

4417 S Jeffrey Dr
Baton Rouge, LA 70816

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MLS# 2025013536



\$900,000

16,418 Sqft

****Versatile Commercial Property for Sale in Baton Rouge**** Discover a prime opportunity to own a highly functional commercial office/warehouse space in the heart of Baton Rouge. Located at ****4417 Jeffrey Dr.****, this expansive property spans across ****three separate lots**** and offers a well-designed layout suited for a wide variety of commercial or industrial needs. With a total footprint of ****10,097 square feet****, the building includes a dedicated ****2,834 sq ft of office space****, a spacious ****5,214 sq ft warehouse**** with impressive ****18-foot eave heights****, a ****1,107 sq ft workshop area****, and a ****943 sq ft clean room**** ideal for specialized tasks. The warehouse is designed for efficiency with ****two overhead doors**** and a ****loading dock****, making daily operations seamless. Additional ****mezzanine space totaling 6,321 sq ft**** on the second level offers excellent potential for storage or expansion. Property lies in flood zone "X". This property is being offered ****as real estate only****, though the current business and inventory may be acquired separately. ****Showings are available by appointment only**** please respect the ongoing business operations and do not approach without prior scheduling.



Darla Bruno

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