

OFFICE WAREHOUSE
FOR SALE & FOR LEASE
JANUARY 2026

THE COLLECTIVE

13465 S. HARRELLS FERRY ROAD
BATON ROUGE, LA

stirling





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.

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LOCATION DESCRIPTION

Located in the rapidly growing southeastern corridor of Baton Rouge, 13465 S Harrells Ferry Road offers high visibility and convenient access from major thoroughfares including I-12 and O'Neal Lane. Situated just minutes from major retailers, restaurants, and residential communities, this 4.29-acre site is ideally positioned for commercial users seeking a strategic presence in a well-trafficked and business-friendly area. The site benefits from proximity to both dense suburban neighborhoods and strong daytime population centers, making it a prime location for office-warehouse users or service-based businesses.

OFFERING SUMMARY

| | |
|--------------------------|---------------------------|
| Sale Price / Lease Rate: | \$200/SF / \$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 |

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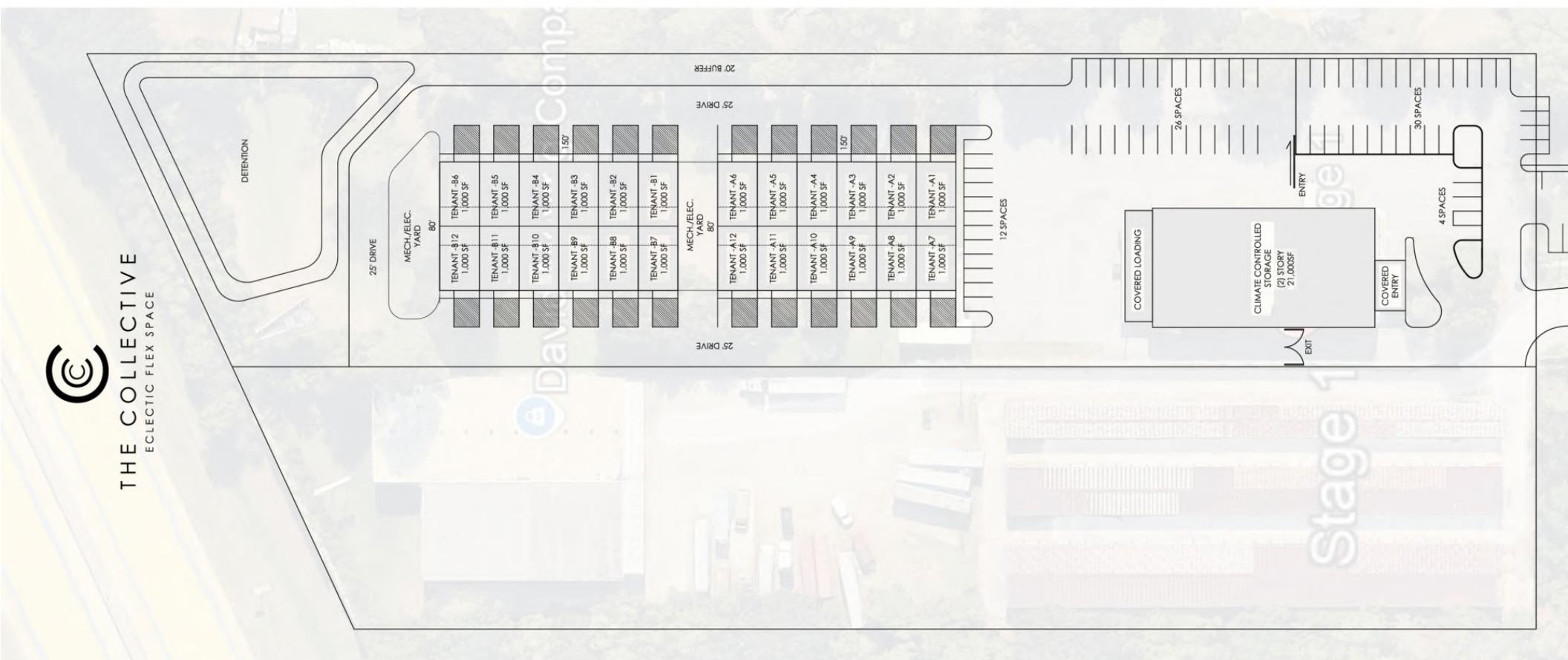
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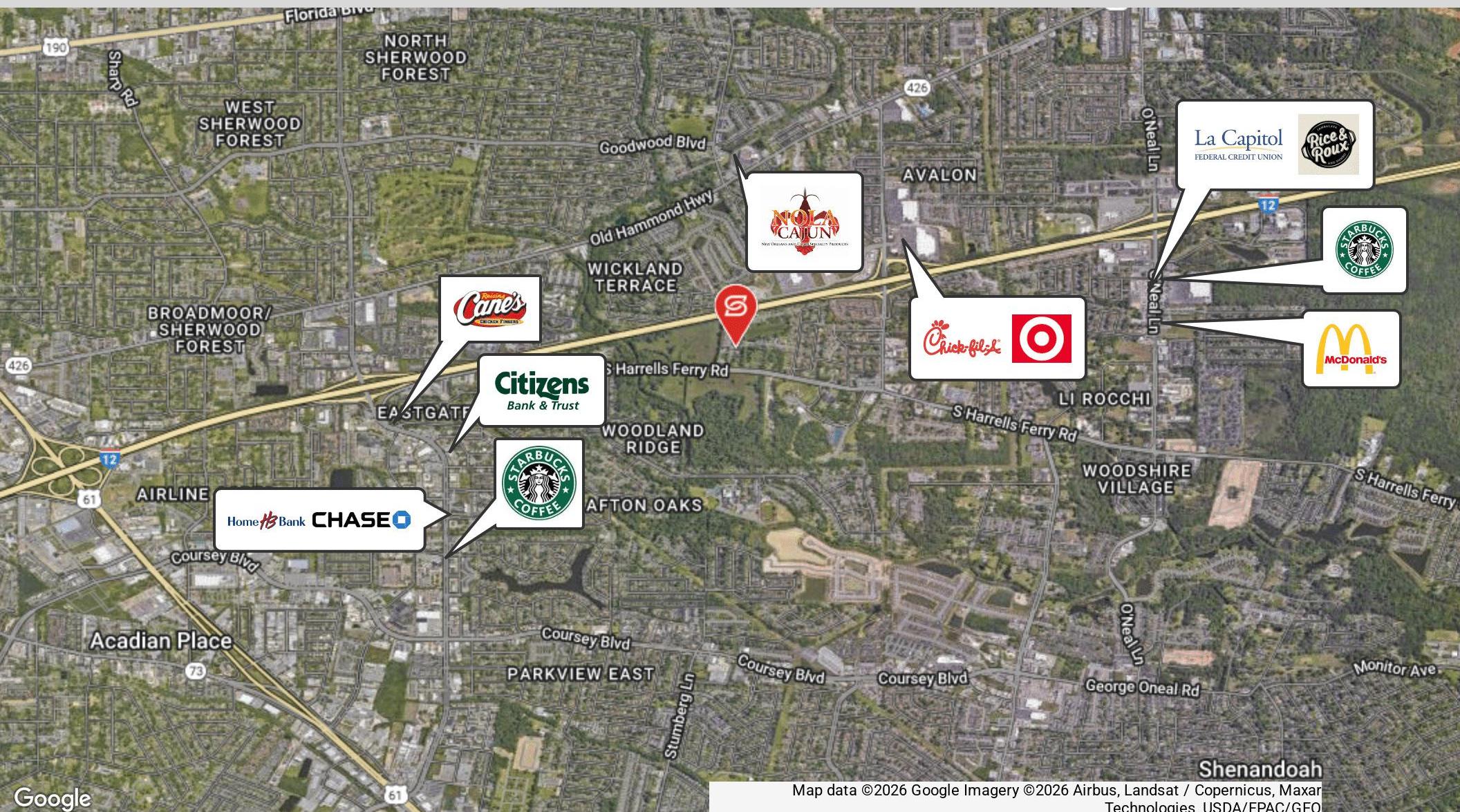


