

SUITE 14 FOR LEASE



INDUSTRIAL FOR LEASE

11616 INDUSTRIPLEX BOULEVARD • BATON ROUGE, LA 70809

SUMMARY

Lease Rate:	\$850/month
Lot Size:	0.25 SF
Rentable SF:	1,000 SF
Warehouse SF:	900
Year Built:	2000
Offices:	2
Parking:	2
Zoning:	Ind



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PROPERTY DESCRIPTION

Small warehouse with office for lease. This is a quiet property located in an industrial corridor minutes from I-10. This 1,000 sf warehouse is clean and rent ready. One 12x12 grade level overhead door. One office with A/C and heat. Warehouse is insulated well kept. Tenant pays Electric. Landlord pays water, sewer, trash, property taxes, property insurance.



IMAGES

11616 INDUSTRIPLEX BOULEVARD



KW COMMERCIAL - BR
8686 Bluebonnet Blvd
Baton Rouge, LA 70810



Each Office Independently Owned and Operated

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Louisiana Flood Map

11616 Industriplex Boulevard



Visible Layers

- Effective FIRM
- Bing Hybrid

Point Coordinates

Point #	Lat., Long.
1	30.3855, -91.0538

Flood information in this table is from the: **Effective FIRM**

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0270E 5/2/2008	AE	manual	USGS Service Not Responding	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.

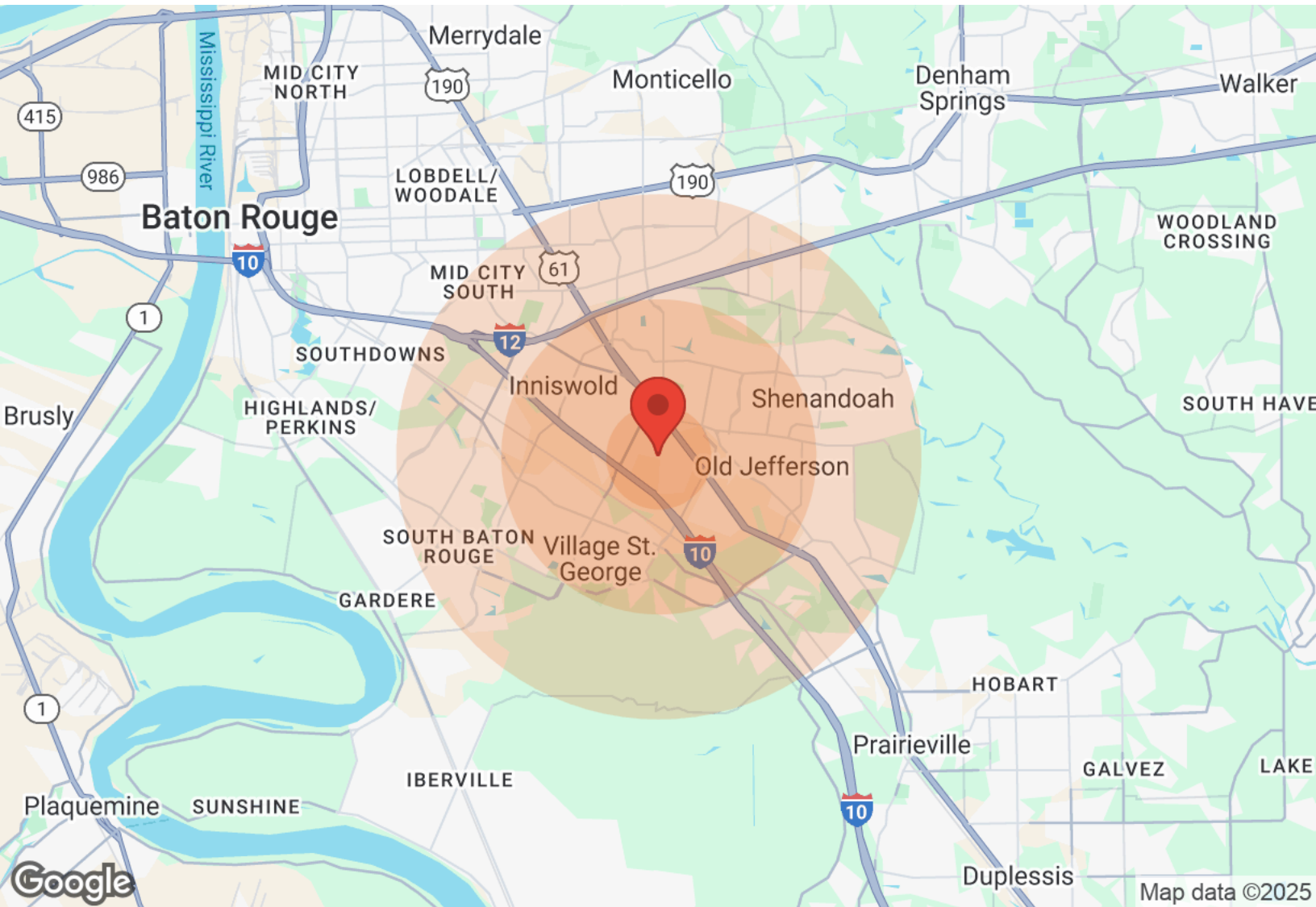
AERIAL MAP

11616 INDUSTRIPLEX BOULEVARD



DEMOGRAPHICS

11616 INDUSTRIPLEX BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	N/A	33,801	76,460
Female	N/A	36,352	82,204
Total Population	N/A	70,153	158,664

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	12,234	27,951
Ages 15-24	N/A	8,902	20,462
Ages 25-54	N/A	29,979	66,302
Ages 55-64	N/A	9,271	20,462
Ages 65+	N/A	9,767	23,487

Race	1 Mile	3 Miles	5 Miles
White	N/A	49,107	108,824
Black	N/A	16,880	40,454
Am In/AK Nat	N/A	50	84
Hawaiian	N/A	5	10
Hispanic	N/A	3,913	7,932
Multi-Racial	N/A	4,368	8,864

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$61,486	\$62,461
< \$15,000	N/A	2,260	5,663
\$15,000-\$24,999	N/A	2,845	5,551
\$25,000-\$34,999	N/A	2,772	5,747
\$35,000-\$49,999	N/A	4,346	9,533
\$50,000-\$74,999	N/A	5,562	11,666
\$75,000-\$99,999	N/A	3,828	8,928
\$100,000-\$149,999	N/A	5,162	10,800
\$150,000-\$199,999	N/A	1,963	4,450
> \$200,000	N/A	1,484	3,985

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	32,632	71,901
Occupied	N/A	30,496	67,323
Owner Occupied	N/A	18,267	43,645
Renter Occupied	N/A	12,229	23,678
Vacant	N/A	2,136	4,578

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