

# INDUSTRIAL FOR LEASE

## 11965 LAKELAND PARK DRIVE

11965 Lakeland Park Drive, Baton Rouge, LA 70809



### PROPERTY HIGHLIGHTS

- Premier Distribution Space available in Industriplex
- Great Access to I-10 and I-12
- Professional Management
- TI Available for term leases with credit tenants
- Both Dock High and Grade Level Doors
- ESFR Sprinklers

SPACES	LEASE RATE	SPACE SIZE
Suite 290	\$8.00 SF/yr	23,604 SF



### CONTACT

**Evan Scroggs, SIOR, CCIM**

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D 225.427.9240

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### OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Building Size:	53,604 SF
Available SF:	23,604 SF
Lot Size:	5.35 Acres
Number of Units:	3
Year Built:	2000
Renovated:	2022
Zoning:	M-1
Market:	Baton Rouge - MSA
Submarket:	South Baton Rouge

### PROPERTY OVERVIEW

Excellent distribution space available for lease on Lakeland Park Blvd. 11965 Lakeland Park Blvd is a 53,604 SF, multi-tenant, distribution building providing tenants with a sufficient truck court for tractor trailers, grade level and dock high overhead doors, and excellent access to I-10, I-12, and Airline Highway.

### LOCATION OVERVIEW

The Lakeland Park Business Park is adjacent to the Baton Rouge Industriplex. The Baton Rouge Industriplex is the premier business park subdivision in South Baton Rouge and is located between Siegen Lane and Airline Highway. The Industriplex is zone M-1 throughout the subdivision. This zoning permits a wide variety of uses and is attractive to a broad spectrum of businesses. The development is comprised of office, office-warehouse, warehouse, and flex space facilities. This location provides excellent access to Interstate 10, Interstate 12, Airline Highway and Jefferson Highway.

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	23,604 SF	Lease Rate:	\$8.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 290	Available	23,604 SF	NNN	\$8.00 SF/yr	-

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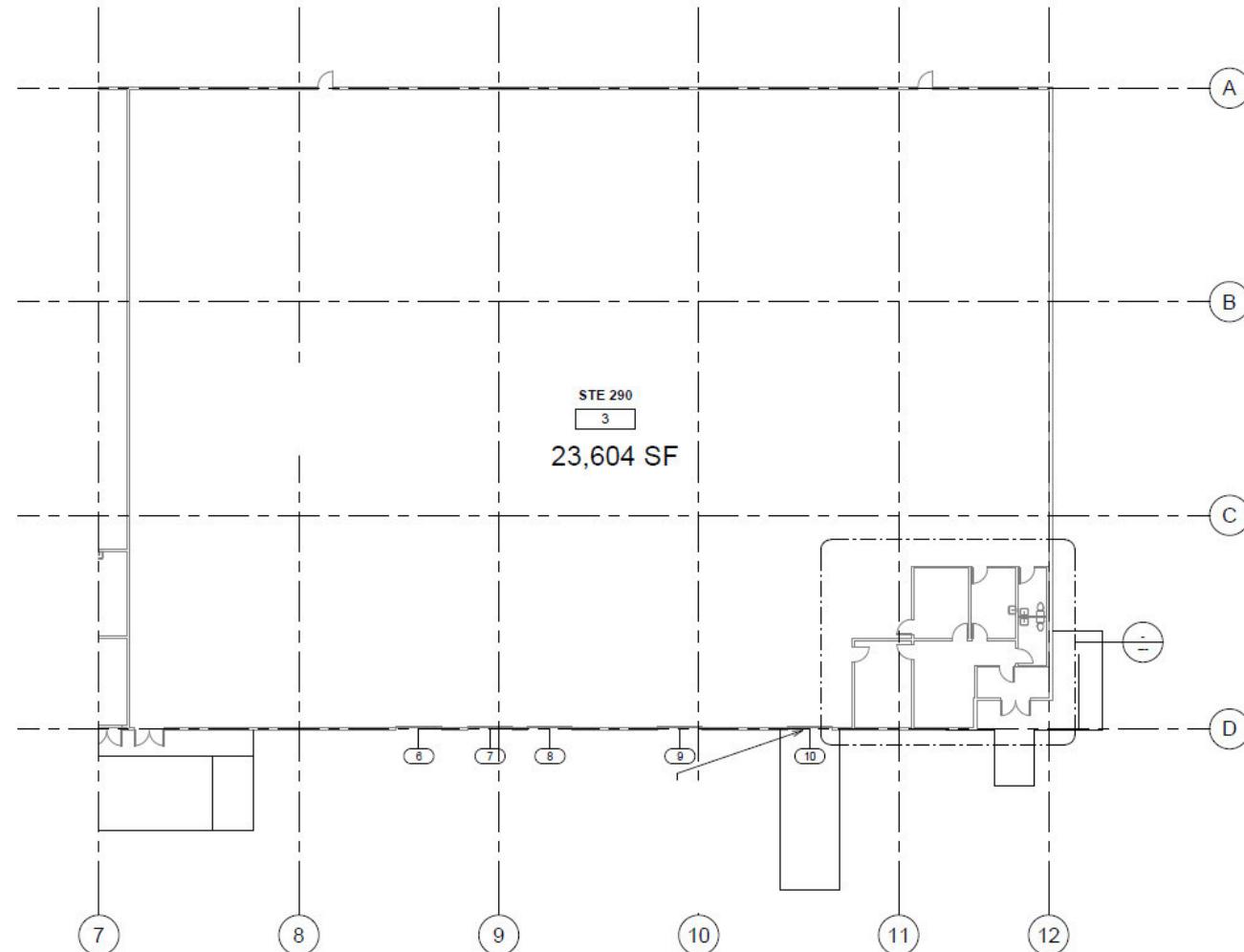
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**LA** LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES



