

Office Warehouse For Sale **\$325,000**



1675 Choctaw Drive
Baton Rouge, LA

PROPERTY CONTACTS:

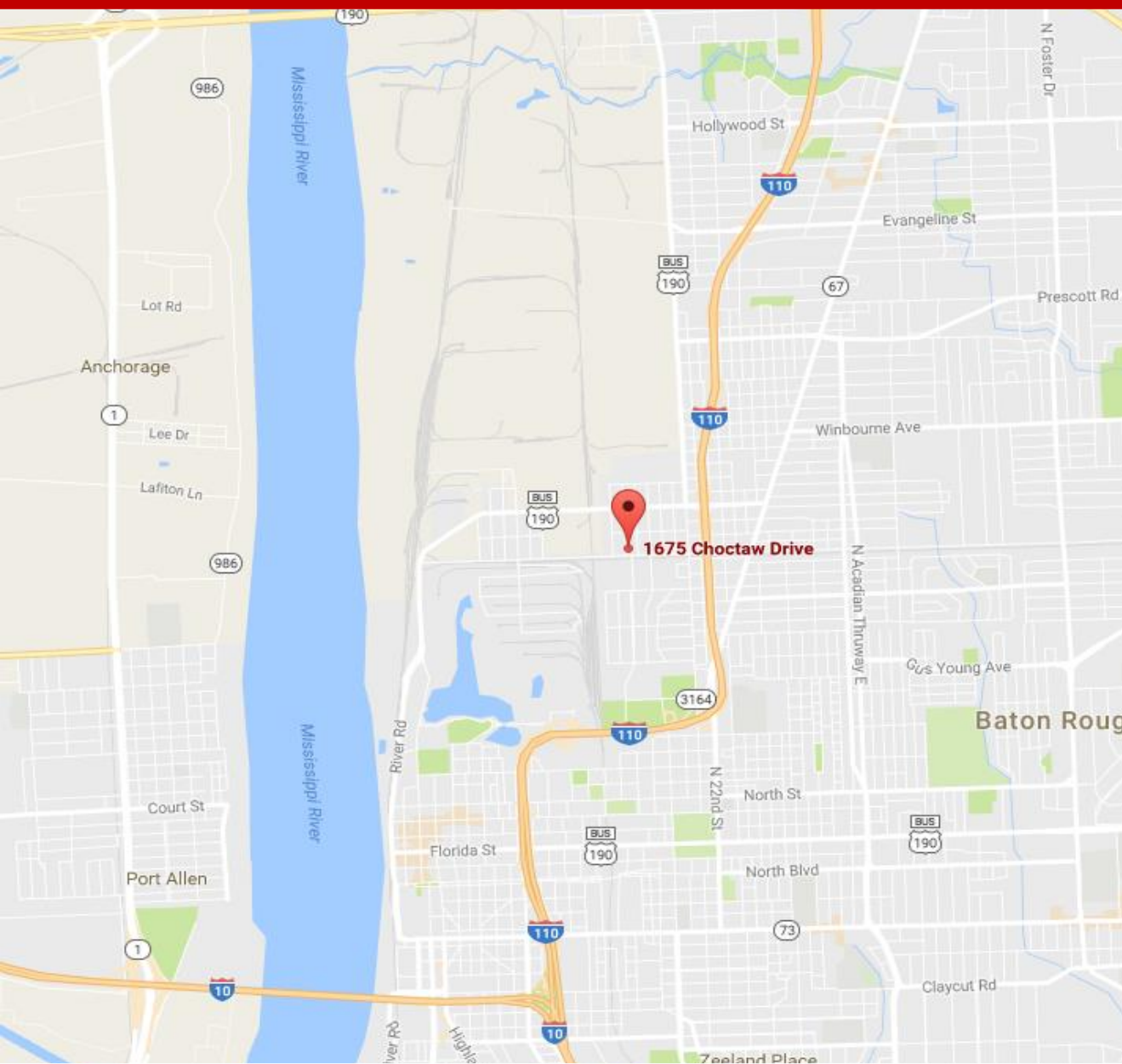
Hartley Crockett
225.610.0821
hcrockett@latterblum.com

