

8320 Airline Hwy
Baton Rouge, LA 70815

 **LOGO** COMING SOON

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MLS# 2024016166



\$800,000

Now available for sale, 8320 Airline Hwy is a 2.3-acre development tract along Airline Hwy, less than 0.5 mile from the new, 3,500,000 SF Amazon fulfillment center the largest in the region, which employs over 3,500 people. This property boasts substantial frontage with dimensions of 200 ft by 500 ft, offering high visibility and accessibility. The visibility is further enhanced by the property's proximity to one of the busiest interchanges at Airline Hwy and Florida Blvd, which sees daily traffic of around 103,999 vehicles. Zoned C-2 Heavy Commercial, it's ready for a variety of uses, from retail to service industries. The surrounding area is retail dense with national and local retailers including Amazon, Walmart, Lowe's, Raising Cane's, Starbucks, Burger King, Academy Sports & Outdoors, Guitar Center, Office Depot, Old Navy, Shoe Carnival, Furniture Expo, Life Storage and others. The sewer impact fee has been paid for a line up to an inch and a half, reducing initial development costs and expediting the readiness for construction. 0.5 Mile from the largest Amazon fulfillment center in the region which employs 3,500+ 200 ft of frontage along highly visible Airline Hwy near Florida Blvd Zoned C-2 Heavy Commercial Retail-dense area with national retailers like Walmart, Starbucks, Lowe's, & more View Sale Brochure at



Mathew Laborde SIOR CCIM

Phone: (225) 659-8650

Elifin Realty

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