



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE WAREHOUSE NEAR NEW PECUE INTERCHANGE

13953 PERKINS RD, BATON ROUGE, LA 70810

FOR LEASE

5,000 SF

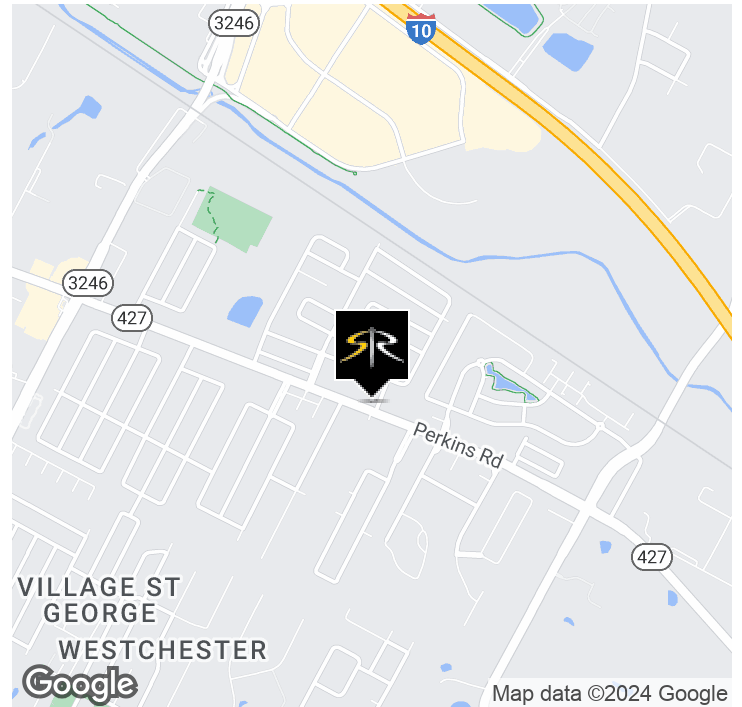


OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Building Size:	5,000 SF
Lot Size:	.21 Acres

PROPERTY HIGHLIGHTS

- Office Warehouse near new Pecue Interchange
- 2,000 SF Office, 3,000 SF Warehouse
- Climate Controlled Warehouse
- Convenient to I-10 and Siegen Lane
- Zoned C-2



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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.