Michael Cashio
225.247.9812
mcashio@latterblum.com

NAILatter & Blum

Updated 12/8/2016

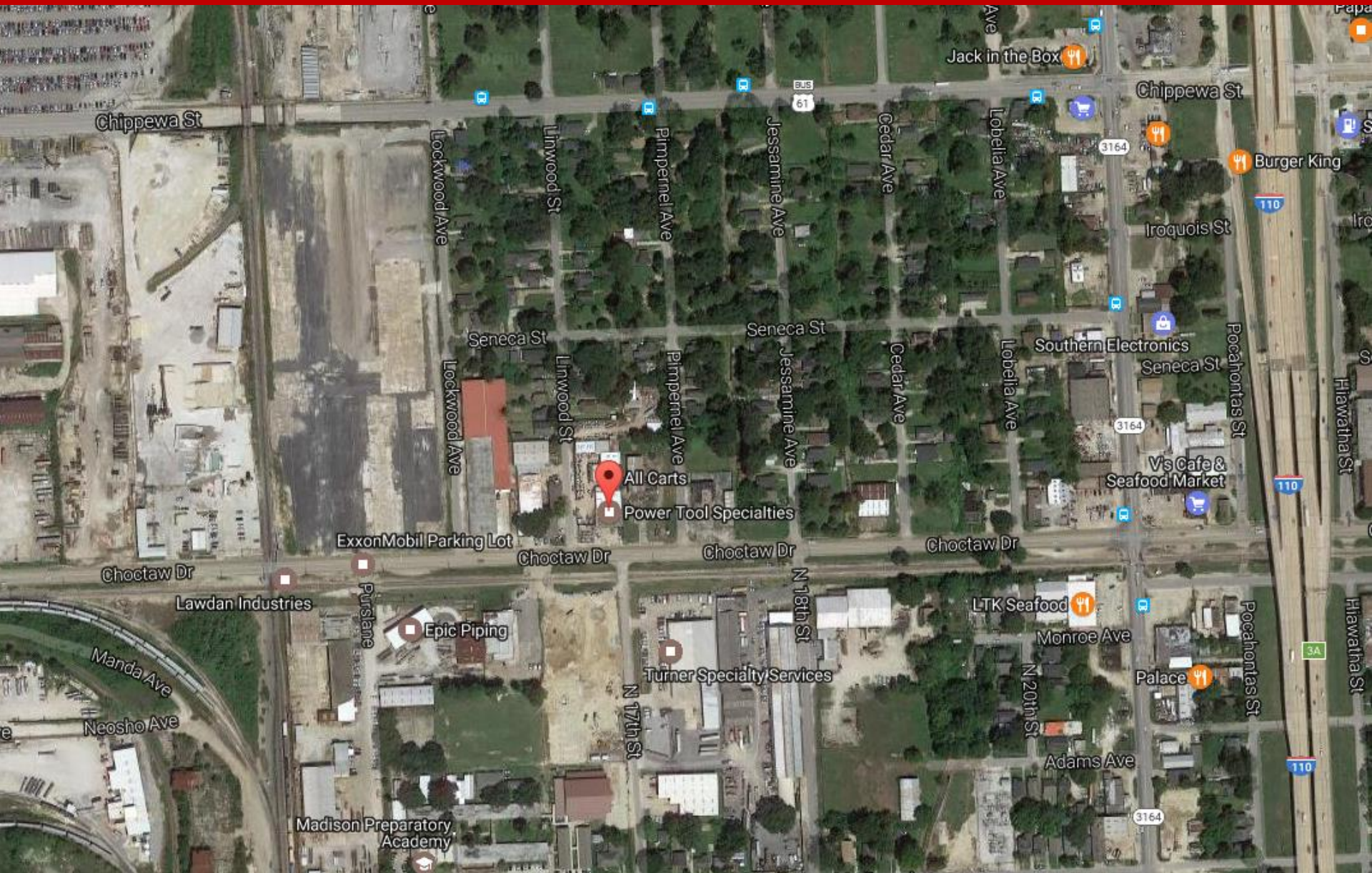
LOCATION



Property Features

- +/- 1.31 Acres
- 15,449 SF Total Building Space
- +/-13,449 SF of Warehouse
- 2,000 SF of Office with Kitchen, Two Restrooms, & Executive Office
- 7 Bay Doors
- 3 Separate Warehouses
- Potential for laydown yard
- Gated Entrance
- Located on Choctaw Drive
- Easy Access to I-10 & HWY 190.
- **MOTIVATED SELLER!**
