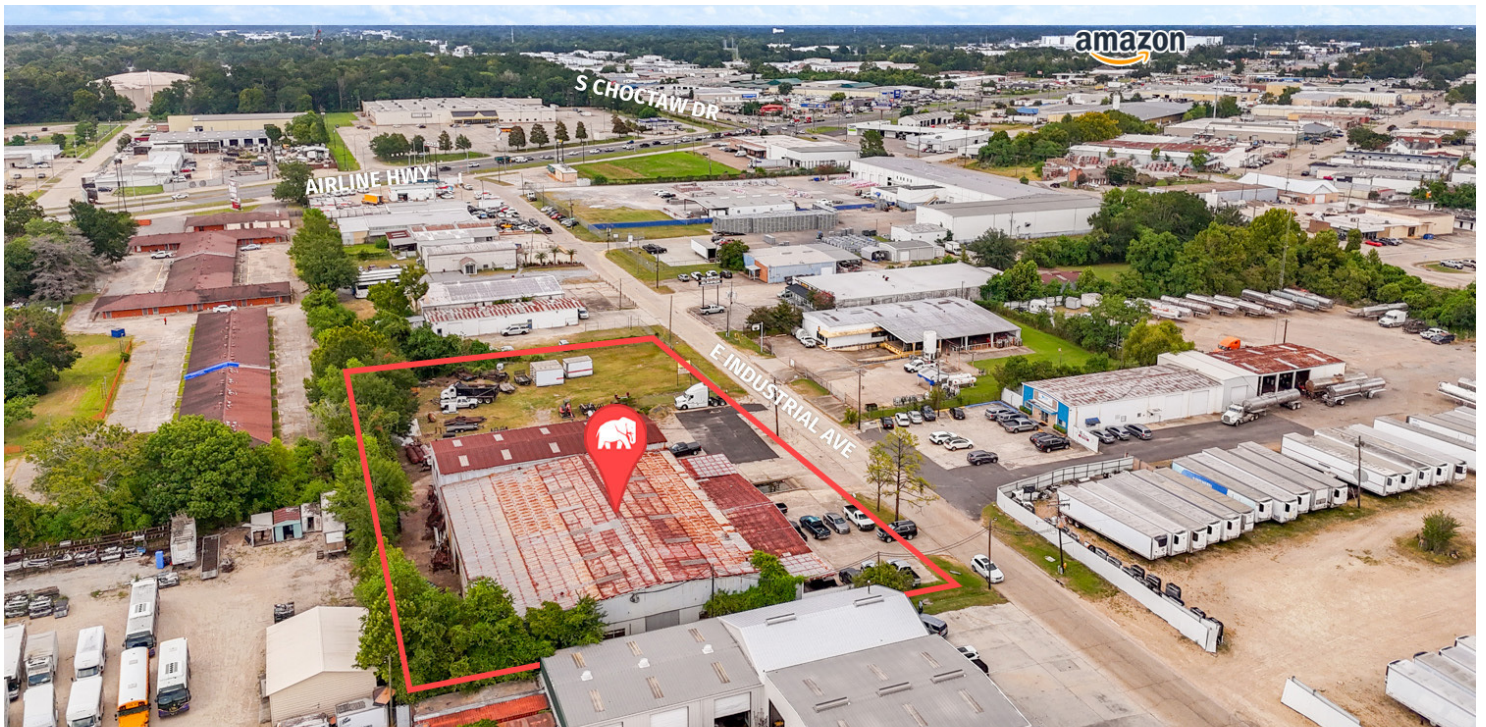
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AERIAL PHOTOS

