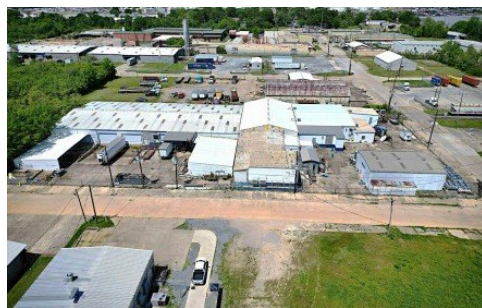


2125 Sorrel Ave
Baton Rouge, LA 70802

 **LOGO** COMING
SOON

Powered by homes.theadvocate.com

MLS# 2025011331



\$2,100,000

45,000 Sqft

For Sale or Lease 45, 000 SF Industrial Cold Storage Facility with Potential Rail Access Located at 2125 Sorrel Ave and 887 Joplin Ave. Formerly a seafood processing plant, this versatile 45, 000 square foot industrial facility is ideally suited for cold storage, food distribution, or general warehousing. This facility is well-positioned for a return to seafood or food processing use but is also flexible enough to serve a variety of industrial distribution needs. The property includes: New roof recently installed Modifiable Office Space Rail access via 8-car rail spur 2125 Sorrel Ave: 20, 000 SF Total 8, 525 SF Chilled Processing Area 4, 500 SF Freezer Space 3-Dock High Doors Refrigeration Equipment in Excellent Condition 887 Joplin Ave: 25, 000 SF Total Mostly Warehouse 18 Eave Height Dock-height truck well with capacity for four trucks One 12 x 12 Grade Level Door



Travis Thornton

Phone: (225) 291-2121

Century 21 Investment Realty

For full listing details, please scan:

