



OPPORTUNITY ZONE HISTORIC OFFICE/WAREHOUSE IN MID CITY

1400 MAIN STREET BATON ROUGE, LA 70802



OFFERED: FOR SALE

SALE PRICE: \$1,359,000 (\$32.12/SF)

42,315 SF

- Opportunity Zone Designation
- Located in the Downtown Development District
- Historic, 104-year-old Warehouse
- \$125,000 spent on roof replacement and other improvements in 2006

CONTACT:

ALEX RUCH
225.485.0238

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- An opportunity for an owner/user or investor, this beautiful building is an impressive 104- years-old and combines a classic industrial feel with time-tested construction. The historic property is located in the Downtown Development District and has Opportunity Zone Designation.
- The multi-tenant office/warehouse is $\pm 76\%$ occupied and generating rental income, presenting an opportunity for an investor to bring additional value by leasing the vacant portion. Or the versatile property could be utilized by an industrial / manufacturing / distributing user looking for space in Mid City.
- In 2006, \$125,000 worth of renovations were invested into the property – roof replacement and other improvements made.
- This property is located just ± 0.3 Miles from I-110 & Downtown Baton Rouge. The property is also conveniently located only ± 4 minutes from I-10 access.
- The current tenant is Capital Area Corporate Recycling Council.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	1400 Main Street
City, State, Zip	Baton Rouge, LA 70802
County	East Baton Rouge Parish
Location Description	Located between Main and Laurel St, bordered by 14th St.

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	M-1 / Light Industrial
Lot Size	±1.14 Acres
Corner Property	Yes

