

# INDUSTRIAL FOR LEASE INDUSTRIAL FLEX SPACE

11441 Industriplex Blvd, Baton Rouge, LA 70809

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	±35,596 SF
Available SF:	±3,390 SF
Lot Size:	±2.4 Acres
Number of Units:	8
Zoning:	M-1
Market:	Baton Rouge MSA
Submarket:	South Baton Rouge

## PROPERTY OVERVIEW

Excellent flex space available for lease on Industriplex Boulevard. 11441 Industriplex Boulevard is a 35,596 square foot, eight suite, office warehouse building providing tenants with flexible floor places, excellent visibility and access. The building offers large, windowed office fronts, 16' clear ceiling height, grade-level, and 4' dock loading as well as exterior tenant signage. The building is ideal for local, regional, and national tenants looking for excellent flex space in a professional setting.

## PROPERTY HIGHLIGHTS

- Premier Flex Space on Industriplex Boulevard
- Convenient Location with Great Access to I-10 & I-12
- Building Professionally Managed
- Flexible Floorplans & Suites with Grade Level & Dock High Access
- TI Available for Term Leases with Credit Tenants

## CONTACT

**Evan Scroggs, SIOR, CCIM**

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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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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 160	3,390 SF	NNN	\$12.00 SF/yr	Suite 160 is comprised of 2,700 SF of office space and 690 SF of warehouse space with one dock door.

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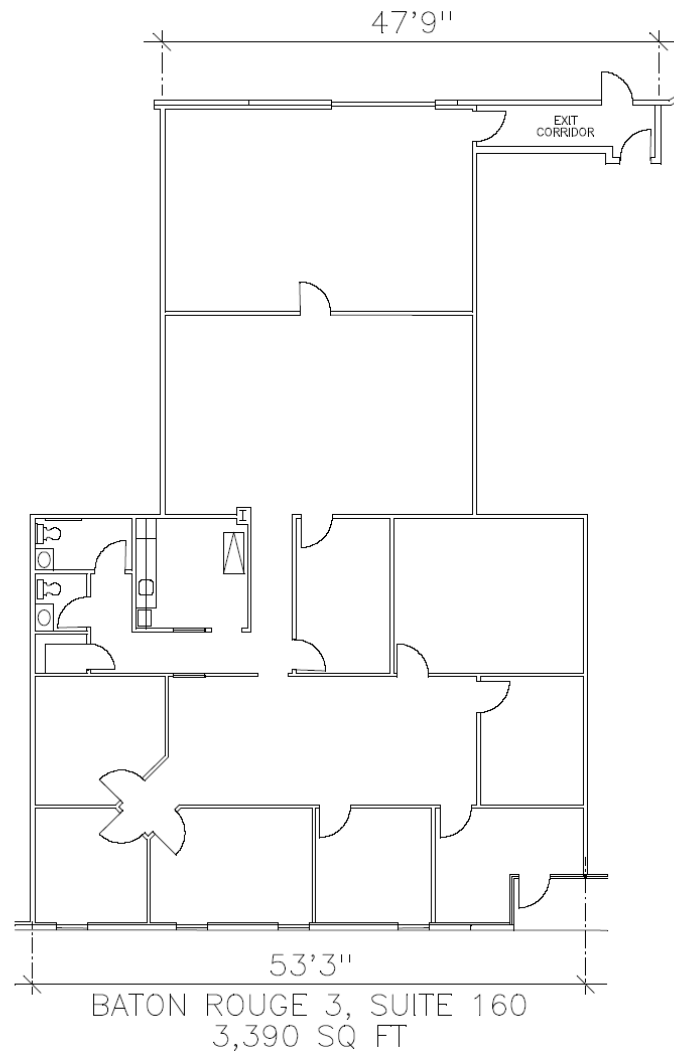
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## LOCATION OVERVIEW

The Baton Rouge Industriplex is the premier business park subdivision in South Baton Rouge and is located between Siegen Lane and Airline Highway. The Industriplex is zone M-1 throughout the subdivision. This zoning permits a wide variety of uses and is attractive to a broad spectrum of businesses. The development is comprised of office, office-warehouse, warehouse, and flex space facilities. This location provides excellent access to Interstate 10, Interstate 12, Airline Highway and Jefferson Highway.

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