

1750 Laurel St
Baton Rouge, LA 70802



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MLS# 2026002228



\$315,000

3,800 Sqft

This well-located office/warehouse property offers approximately 3,800 SF of fully conditioned space situated on a 0.19-acre lot in Mid-City Baton Rouge, just minutes from Florida Blvd. and Interstate 110. The building features a functional blend of approximately 1,550 SF of office space and 2,250 SF of warehouse space, making it ideal for owner-users or investors seeking flexibility across a variety of commercial uses. The office area includes five private offices, one conference room, one copy/workroom, and two restrooms, providing an efficient and professional layout suitable for administrative or client-facing operations. The warehouse portion features approximately 18-foot ceiling height, one roll-up door, and is fully conditioned, allowing for comfortable and functional use for storage, light industrial, service, or distribution operations. Constructed with wood frame and masonry, the property is in good overall condition and is fully sprinklered, offering additional safety and operational benefits. The entire building is climate controlled, providing year-round usability throughout both office and warehouse areas. Zoned C-2 Heavy Commercial and located in Flood Zone X, the site supports a wide range of permitted uses. The property's central location offers convenient access to Downtown Baton Rouge, major



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For full listing details, please scan:

