

INDUSTRIAL AVAILABLE FOR LEASE

2611 N Dumont Drive, Baton Rouge, LA 70814



OFFERING SUMMARY

AVAILABLE SF:	6,000 SF
LEASE RATE:	\$3,500 per month (MG)
YEAR BUILT:	2000
ZONING:	Ind

PROPERTY OVERVIEW

Dock High Warehouse for lease. This is a quiet property located at the dead end of an industrial street. This warehouse is clean and rent ready. Offices have new paint, floors, faucets, fixtures, etc. in 2020. All LED lighting in office and warehouse. CAT 5 networking in place. Two 12x12 grade level overhead doors and one load dock. Office has central air and heat. Warehouse is insulated and has a new roof. Building measures 60x100 and has 4900 sf of warehouse and 1,100 sf of office. Shop bathroom located in warehouse. Office consists of 3 private offices, kitchenette, bathroom and networking cabinet. Tool room between office and warehouse. Tenant pays all utilities. Owner is a Licensed Realtor in Louisiana.

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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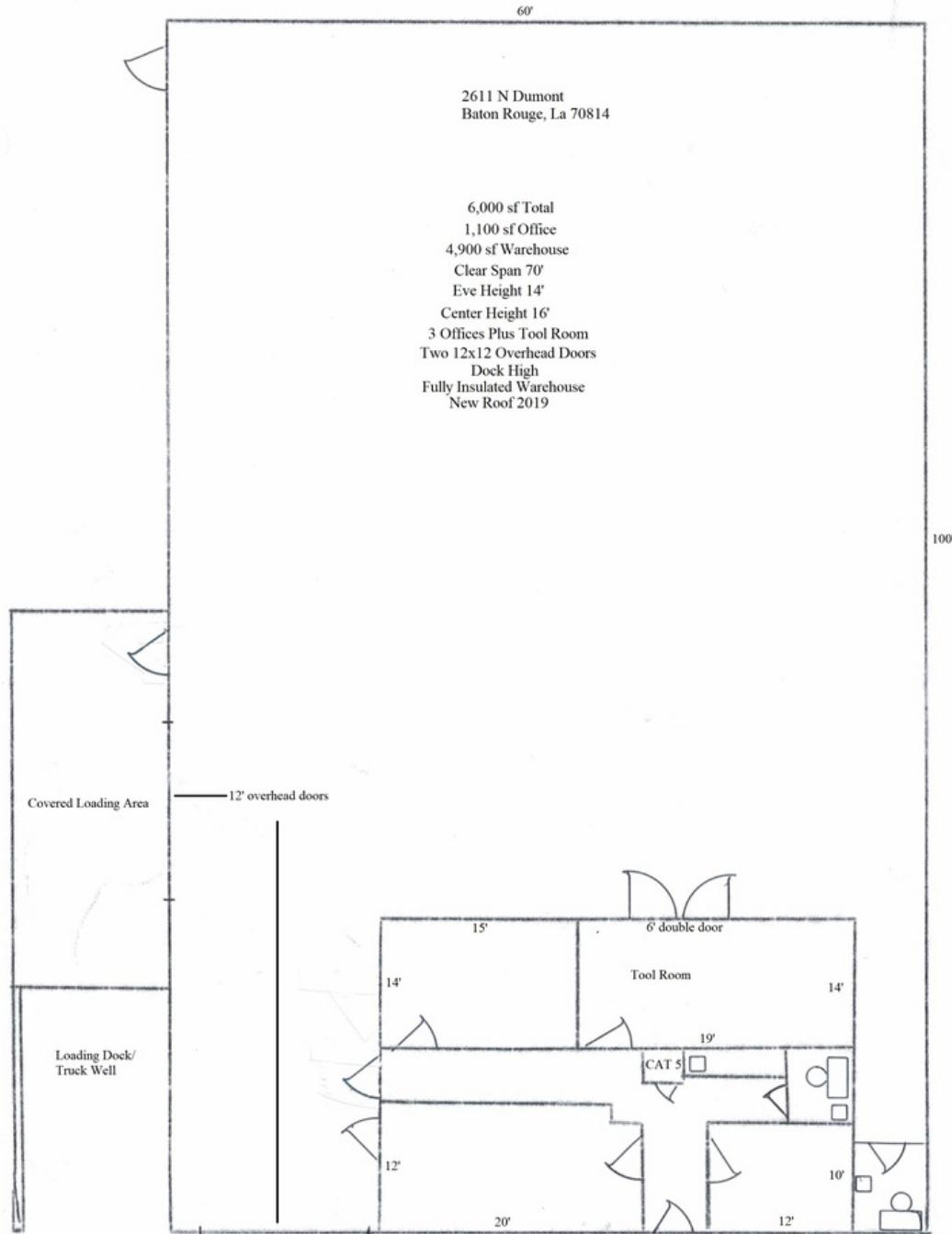
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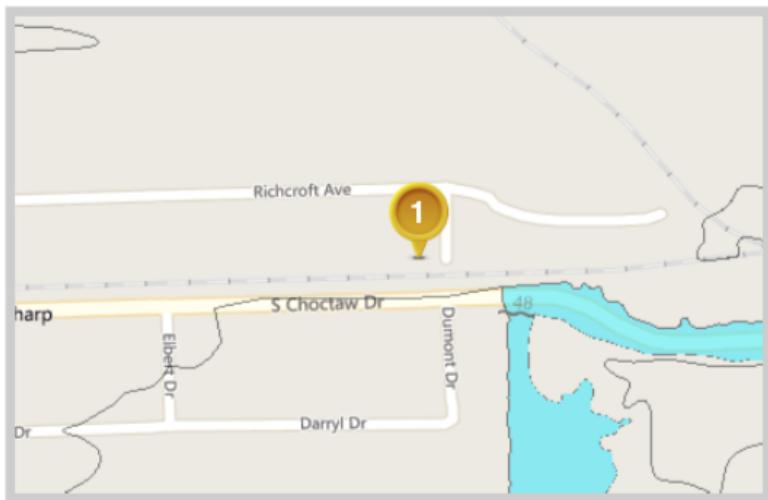
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Louisiana Flood Map