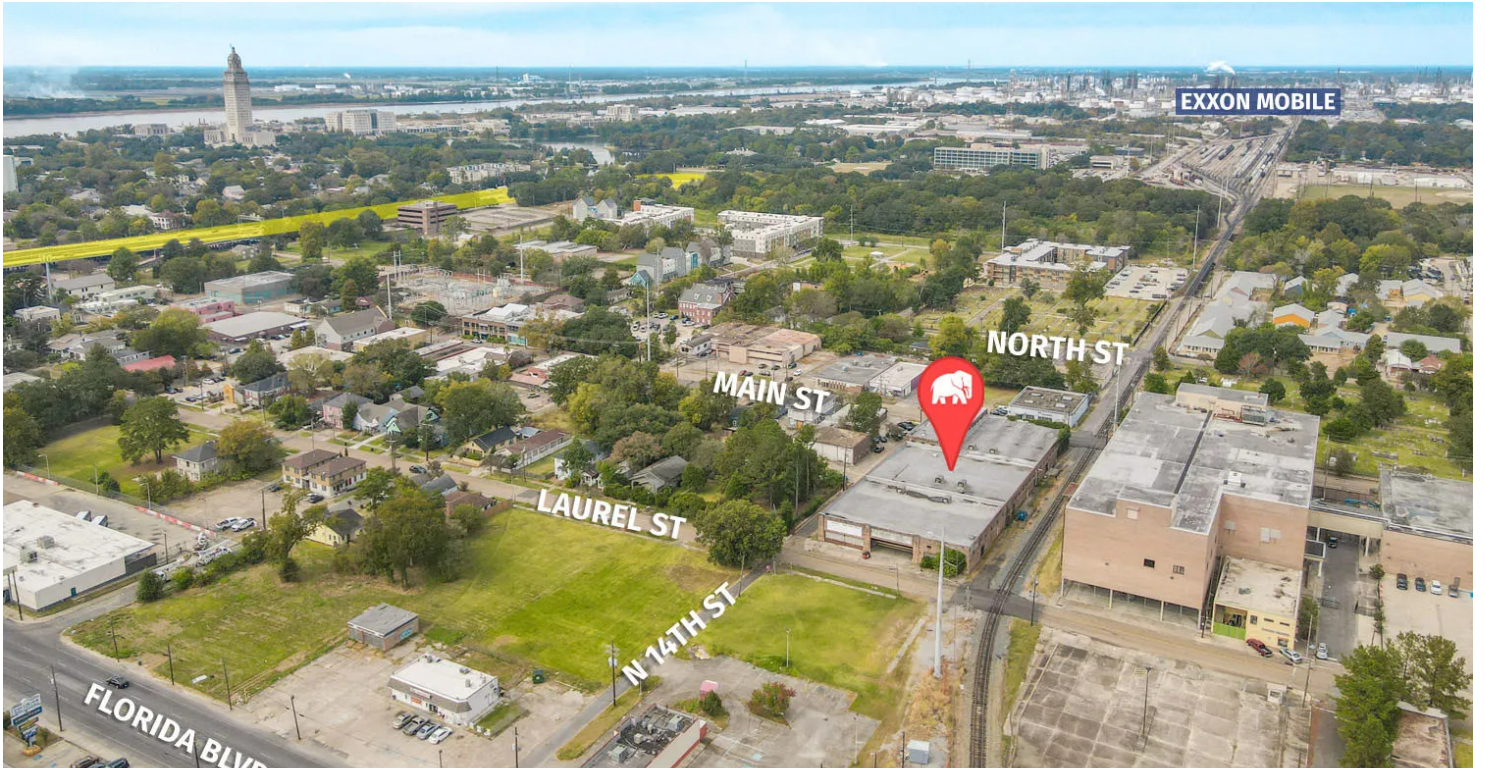
BUILDING INFORMATION

Building Size	±42,315 SF
Tenancy	Multiple

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AERIAL PHOTOS



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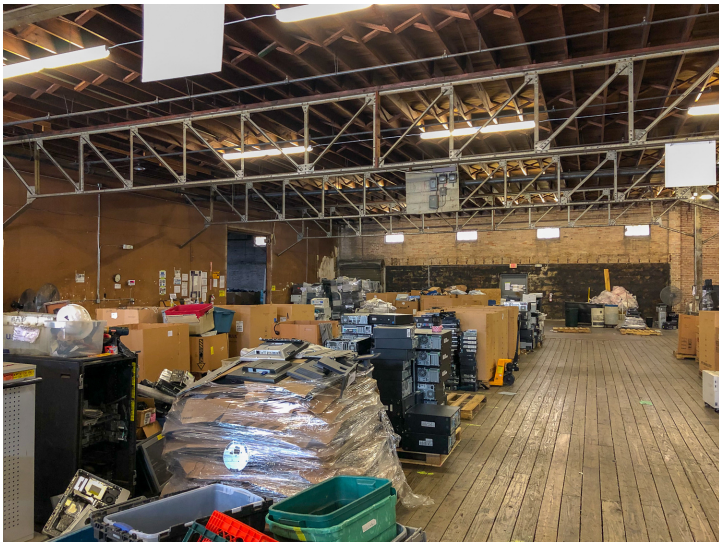
EXTERIOR PHOTOS



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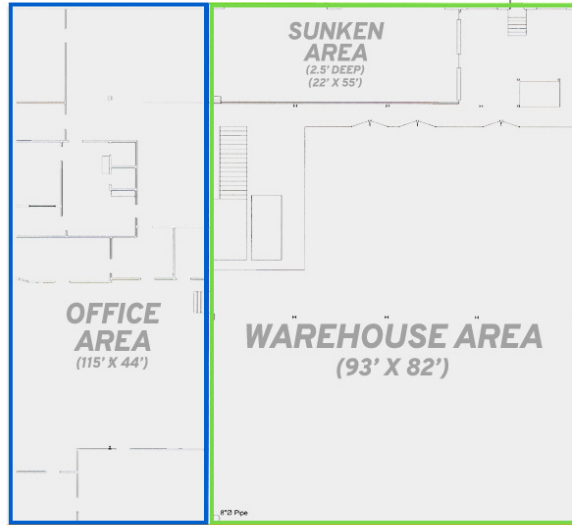
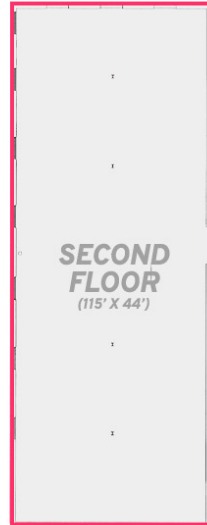
INTERIOR PHOTOS



