

7077 S Choctaw Dr
Baton Rouge, LA 70806



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MLS# 2026008664



\$3,400,000

77,700 Sqft

6959- 7077 S Choctaw Dr | Baton Rouge Located along the highly accessible S Choctaw industrial corridor, 7077 S Choctaw Dr offers a rare opportunity to acquire a versatile industrial complex in Baton Rouge. The property consists of approximately 77,700 SF across four buildings situated on a 3.65 acre site and is well suited for owner-users, investors, logistics operators, food distribution, cold storage users, or industrial redevelopment. The property features a unique combination of functional cold storage, dry warehouse space, existing rail spur infrastructure, and in-place income from leased buildings, creating both immediate operational capability and long-term investment upside. Strategically positioned near Airline Highway (US 61/190), Florida Boulevard (US 190), I-10, and I-12, the site provides exceptional access to Baton Rouge's primary industrial and transportation corridors. Building 1 includes approximately 27,500 SF of warehouse space with 14,756 SF of cold storage capability, including freezer and cooler areas. The facility features 27 eave heights, dock-high loading, grade-level access, 3-phase power, and a backup diesel generator system. Two buildings are currently leased, including one occupied by a national credit tenant providing stabilized cash flow. Existing rail spur infrastructure remains on site and may potentially be



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