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LOCATION MAP



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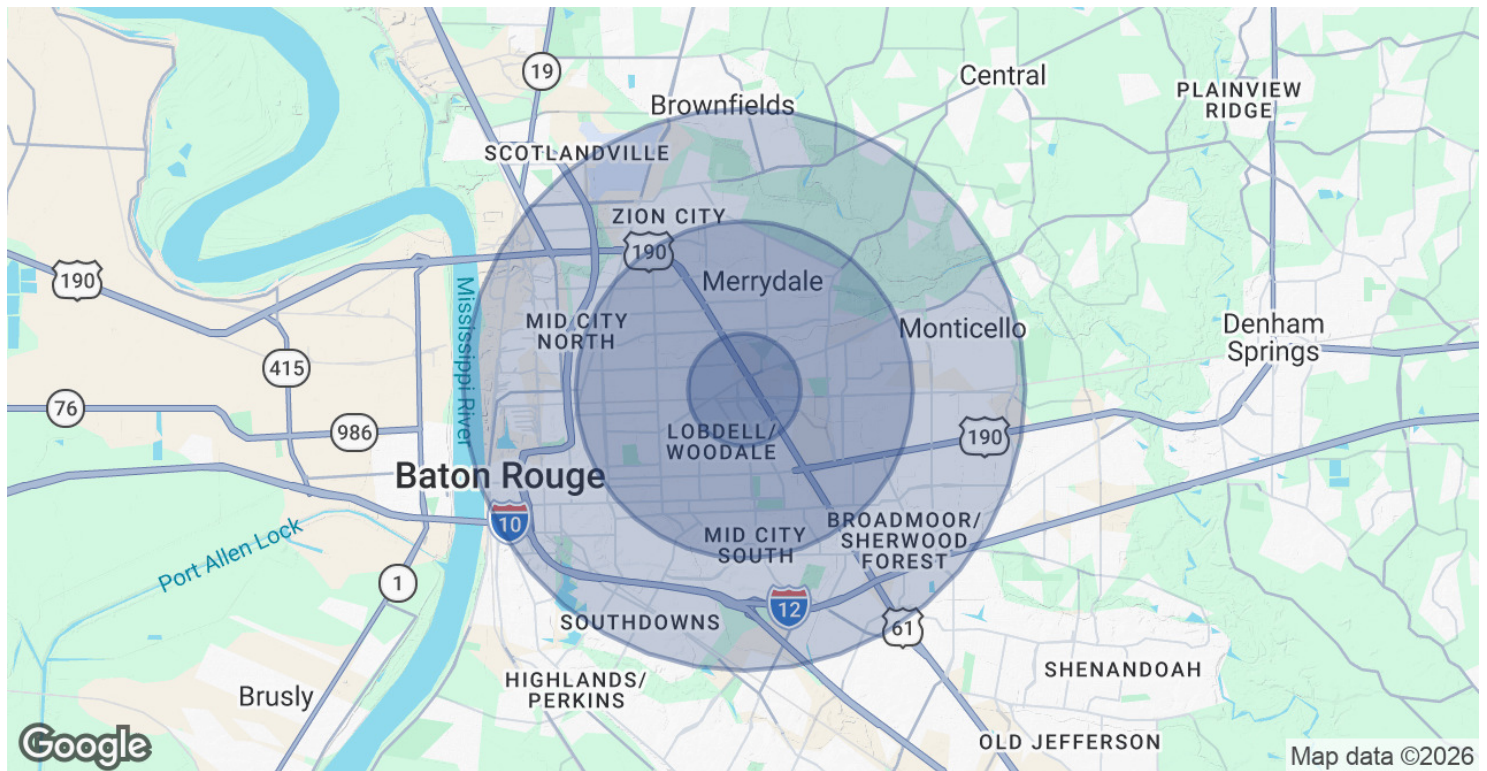
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,937	75,633	170,886
Average Age	37	39	40
Average Age (Male)	35	37	38
Average Age (Female)	38	41	41

