

DISTRIBUTION SPACE FOR SUBLEASE

17200 Manchac Park Lane

Baton Rouge, LA 70817

Presented By:

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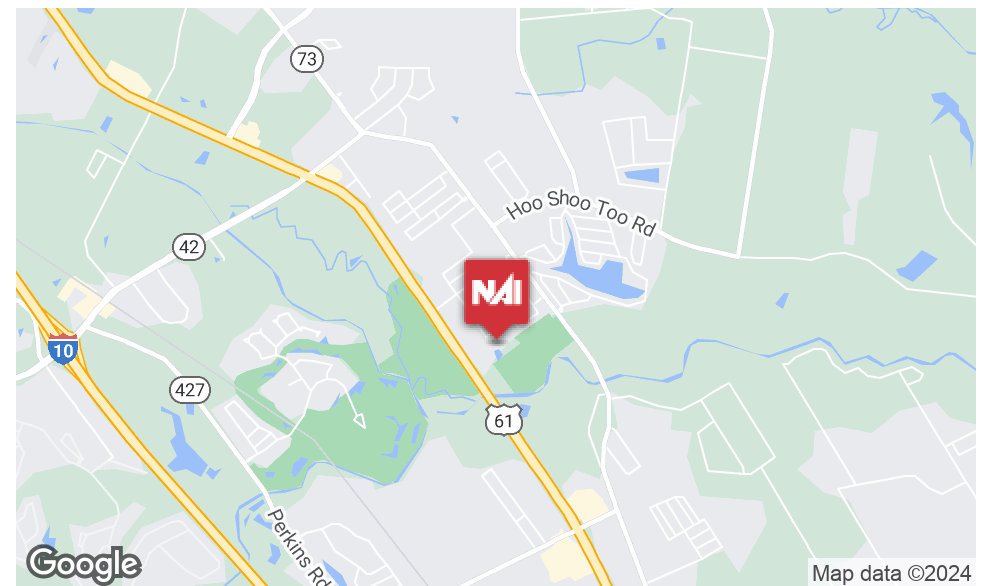


PROPERTY HIGHLIGHTS

- 32,500 SF distribution space for sublease.
- Class A facility with five (5) dock high doors, one (1) grade level door with a ramp.
- 28' clear height, 50' clear span, LED lights
- Space includes ESFR and generator capability with 3-phase power.
- Lease rate includes 1-2 offices, with shared breakroom and restrooms.
- Convenient location to East Baton Rouge Parish and Ascension Parish via Airline Highway and I-10.