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FLOORPLANS



RAILROAD TRACKS

1400 MAIN ST
42,315 SF



5,029 SF

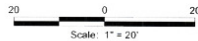
5,029 SF

9,433 SF

12,846 SF

12,240 SF

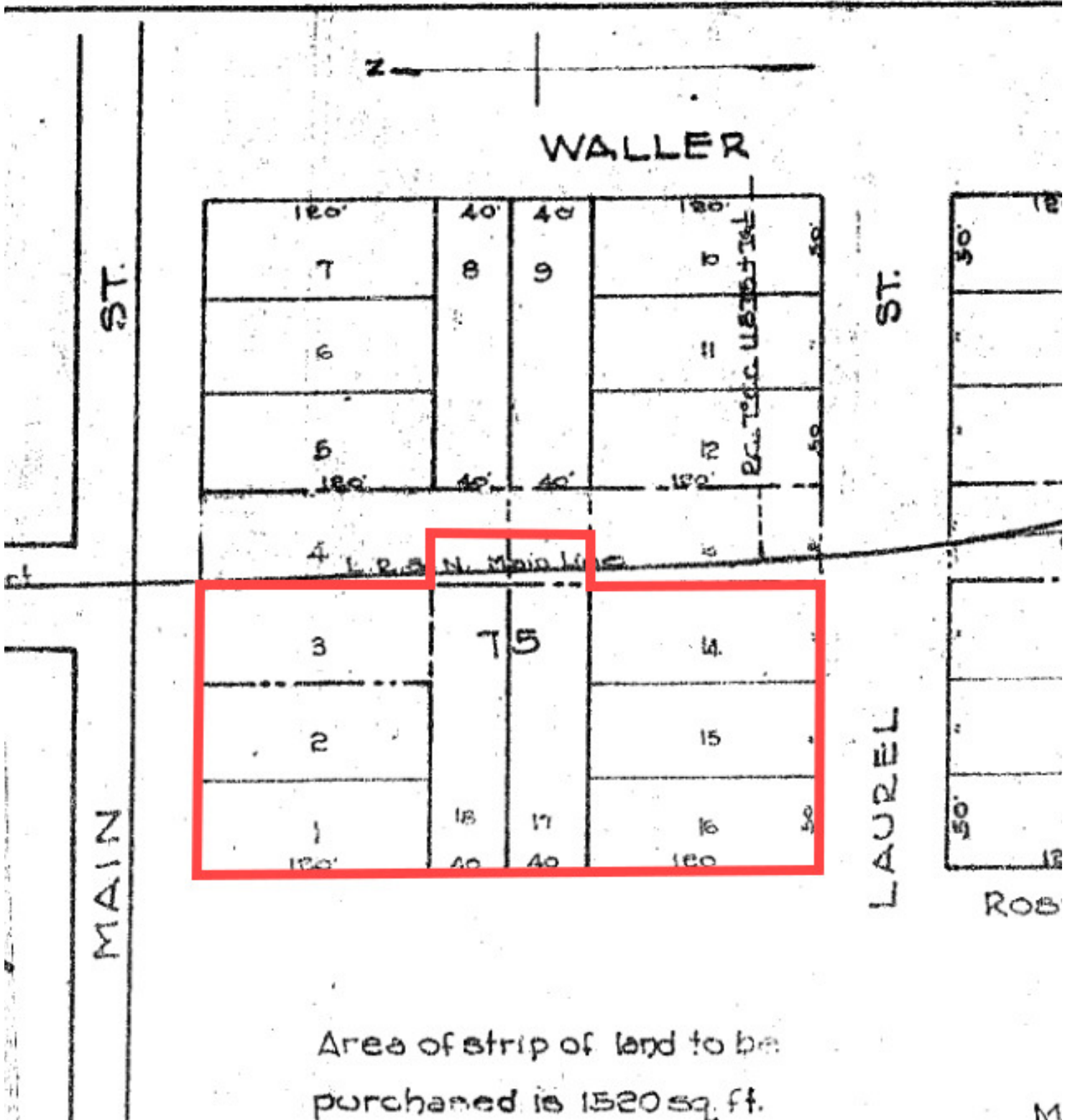
LEASED



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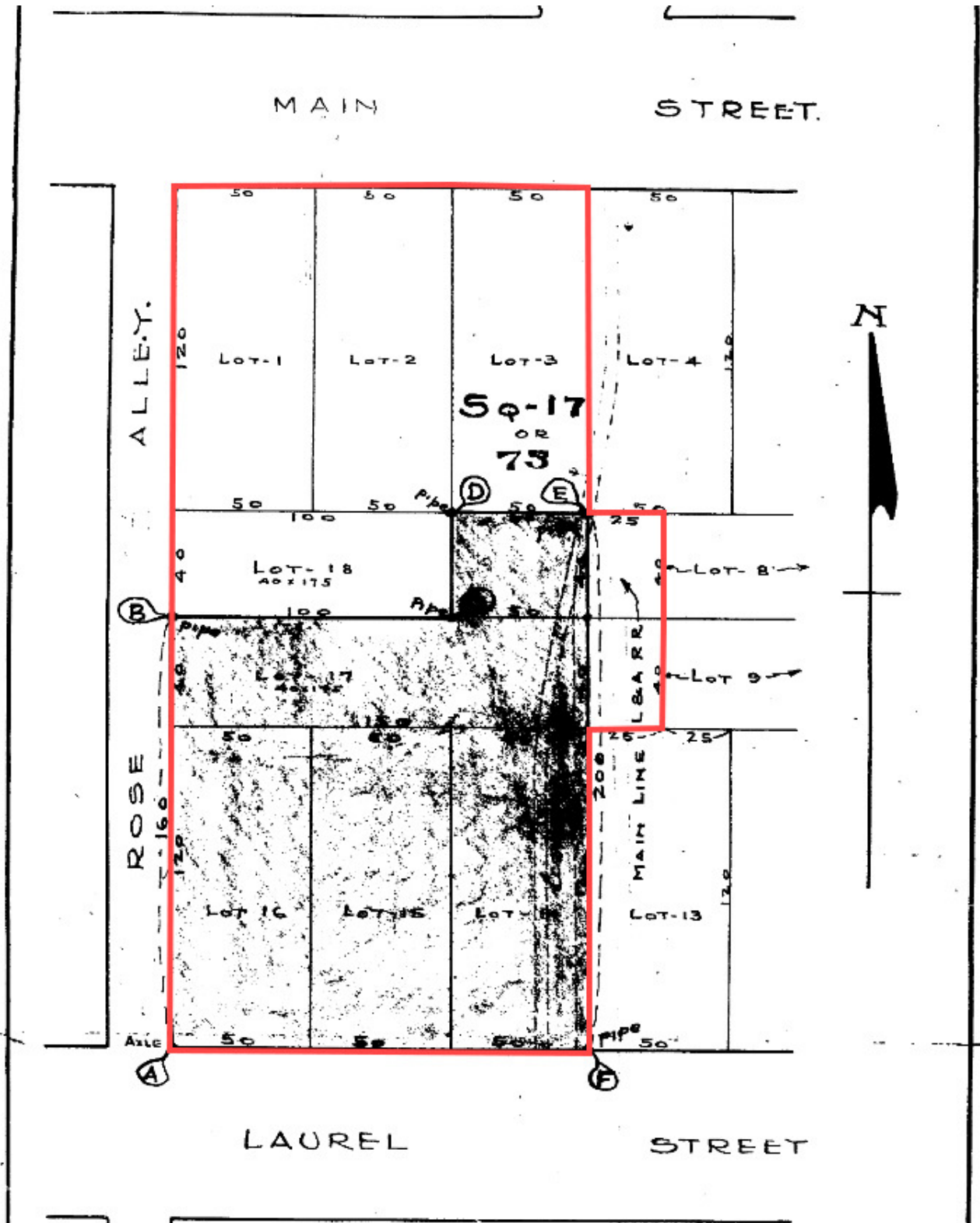
SURVEY