HOUSEHOLDS & INCOME

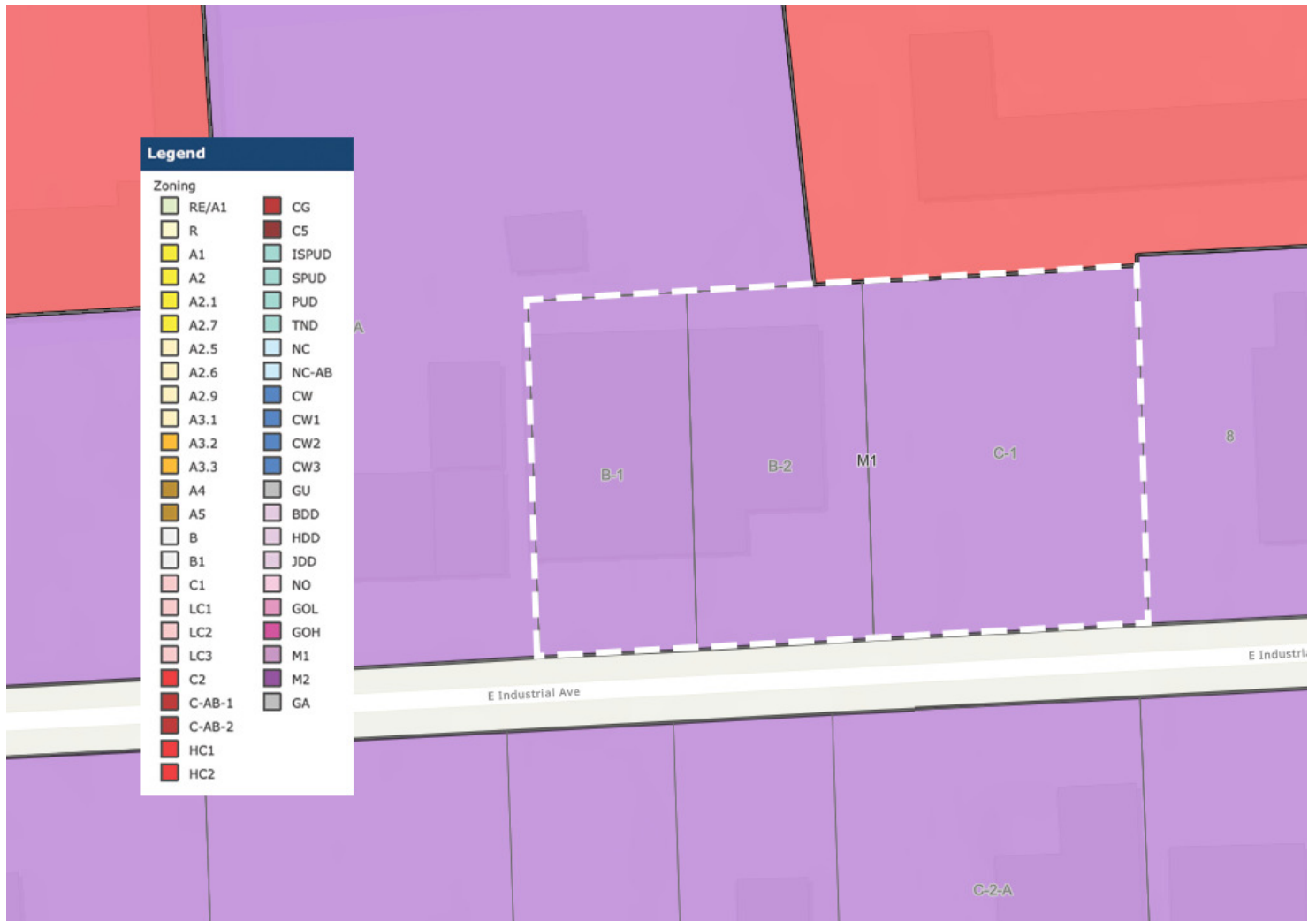
	1 MILE	3 MILES	5 MILES
Total Households	2,975	30,716	70,714
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$41,153	\$56,357	\$73,020
Average House Value	\$166,380	\$209,820	\$254,265