OFFERING SUMMARY

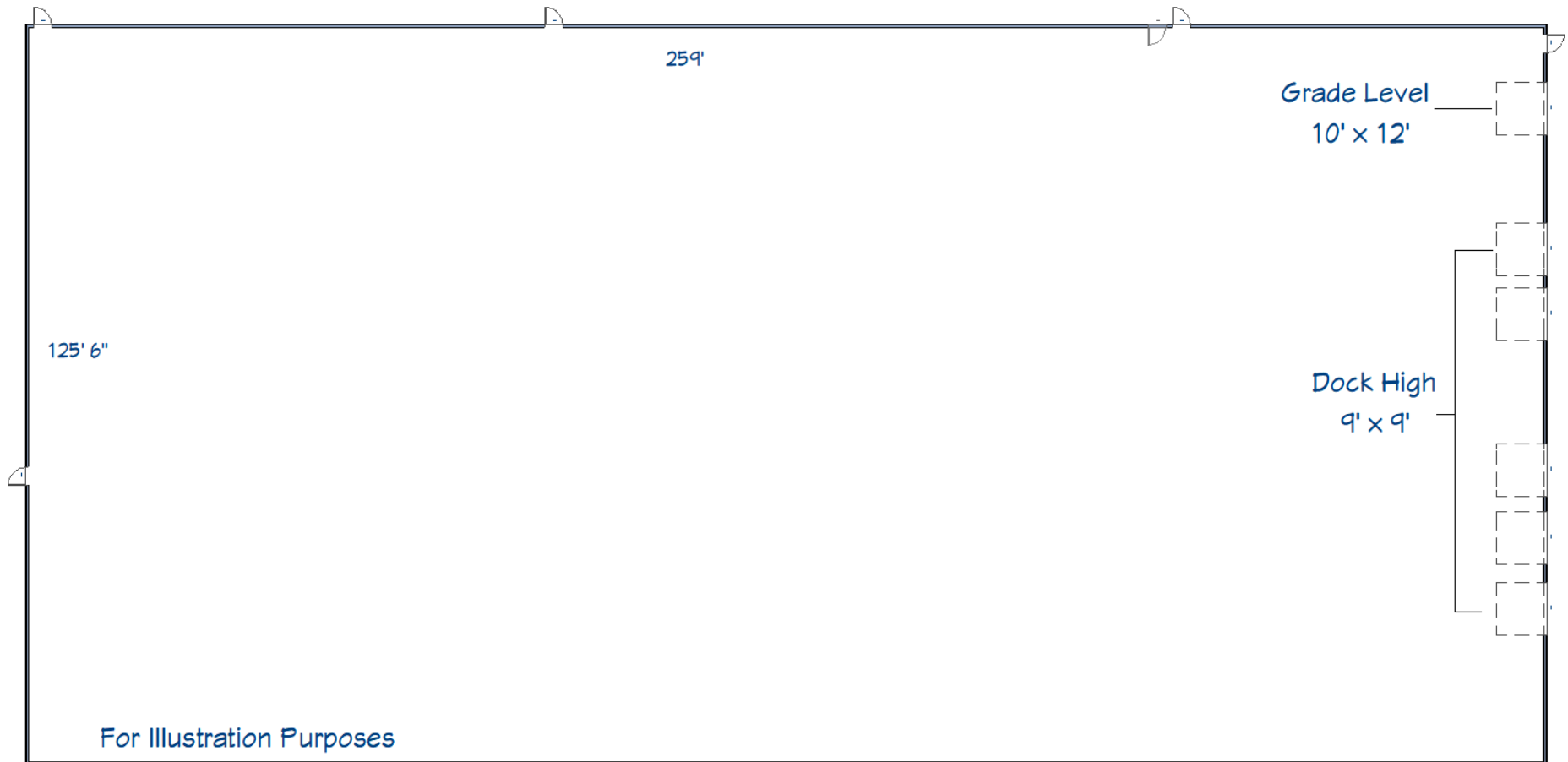
Lease Rate:	\$7.75 SF/yr (NNN)
Available SF:	32,500 SF



