COMMERCIAL PROPERTY OFFERING · BATON ROUGE, LOUISIANA

CHERRY HILL WAREHOUSE

10648 Cherry Hill Avenue · Baton Rouge, LA 70816

FOR SALE $895,000

Two interconnected warehouse buildings with renovated offices, dual loading arrangements, a fenced outdoor yard, and convenient access to Airline Highway and major interstate routes.

Enclosed Building	Finished Offices	Warehouse	Approx. Fenced Yard
10,000 Sq. Ft.	1,335 Sq. Ft.	8,665 Sq. Ft.	6,250 Sq. Ft.

Corner lot: approx. 0.637 acre · C-2 zoning · Flood Zone X · 185 ft. Cherry Hill frontage / 150 ft. Rhoda Drive frontage

Property at a Glance

WAREHOUSE FACILITIES

- Two adjoining 50' × 100' warehouse buildings, approximately 5,000 sq. ft. each
- Openings through shared wall allow movement between buildings
- Approximately 14' eave height per appraisal; roof heights to be verified
- Warehouse 1: recessed / below-grade loading dock
- Warehouse 2: ground-level loading access

OFFICE & SITE

- Four private offices, reception/foyer, break room, two half-baths and four closets
- New 4-ton Lennox HVAC system with ductwork and returns for office area
- Approximately 50' × 125' fenced outdoor area alongside Warehouse 2; corner parcel approximately 0.637 acre (27,750 sq. ft.)
- Office suite fully renovated with new drywall, paint, flooring, interior doors, trim, ceiling/LED lighting, outlets and switches.

Optional Pallet Rack Shelving - FOR SALE

Existing teardrop pallet rack shelving is available for separate purchase and is not included in the warehouse asking price. Approximately 82 installed sections with four shelf levels each.

Current Quantities:

64 sections - 48" D x 120" H x 102" W
15 sections - 48" D x 132" H x 102" W
3 sections - 30" D x 120" H x 102" W

Property Contact

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INTERIOR & BUILDING DETAILS

Built for Storage. Updated for Business.

Building Configuration

Feature	Description
Warehouse 1	50' × 100' · approx. 5,000 sq. ft. total; includes approx. 1,335 sq. ft. finished offices and 3,665 sq. ft. warehouse area
Warehouse 2	50' × 100' · approx. 5,000 sq. ft.; interconnected with Warehouse 1
Total Warehouse Footprint	Approx. 100' × 100' combined · 10,000 sq. ft. enclosed building (8,665 sq. ft. warehouse + 1,335 sq. ft. offices)
Roof profile	Separate pitched rooflines forming an M-shaped profile, with central gutter drainage; approx. 14 ft. average eave height per appraisal (verify).
Loading Docks	One (1) below-grade recessed dock at Warehouse 1 One (1) ground-level loading dock at Warehouse 2

Renovated Office Suite Approx. 1,335 Sq. Ft.

Space	Approx. Dimensions	Approx. Area
Office 1	13'6" × 11'9"	159 sq. ft.
Office 2	13'6" × 14'6"	196 sq. ft.
Office 3	11'9" × 12'9"	150 sq. ft.
Office 4	16'0" × 9'9"	156 sq. ft.
Break room	7'9" × 9'9"	76 sq. ft.
Reception / foyer	9' × 28'6"	257 sq. ft.
Two half-bathrooms	4'9" × 4'9" each	45 sq. ft. combined
Additional office space	Four closets, hallways, partitions, and circulation space	

Individual room dimensions were measured approximately baseboard-to-baseboard; room areas are rounded. The 1,335 sq. ft. office-suite figure is from the August 2026 appraisal and includes closets, hallways, partitions, and circulation space. The office suite is included in, not added to, the 10,000 sq. ft. building total.

IMPROVEMENTS & ADDED VALUE

Recent Renovations & Site Flexibility

Exterior & Roof

- Exterior warehouse buildings repainted
- Fiberglass roof skylight panels replaced with metal panels
- Fiberglass panels on right side of Warehouse 2 replaced with metal panels
- Roof screws replaced; gutters and exhaust penetrations resealed
- Additional roof and wall repairs completed

Warehouse

- Incandescent lighting replaced with energy-efficient LED fixtures
- Interconnected warehouse areas
- Two different loading configurations

Office Renovation

- New drywall, interior doors and trim
- New carpet and tile flooring
- New suspended ceiling tiles and LED lighting
- New electrical outlets and switches
- New toilets and bathroom vanities
- New water heater
- New 4-ton Lennox HVAC with new ducts and returns

Outdoor Storage

Approximately **6,250 sq. ft.** of additional fenced yard (about 50' × 125') alongside Warehouse 2, suited to potential equipment storage, vehicle parking, staging, or future expansion subject to approvals.

