

FOR SALE ♦ LEASE

Located in:

Baton Rouge Industriplex
OFFICE-WAREHOUSE



\$5,900 MONTH NNN

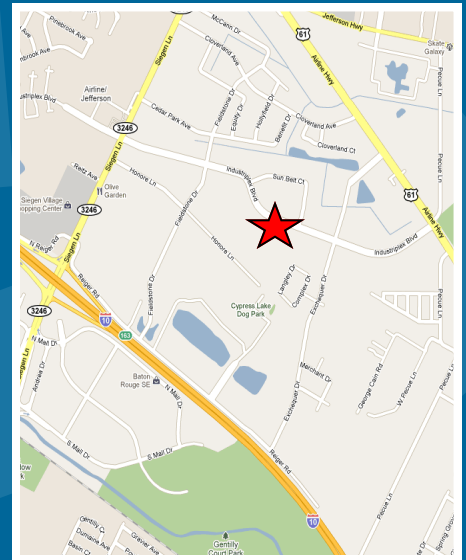
\$750,000.00



**11800 INDUSTRIPLEX UNIT 8
METRO CENTRE II
BATON ROUGE, LA 70809**

9,620 square feet includes:

- ♦ Fully Climate Controlled
- ♦ Dock high & Ramp up warehouse service
- ♦ 3-Phase Heavy Electrical
- ♦ Includes 9 private offices, 2 large bullpens, kitchen-break room, conference room and large secretarial area.
- ♦ M-1 Light Industrial Zoning
- ♦ South Baton Rouge—quick access to I-10, US61 (Airline Hwy) and Petro-Chemical Industry



For More Information:
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MIKE FALGOUST & ASSOCIATES, LLC / 10202 JEFFERSON HWY BLDG 3, BATON ROUGE, LA 70809

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