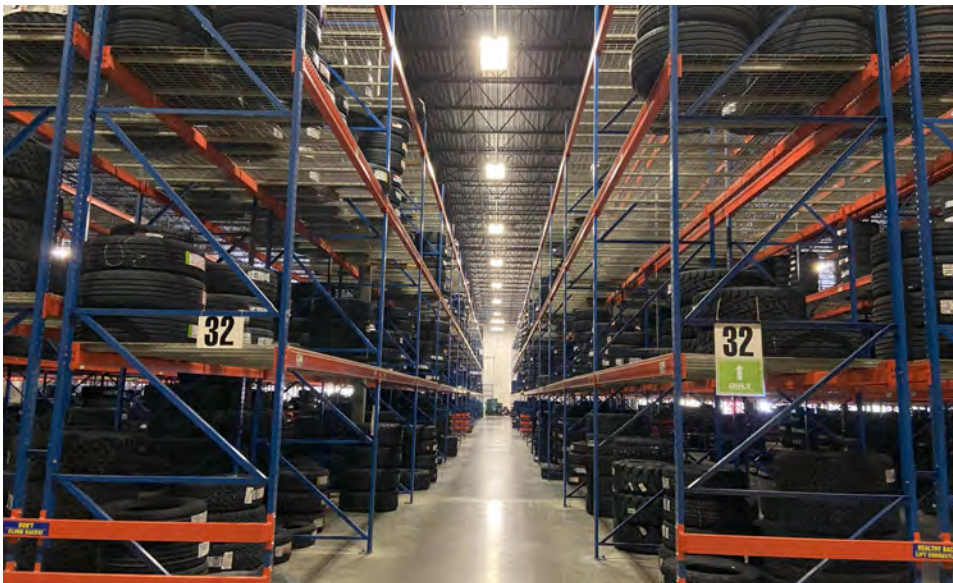
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