



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE/WAREHOUSE OFF INDUSTRIPLEX BLVD.

11638 SUN BELT CT, BATON ROUGE, LA 70809

FOR LEASE

6,445 SF



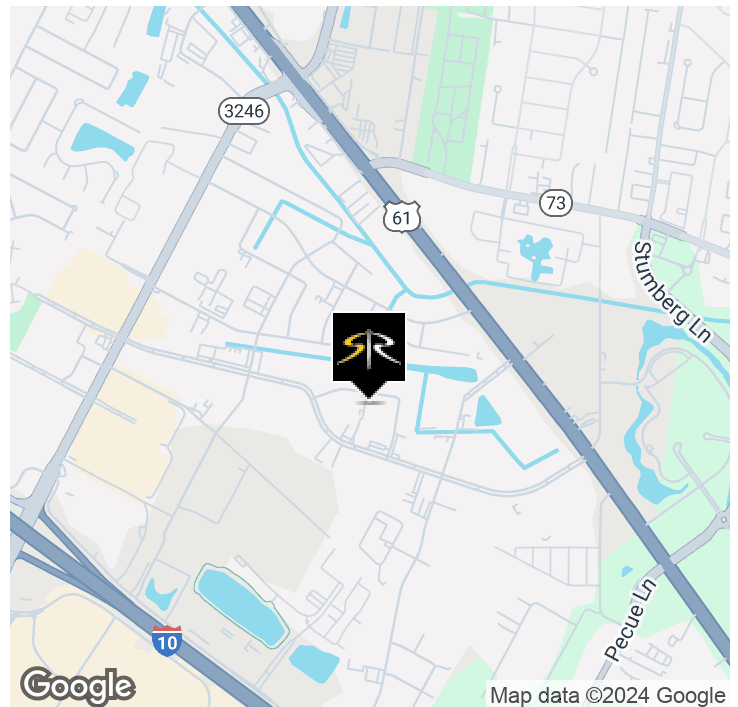
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OFFERING SUMMARY

Lease Rate:	\$10.56 SF/yr (NNN)
Building Size:	6,445 SF
Zoning:	M-1

PROPERTY HIGHLIGHTS

- 4,210 Square Feet of Quality Office Space
- 2,235 Square Feet of Warehouse Space
- Parking and Overhead Door
- Premier Industrial Area located off Industriplex Blvd.
- Zoned M-1
- Lot Size 100 x 303
- Lot is Fenced and Stabilized behind Building
- Lease Price: \$5,672 per Month - NNN
- Available 11/15/24 (Tenant Relocating)



BRIAN NICOLICH

Commercial Sales & Leasing
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brian@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

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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.



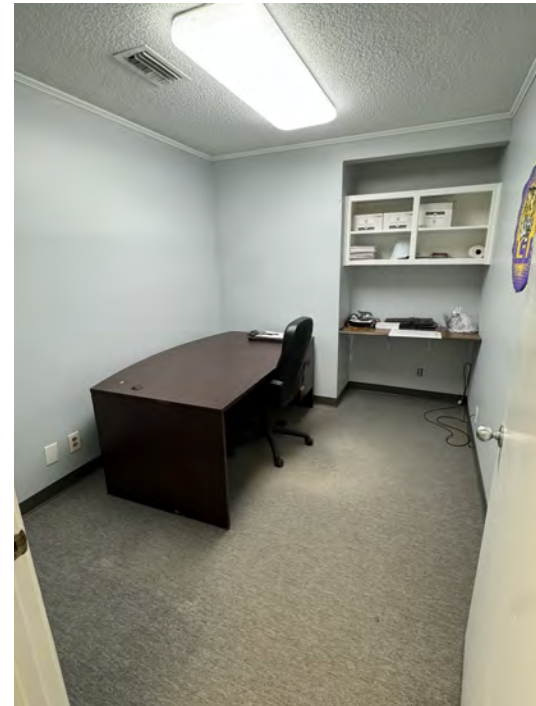
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