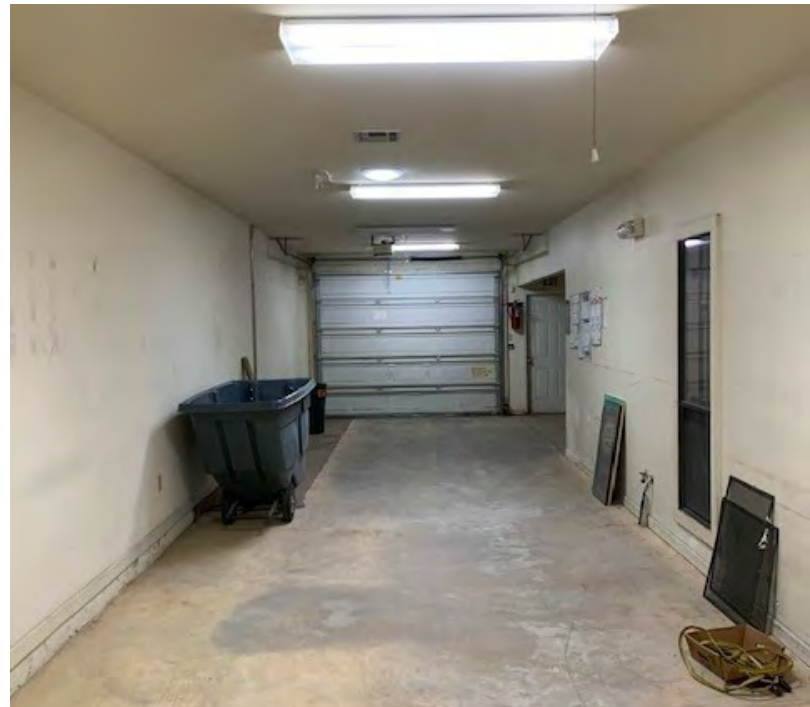
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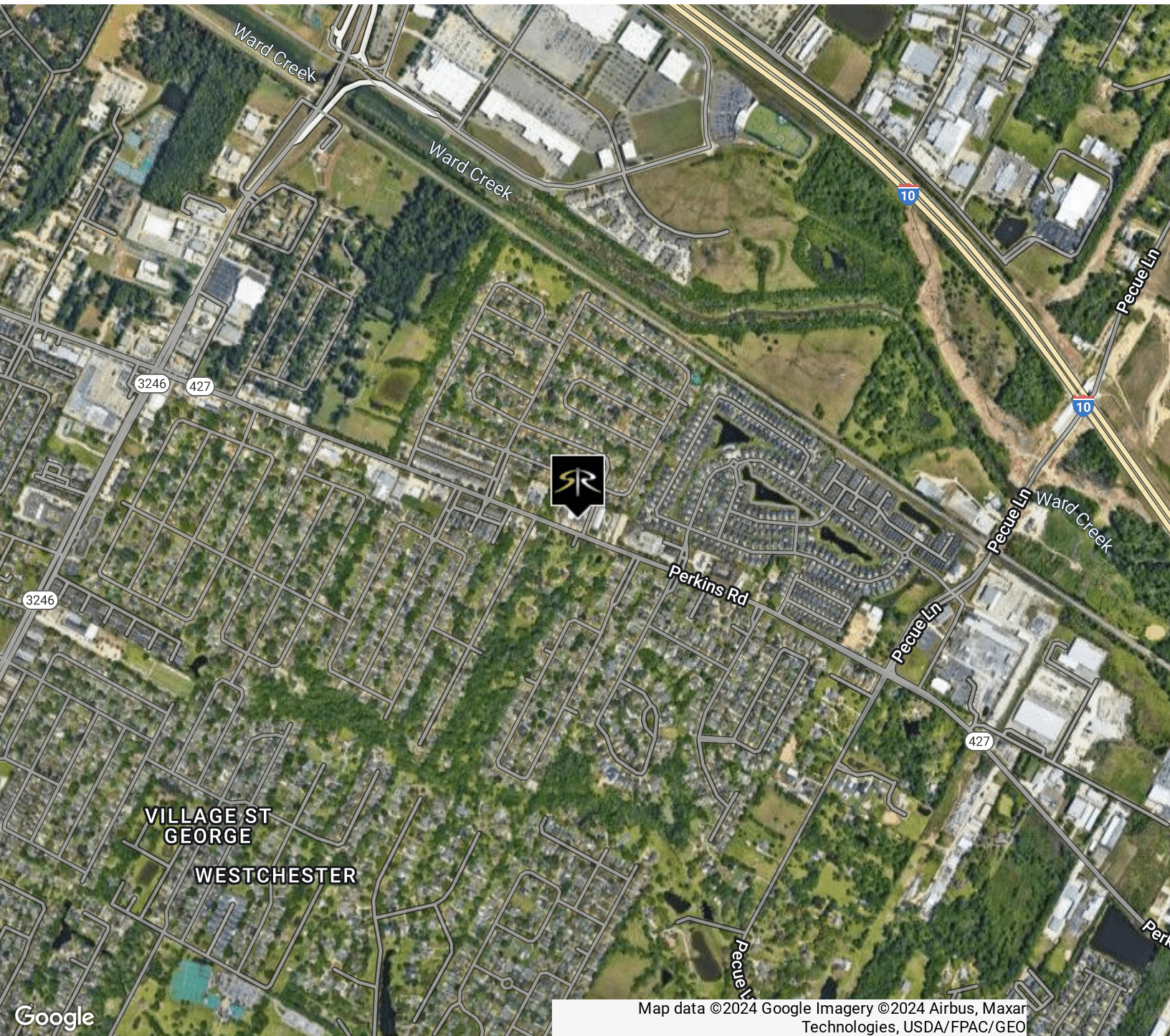
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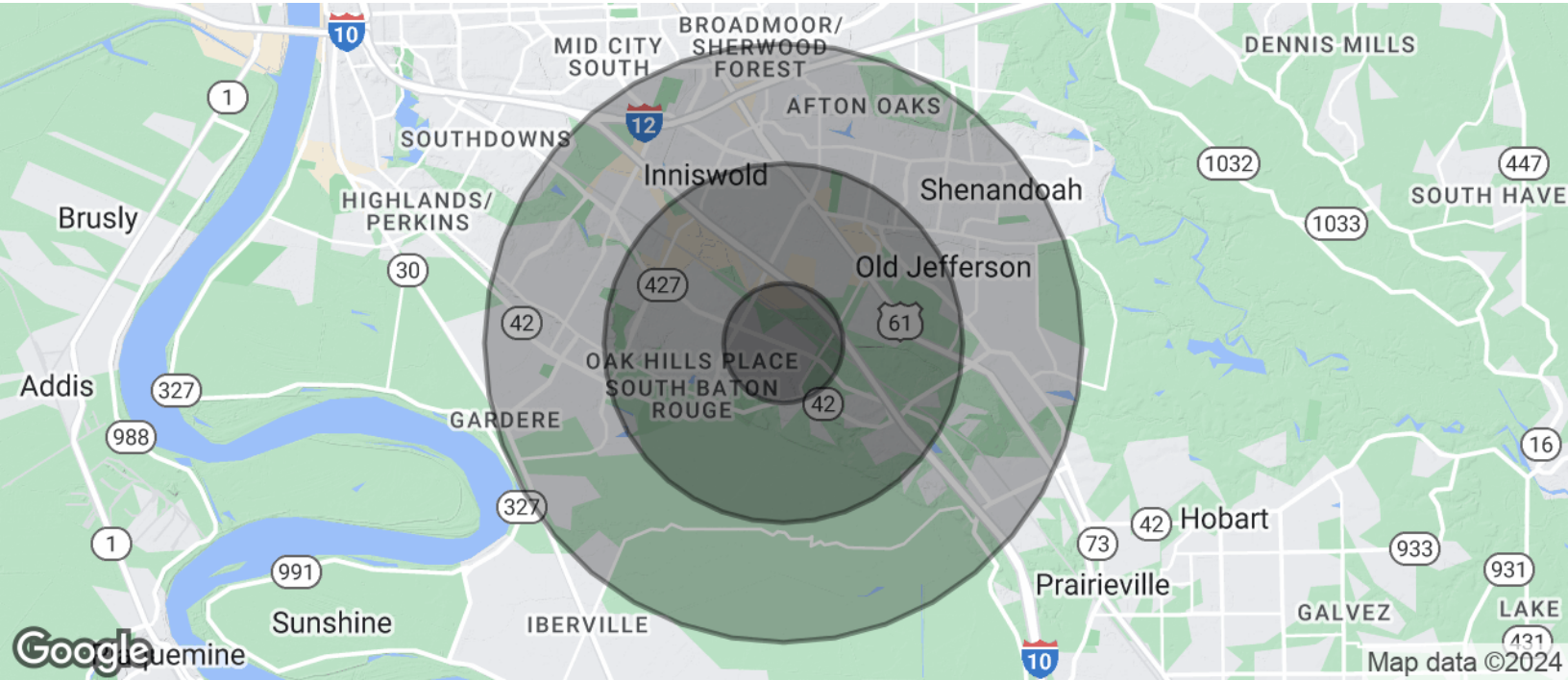
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,837	40,968	133,069
Average Age	41	43	40
Average Age (Male)	40	41	38
Average Age (Female)	42	44	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,168	17,826	56,214
# Of Persons Per HH	2.5	2.3	2.4
Average HH Income	\$125,925	\$124,255	\$113,666
Average House Value	\$430,974	\$420,355	\$365,606

Demographics data derived from AlphaMap

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