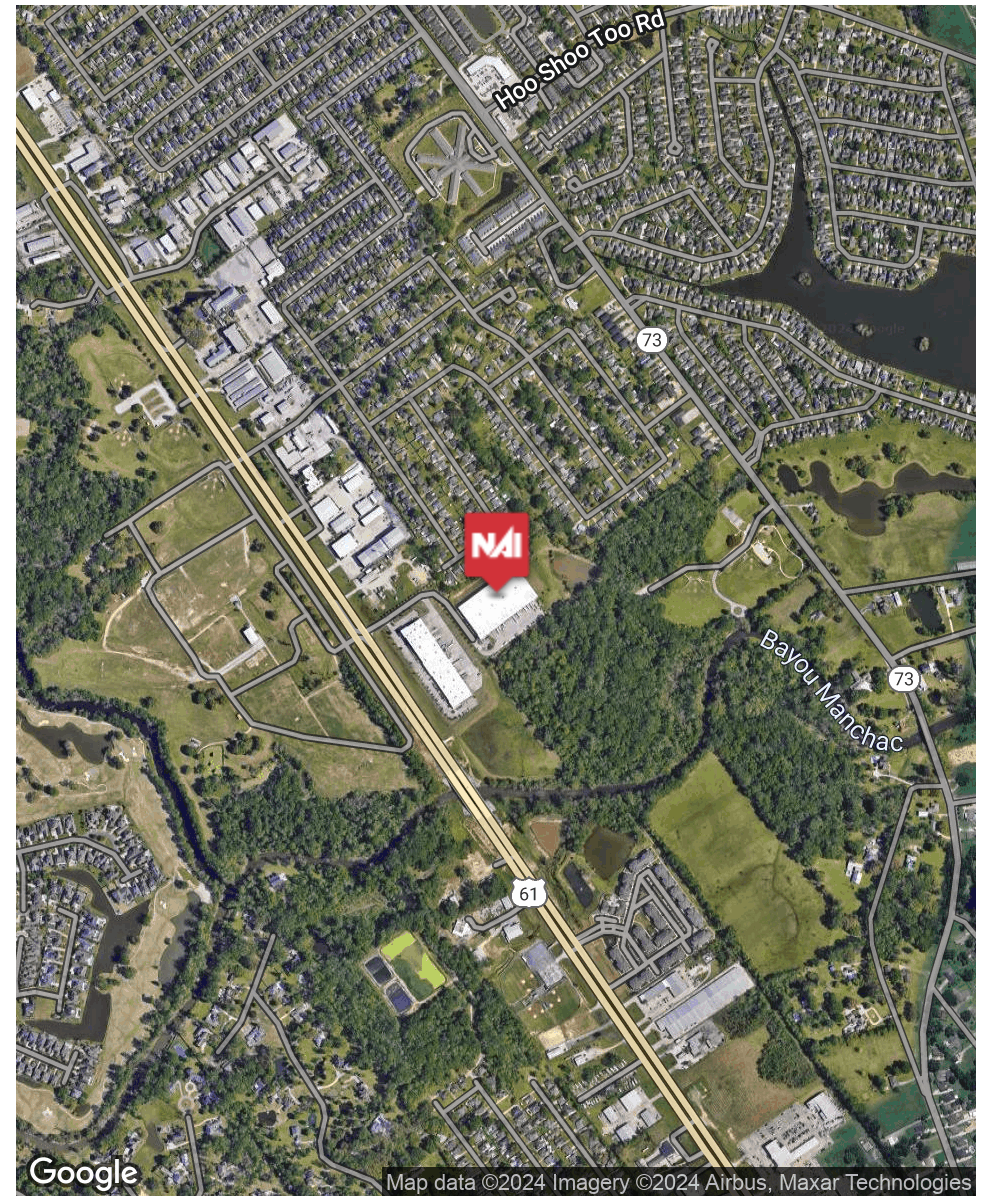
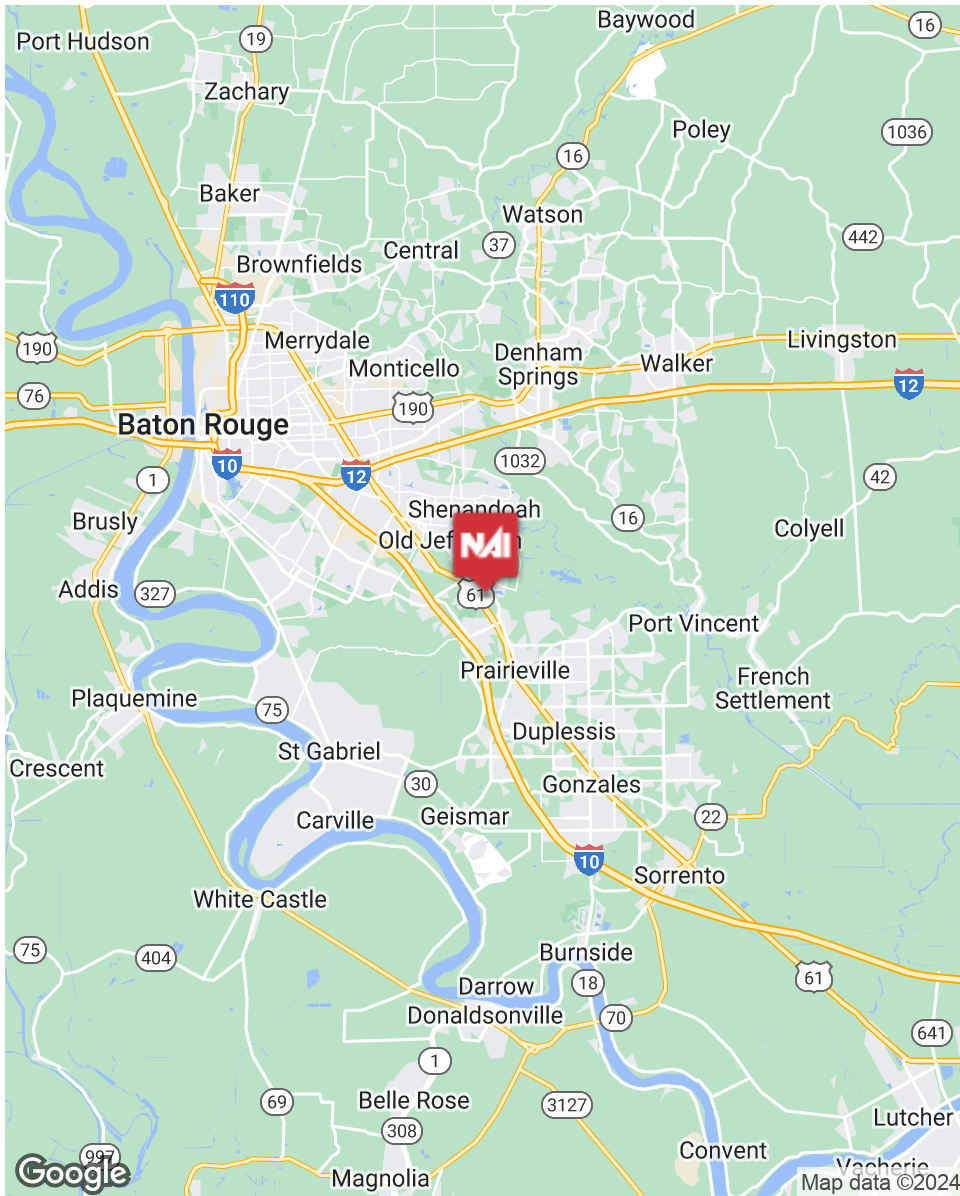
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