

9912 Mammoth Ave
Baton Rouge, LA 70814



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MLS# 2026007863



\$625,000

7,539 Sqft

Positioned on a prominent corner at 9912 Mammoth Ave. in Baton Rouge, this versatile office/warehouse property offers an excellent opportunity for investors or owner-users seeking functionality, visibility, and expansion potential. Situated on two lots, the site provides ample space for operations, storage, and accessibility. The improvements include approximately 925 square feet of office space paired with 6,614 square feet of enclosed warehouse area, ideal for a variety of industrial or service-oriented uses. Additionally, the property features two covered open-air storage areas totaling 3,990 square feet, bringing the total under-roof footprint 11,529 square feet. Equipped with 3-phase power, the property is well-suited for heavy equipment, manufacturing, or fabrication users. The site is currently occupied by United Millworks, a well-established cabinet business operating since 1999, reflecting the property's long-term viability for trade and industrial use. The offering includes real estate only; however, the existing cabinet business may be purchased separately at an additional cost, presenting a turnkey opportunity for qualified buyers. Showings are strictly by appointment only. Please do not disturb the ongoing business operations.



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Covington & Associates Real Estate, LLC

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