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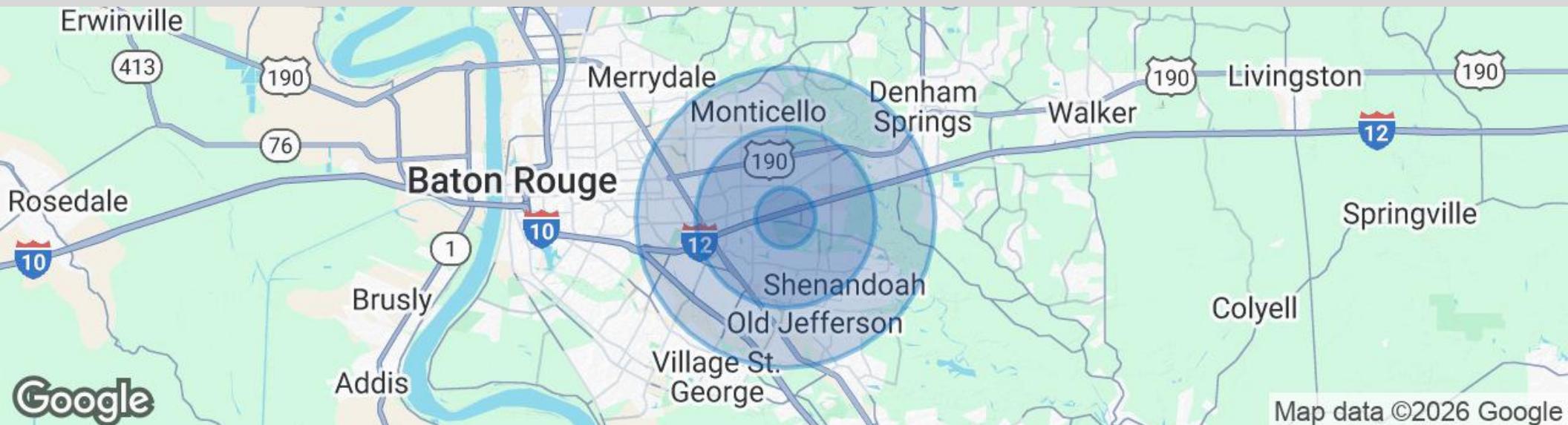
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,143 | 84,814 | 152,288 |
| Average Age | 38 | 39 | 40 |
| Average Age (Male) | 37 | 37 | 38 |
| Average Age (Female) | 39 | 40 | 41 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,303 | 34,461 | 62,206 |
| # of Persons per HH | 2.4 | 2.5 | 2.4 |
| Average HH Income | \$75,727 | \$86,567 | \$94,171 |
| Average House Value | \$239,382 | \$251,177 | \$283,881 |

Demographics data derived from AlphaMap