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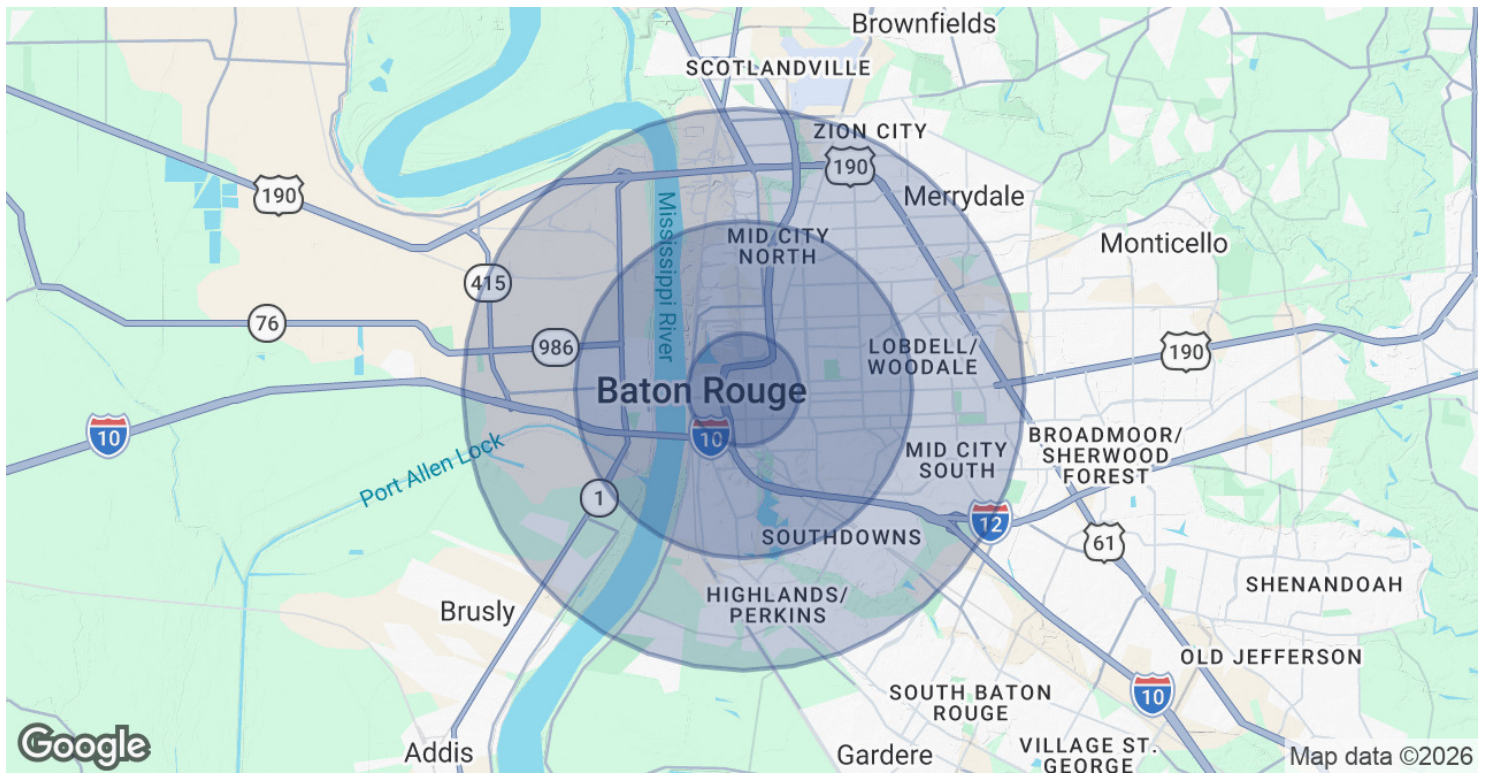
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,472	75,949	158,021
Average age	31.8	31.5	31.0
Average age (Male)	30.6	29.7	29.2
Average age (Female)	33.2	33.4	32.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,479	28,647	60,602
# of persons per HH	2.4	2.7	2.6
Average HH income	\$40,745	\$48,241	\$52,374
Average house value	\$123,107	\$167,043	\$238,269

* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



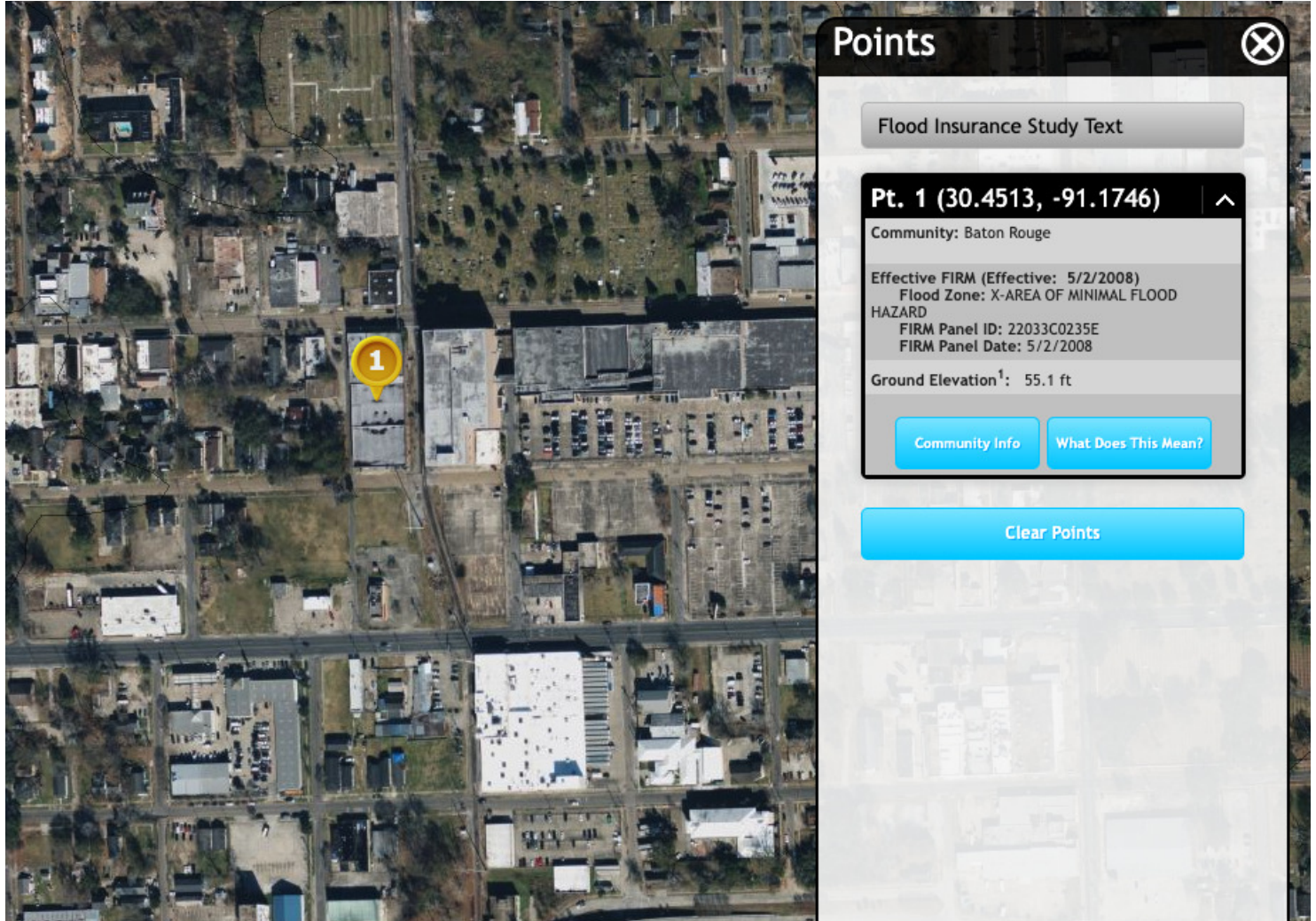
M1 – LIGHT INDUSTRIAL

Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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