Suite 290: 23,604 SF

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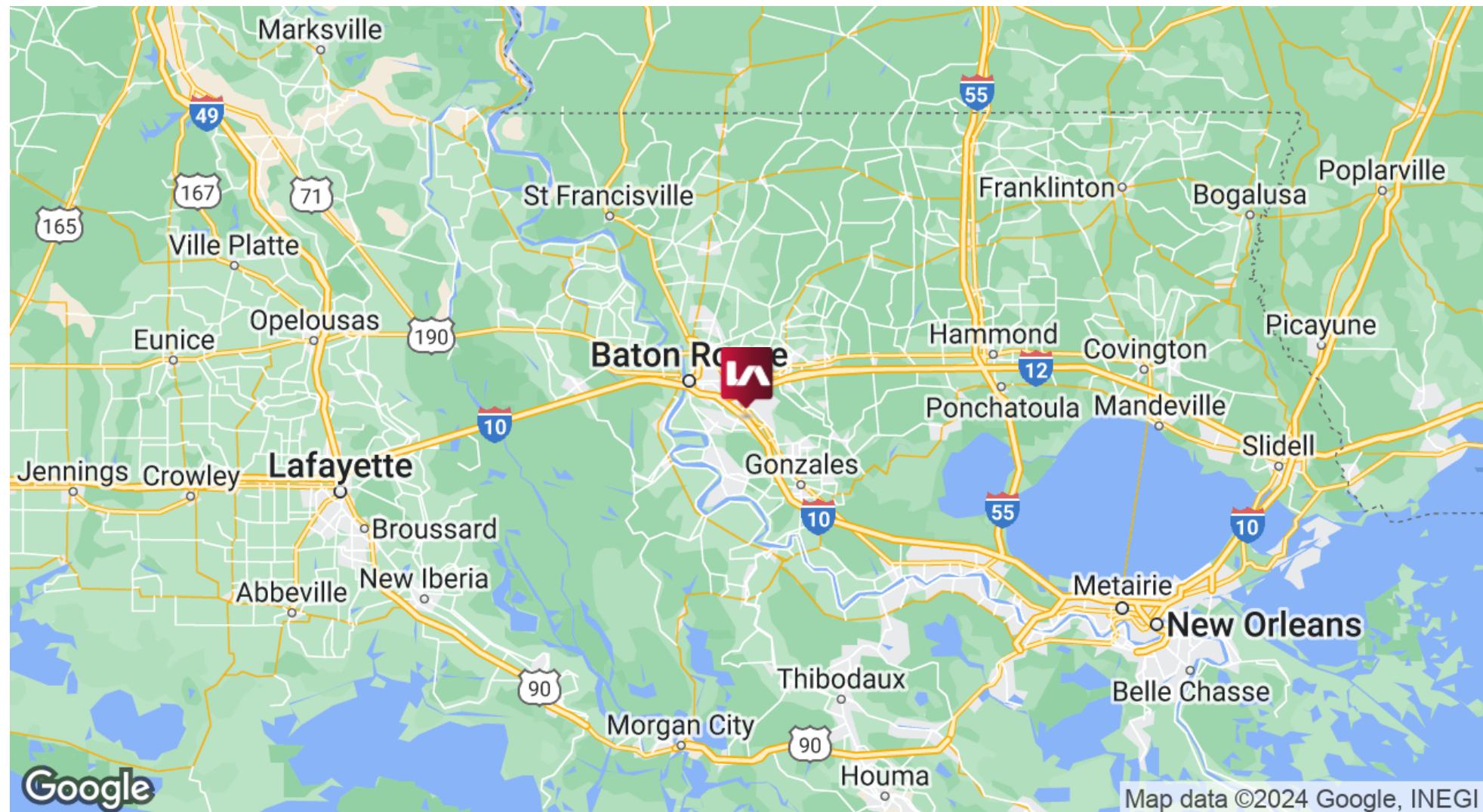
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