2020 American Community Survey (ACS)

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ZONING MAP



M1 – LIGHT INDUSTRIAL

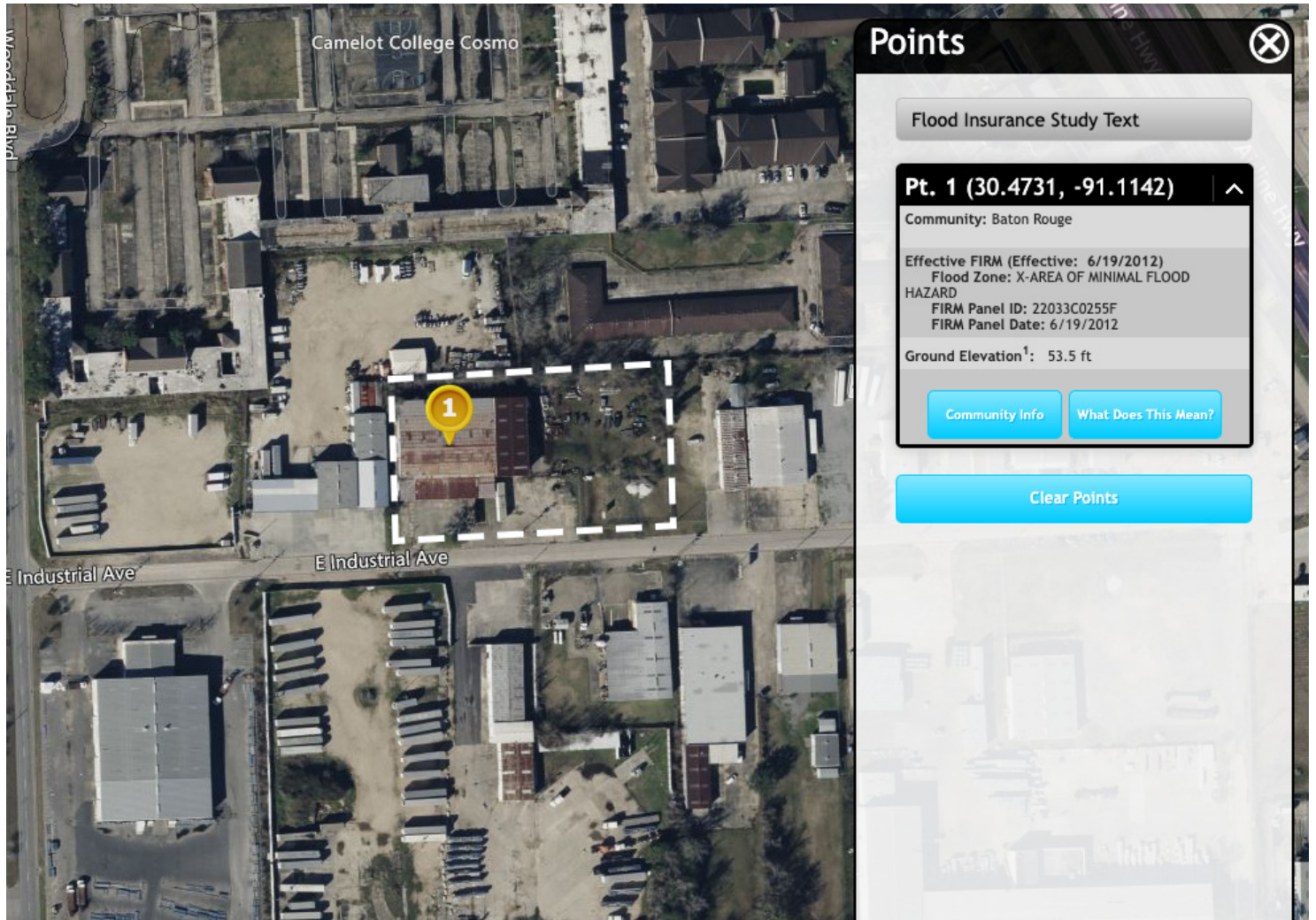
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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