- Call Agent for More Information

IMMEDIATE AREA



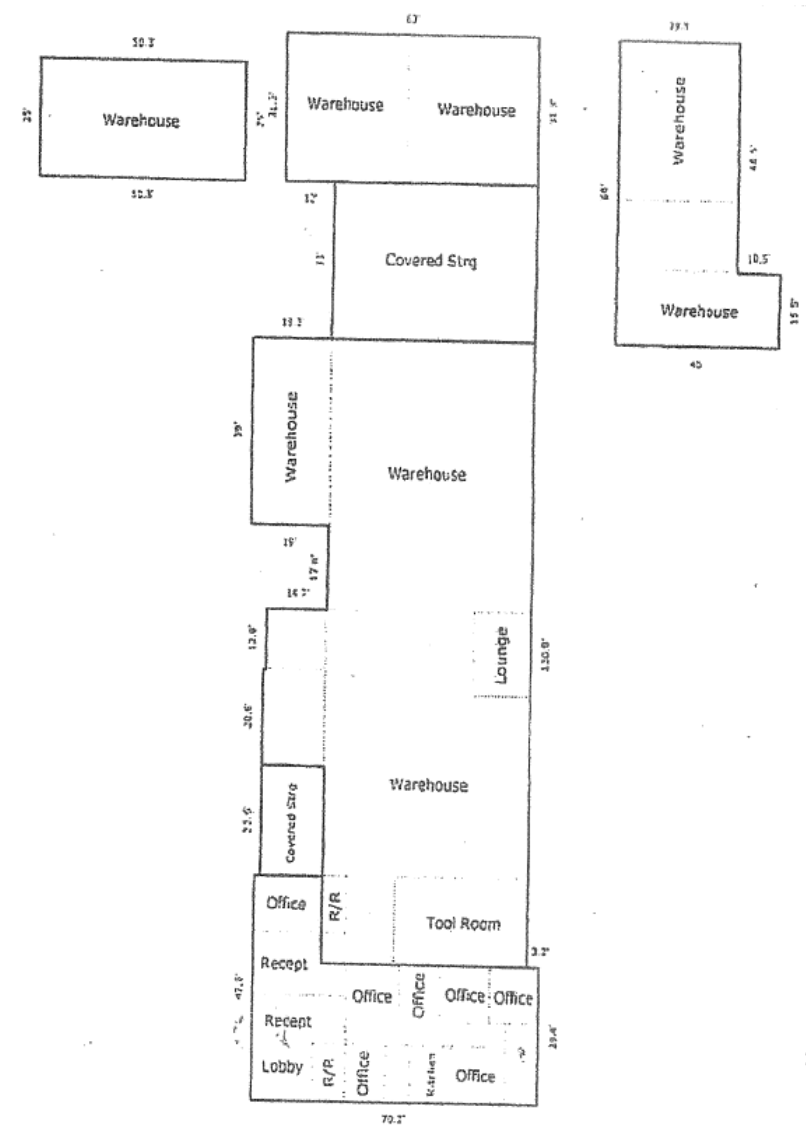
10455 Jefferson Highway, Suite 200
Baton Rouge, LA 70809 USA
225.295.0800
www.latterblum.com

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NALatter & Blum

Updated 12/8/2

AERIALS



10455 Jefferson Highway, Suite 200
Baton Rouge, LA 70809 USA
225.295.0800
www.latterblum.com

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAILatter & Blum
Updated 12/8

PICTURES

