

15035 Jefferson Hwy
Baton Rouge, LA 70817

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MLS# 2026015354



\$7,500

4,663 Sqft

Versatile commercial lease opportunity offering professional office space, conditioned warehouse space, dedicated outdoor storage, and Jefferson Highway frontage. The office underwent a complete renovation in 2024, including new sheetrock, flooring, HVAC, electrical, ceilings, paint, bathrooms, and kitchen. Tenant will have exclusive use of approximately 3,643 SF of office space featuring eight private offices, open space which could be converted to eight cubicle/workstations, a large conference room, smaller conference/huddle room, reception/lobby, copy/supply area, full kitchen and breakroom, and three restrooms. Additional features include access control, security cameras and security system, and water fountain with bottle filler. Restroom and breakroom facilities are shared with property ownership. The lease also includes approximately 1,020 SF of dedicated conditioned warehouse space with pneumatic piping and overhead drop, mezzanine storage, separate conditioned warehouse office, and an 8' x 7' manual overhead door connecting to the adjoining warehouse. A dedicated approximately 2,250 SF laydown yard measuring 150' x 15' provides valuable outdoor storage within the larger shared contractor campus. Sixteen dedicated concrete parking spaces are included. Additional operational features include 24/7



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