Strategic Baton Rouge Location



10648 Cherry Hill Avenue

Near Airline Highway, with access to Interstate 12 and Interstate 10.

Location marker and surrounding road network shown on the map.

All dimensions and specifications are approximate and should be independently verified. Asking price excludes pallet rack shelving. Zoning, flood designation, lot size and frontage are based on the August 2026 appraisal; buyers should independently verify these and all dimensions, permitted uses and expansion approvals. Sale terms to be confirmed.

Exterior & Building Access



Front elevation - Cherry Hill Avenue



Corner and entrance approach



Building exterior and parking

Renovated Office Suite



Reception and main entry corridor

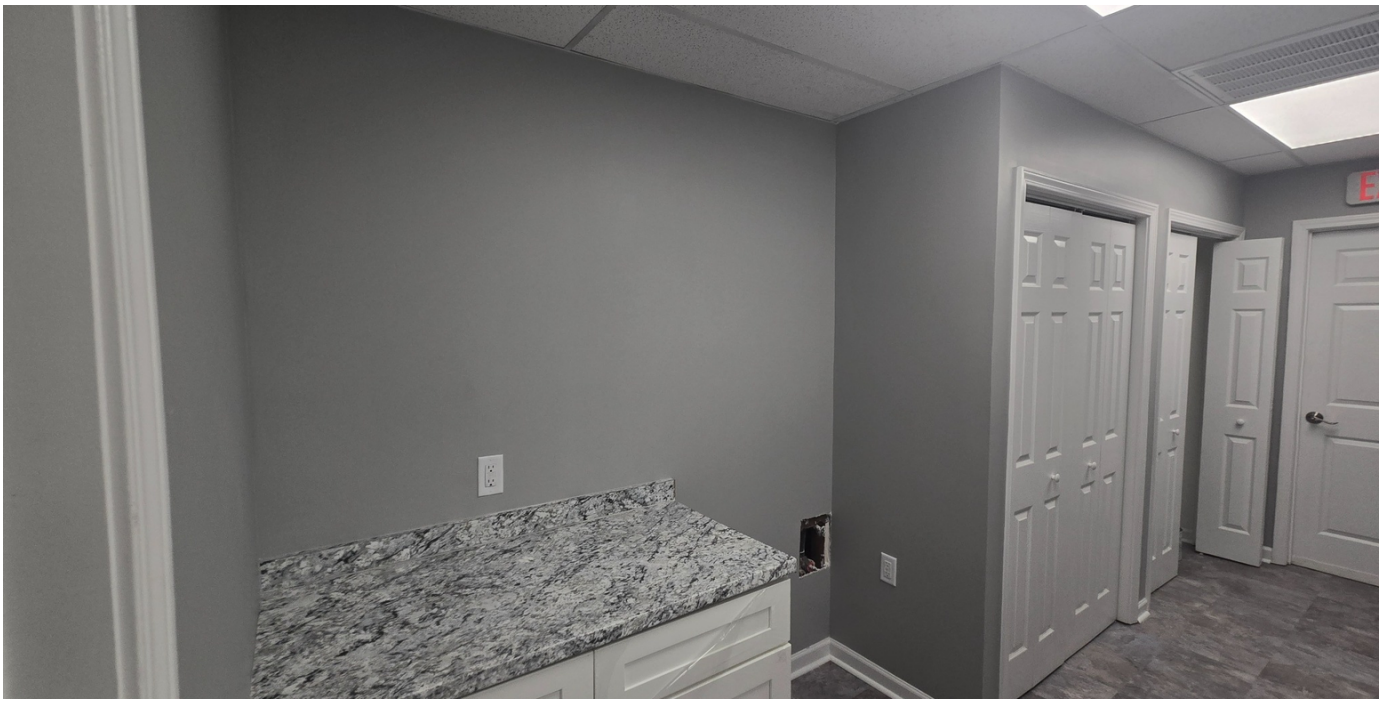


Private office - finished interior



Separate private office - finished interior

Office Support Areas



Break room counter and cabinetry

Space for a refrigerator; appliance not included



Renovated half-bathroom



Office storage and closets

Warehouse Interiors



Warehouse section adjoining offices - open floor

LED lighting; wood partition wall visible



Warehouse section with pallet racks



Warehouse storage and racking

OPTIONAL SHELVING

All Teardrop pallet rack shelving is available for separate purchase, but is not included in the sale price.

Loading, Yard & Site Layout



Recessed loading dock - Warehouse 1



Side yard and access corridor



Fenced yard - street-side view



Appraisal aerial / parcel dimensions

Source: August 2026 appraisal; verify boundaries.