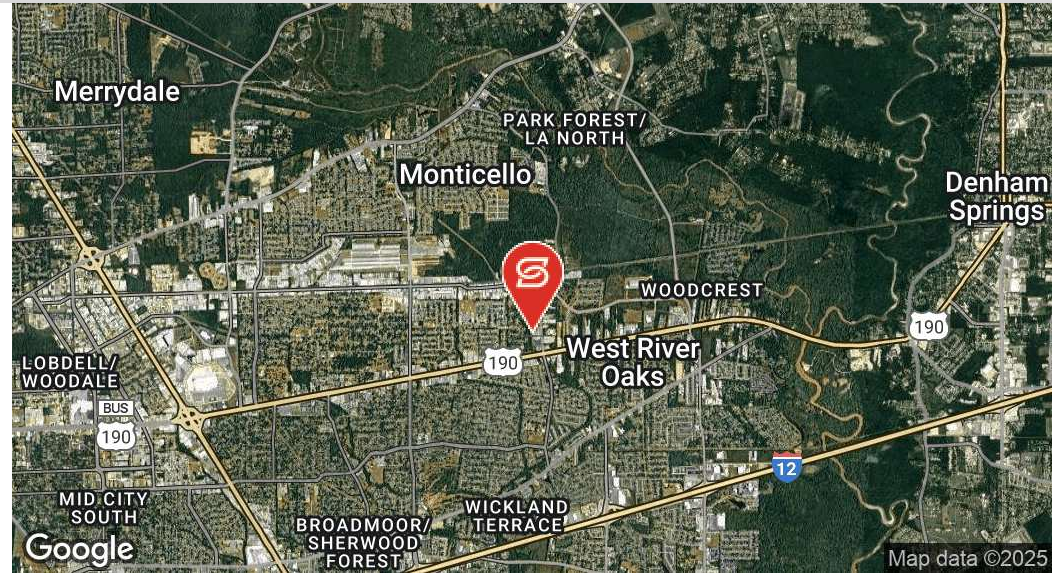




PROPERTY DESCRIPTION

2.2 AC INDUSTRIAL PARCEL WITH I-12 ACCESS — 13130 Chene Ave sits just 0.9 mi north of the I-12 / US-190 / Sherwood Forest interchange, placing an owner within fifteen (15) minutes of the Port of Baton Rouge, the Metro Airport, and ExxonMobil's north BR complex. Zoned M-1 (Light Industrial) and priced at \$3.13/SF, the tract supports up to ±25,000 SF of warehouse space, including a lay-down yard or a contractor's headquarters—a use rare within the city.

All utilities are at or near the site, the topography is flat, and no wetlands have been identified (survey on file). Comparable in-fill parcels have traded at \$6–7/SF, giving a buyer immediate equity and a cost basis still below \$115/SF fully built. Seize a last-mile location in a corridor already home to FedEx Freight, Republic Services, and Amazon's DSP facility.

PROPERTY HIGHLIGHTS

- Rare in-fill ±2.2-acre tract / Few shovel-ready sites remaining in Baton Rouge
- Attractive Price: \$3.13/SF — ~30-40 % below recent in-fill trades
- Utilities at/near site: City water & sewer, 3-phase power, fiber in area
- ±0.9 miles to I-12 / US-190 / Sherwood Forest Exit #4B; < 15 min to Port BR & Metro Airport
- Truck-friendly geometry: ±185' depth allows >25,000 SF warehouse + lay-down

OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	2.2 Acres
Zoning:	M-1 - Light Industrial
Price Per Sq Ft:	\$3.13/SF

JUSTIN LANGLOIS, CCIM
 Licensed in LA
 225.329.0287
 jlanglois@stirlingprop.com

STIRLINGPROPERTIES.COM / f t i in

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WAREHOUSE/CONTRACTOR HQ SITE — 2.2 AC

