

FOR SALE

PROPERTY DESCRIPTION

This property consists of two industrial buildings with a total of 16,209 square feet situated on +/- 1.36 acres and provides a great opportunity for owner-occupant or investor. Zoned M-1, property is fully fenced with shared yard accessible by gated entry and shared 48" loading dock with a truck well.

The property is in a convenient location on S. Choctaw Drive with easy access to Airline Hwy (Hwy 61) and Florida Blvd (Hwy 190). It offers a location suitable to service the north Baton Rouge industrial market.

AVAILABLE

6939 S. Choctaw Dr consists of 10,740 SF of office/warehouse with 3,240 SF office and 7,500 SF warehouse. The warehouse has 5 12' overhead doors with 4 drive-in bays and a truck well. A portion of the warehouse is heated and cooled. There's a small laydown yard area in the rear of the building for storage of materials, equipment or vehicles.

LEASED

6929 S. Choctaw Dr is a 5,469 SF office/warehouse with 1,209 SF office and 4,260 SF warehouse. The warehouse has 2 overhead doors (drive-in bays) and a small laydown yard area. Current lease runs through March 31, 2027. Tenant pays \$2,200 per month (\$4.83 per SF), plus property taxes.

TRAFFIC COUNT (ADT 2026)

- S. Choctaw Drive: 3,359

2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	10,537	81,963	178,747
Avg. HH Income	\$44,115	\$67,615	\$86,190



stirling

STEVE LEGENDRE

Office: 225-907-3783

Direct: 225-329-0295

slegendre@stirlingprop.com

JOEY CANELLA

Office: 225-907-6232

Direct: 225-329-0286

jcanella@stirlingprop.com

SPENCER TRUSSELL

Office: 225-329-0281

Direct: 225-772-0237

strussell@stirlingprop.com

TWO WAREHOUSES FOR SALE

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