

13454 Jefferson Hwy
Saint George, LA 70816



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MLS# 2025018701



\$849,000

11,120 Sqft

Located along the well-traveled Jefferson Highway corridor in Baton Rouge, 13454 Jefferson Hwy offers a unique opportunity for owner-users, investors, or developers seeking flexible office and warehouse space with future commercial potential. Formerly home to the National Electrical Contractors Association (NECA), the property includes two primary structures: a 3, 620 SF front administrative building and a 7, 500 SF rear warehouse building with office buildout, plus a 1, 440 SF covered rear awning. The front building flooded in 2016, was professionally stripped to the studs, and remains in well-preserved condition ready for sheetrock and interior finishes to suit a new owner's needs. The rear warehouse building has never flooded and is currently built out as office space. It is occupied but can be vacated with short notice, making it an ideal fit for a growing business or strategic investment. Zoned Rural but surrounded by commercially zoned (C2) properties, this site presents strong potential for rezoning and expanded commercial use. Its strategic location near Airline Highway and I-12 enhances its visibility and access, making it suitable for professional offices, light industrial operations, or redevelopment. 2.3 Acre Lot 11, 120 sf Gross Rentable Area Front Office Building: 3, 620 SF Rear Office/Warehouse Building: 7, 500 SF Additional



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KW Commercial Baton Rouge

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