13130 CHENE AVE BATON ROUGE, LA 70815

Land For Sale



JUSTIN LANGLOIS, CCIM

Licensed in LA

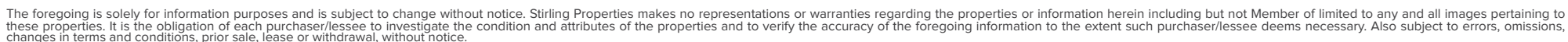
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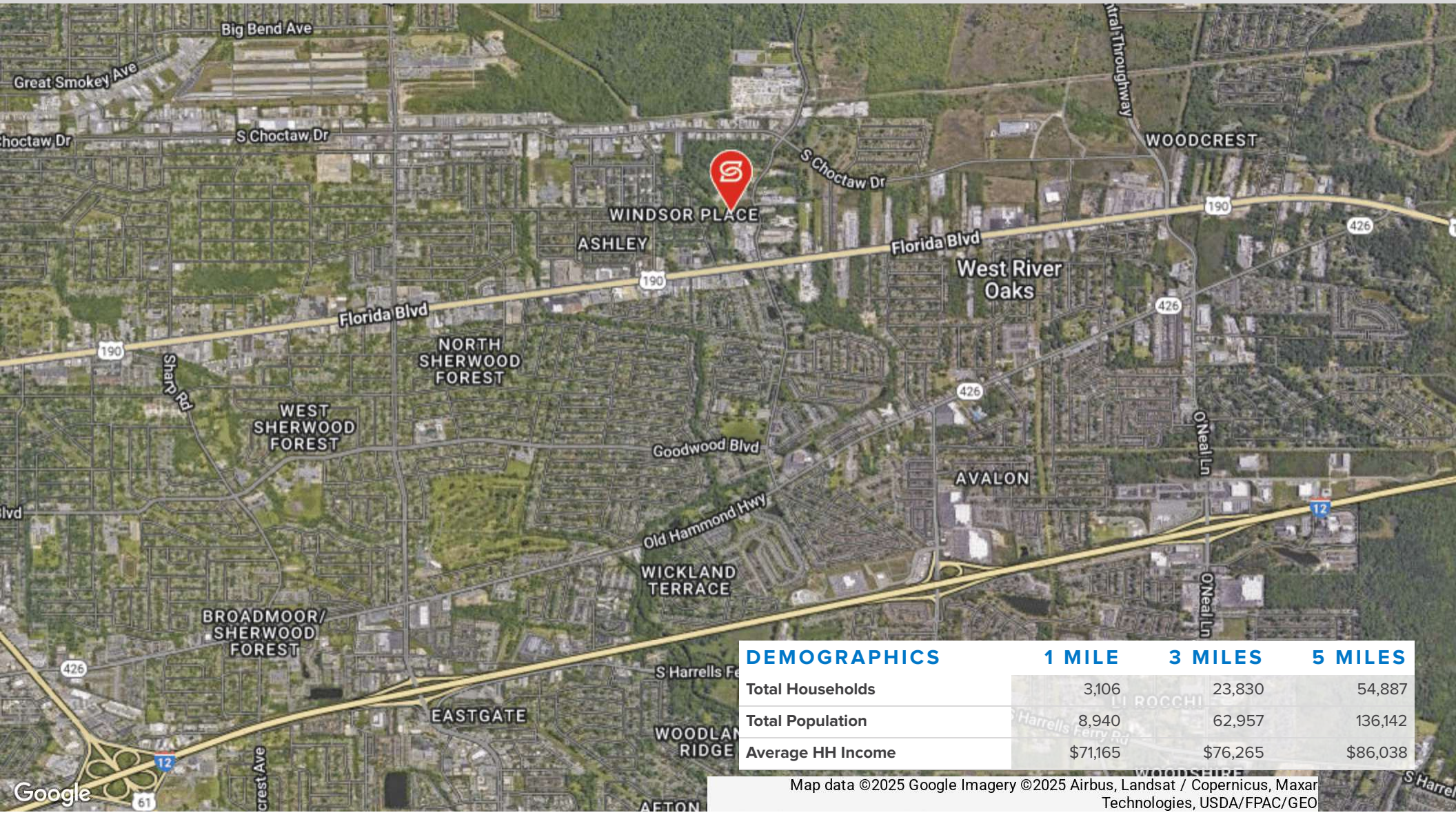
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,106	23,830	54,887
Total Population	8,940	62,957	136,142
Average HH Income	\$71,165	\$76,265	\$86,038

Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/Geo

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