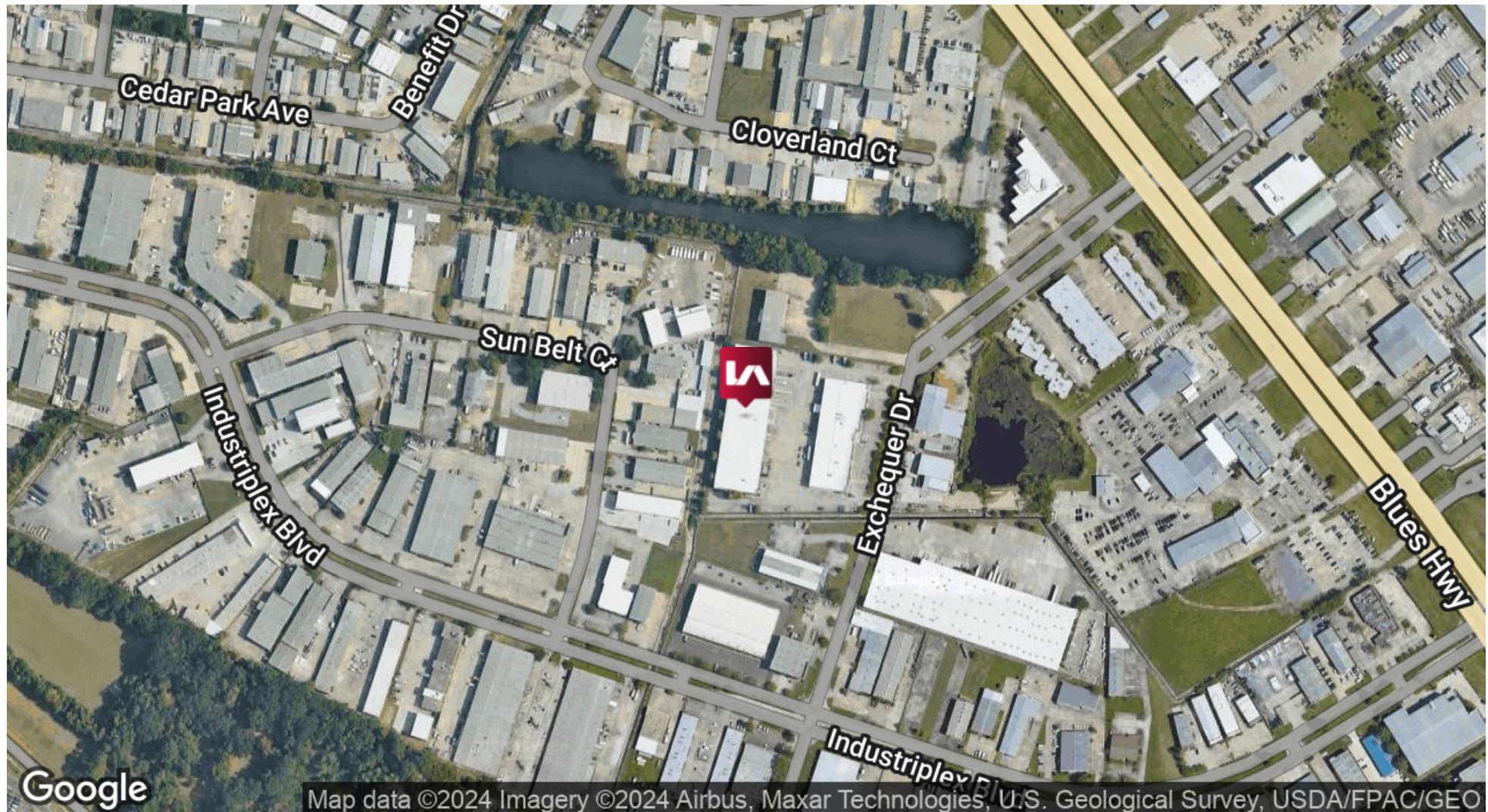


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**Google**

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