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Visible Layers

- Effective FIRM
- Bing Roads

Point Coordinates

Point #	Lat., Long.
1	30.4731, -91.0512

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0260E 5/2/2008	X-AREA OF MINIMAL FLOOD HAZARD	out	47.9	N/A

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

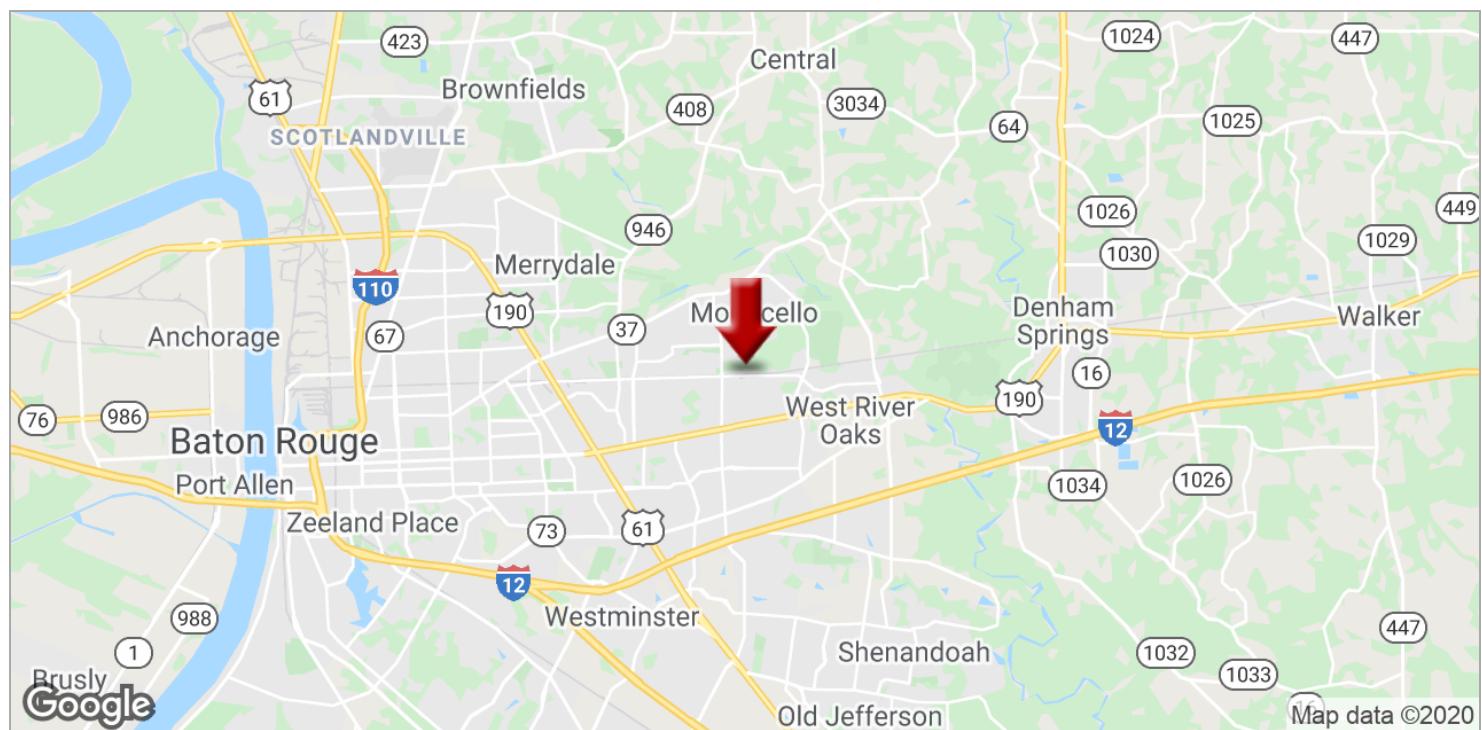
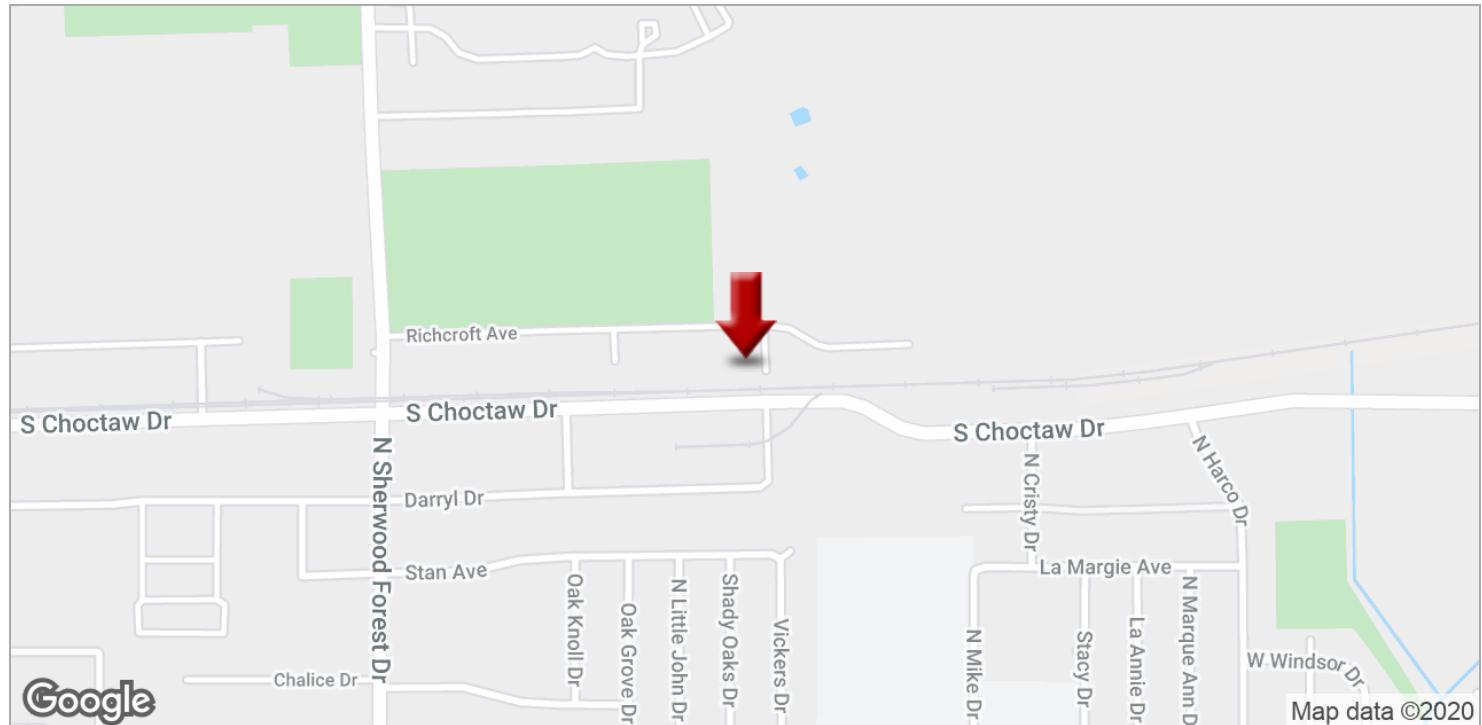
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