



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE SPRINKLERED DISTIB. WITH EIGHT (8) DOCKS & 28' EAVES

7150 EXCHEQUER DR., BATON ROUGE, LA 70809

16,000 SF

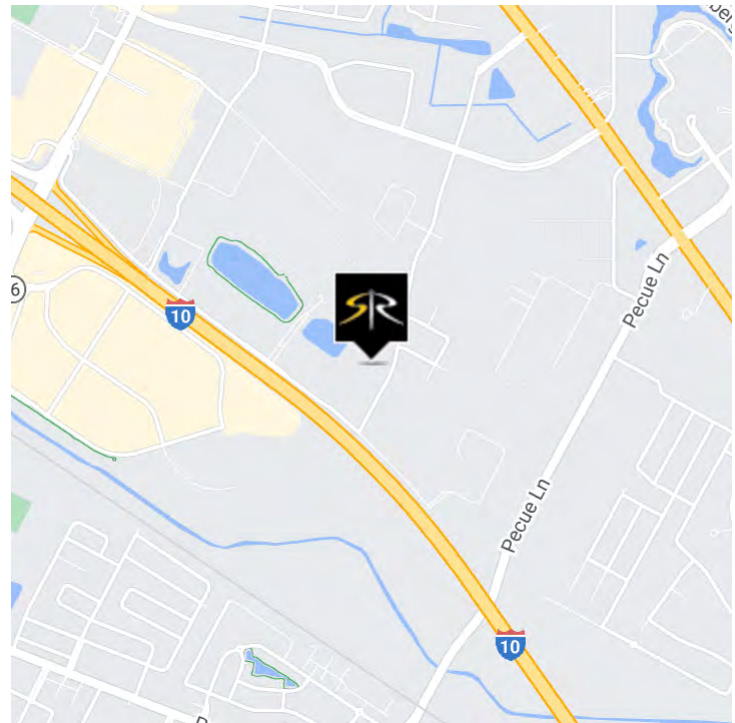


OFFERING SUMMARY

Lease Rate:	\$10,000.00 per month (NNN)
Building Size:	80,000 SF
Available SF:	16,000 SF
Zoning:	M1

PROPERTY HIGHLIGHTS

- Available January 1, 2024
- 16,000 SqFt up to 80,000 SqFt of Warehouse Distribution Space
- Eight (8) Docks
- 28' Eave Height, largely clear span
- Sprinklered
- Approx. 1,100 SqFt Office Area with Kitchen/Break Room
- Space is located in the rear of Lamons on Exchequer Drive
- Great access to I-10 via Siegen Lane and I-12 via Siegen / Hwy 61 (Airline Hwy).
- Space is listed as NNN with the Tenant paying its pro-rata share of Property Taxes, Insurance and CAM
- Pro-Rata Property Taxes: \$1,211.53/mo. Pro-Rata Insurance: \$1,534.49/mo., Pro-Rata CAM: \$549.87/mo.



MATTHEW SHIRLEY

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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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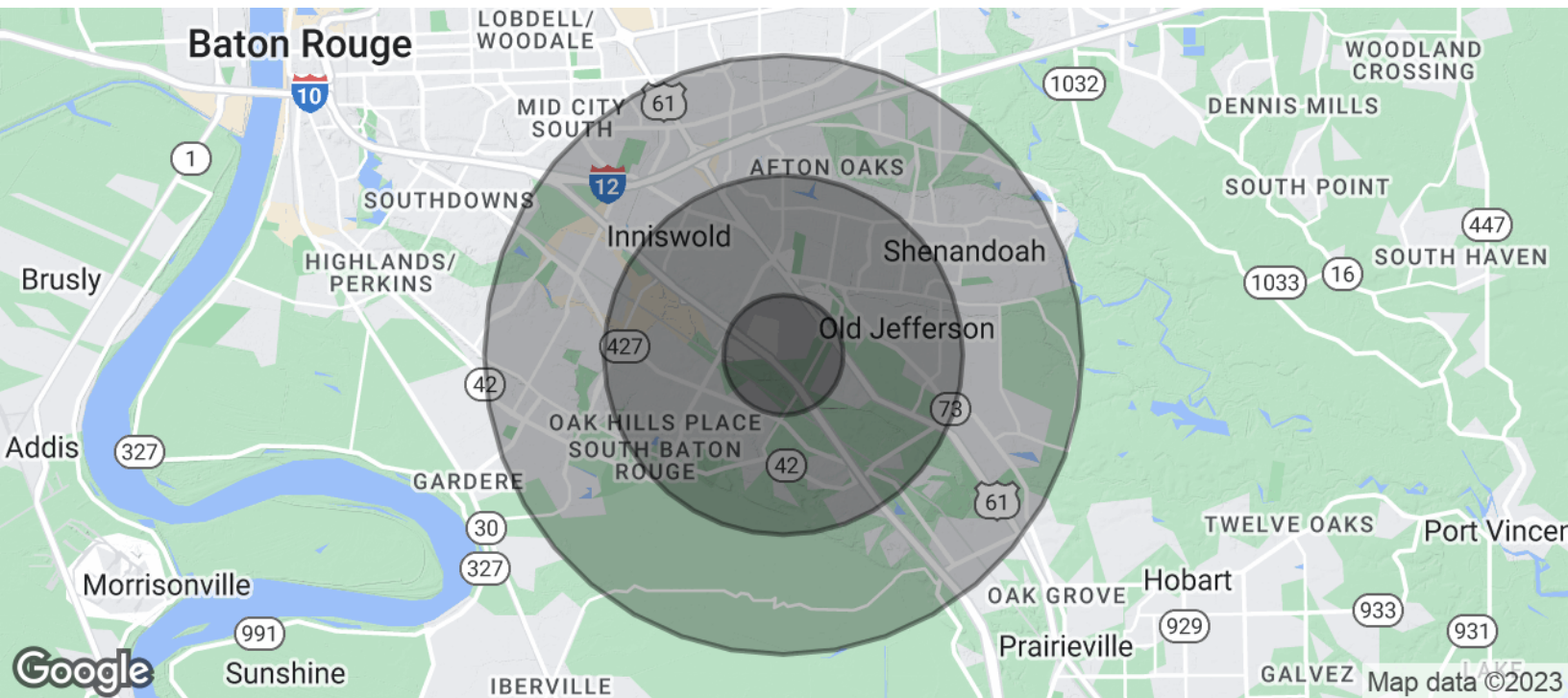


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,126	58,288	144,601
Average Age	36.2	39.5	38.8
Average Age (Male)	33.8	38.1	37.1
Average Age (Female)	37.1	39.9	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,705	26,659	63,757
# Of Persons Per HH	2.4	2.2	2.3
Average HH Income	\$85,963	\$93,499	\$92,867
Average House Value	\$249,259	\$258,920	\$245,482

** Demographic data derived from 2020 ACS - US Census*

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