



INDUSTRIPLEX OFFICE/WAREHOUSE FOR LEASE

12,819 RENTABLE SQUARE FEET

11401 Industriplex Blvd, Baton Rouge, LA

Prepared By: Ty Gose, CCIM & Michael Cashio, CCIM

NAILatter & Blum



OFFERING SUMMARY

Location: 11401 Industriplex Blvd.
Baton Rouge, LA

Rentable Area: 12,819 RSF

Parking Ratio: 1.5:1000 Surface Parking

Loading Docks: Two (2)

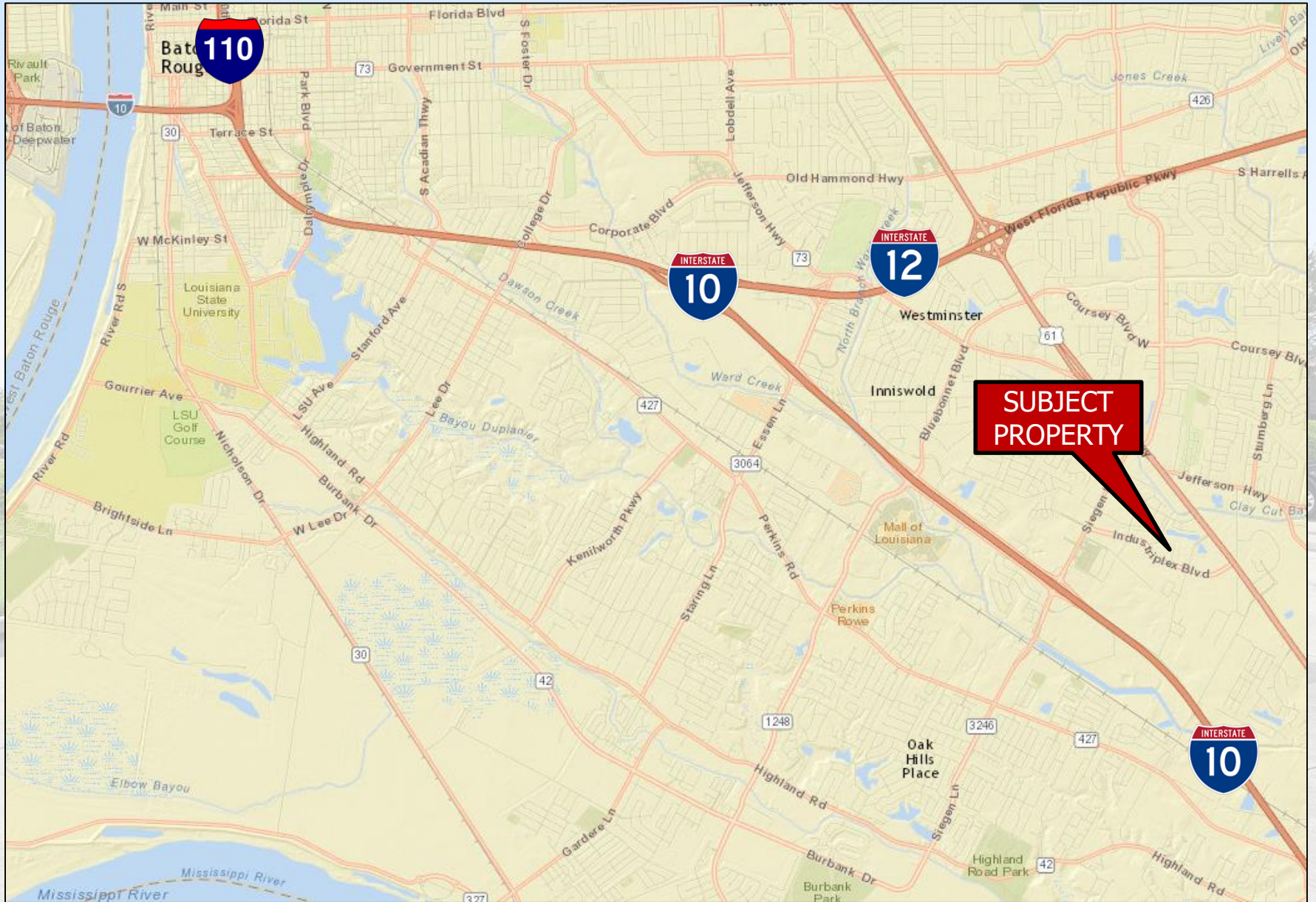
Rental Rate: \$6.50 / RSF NNN

Other Amenities:
Large Open Rooms
Kitchenette
Large Windows in Offices

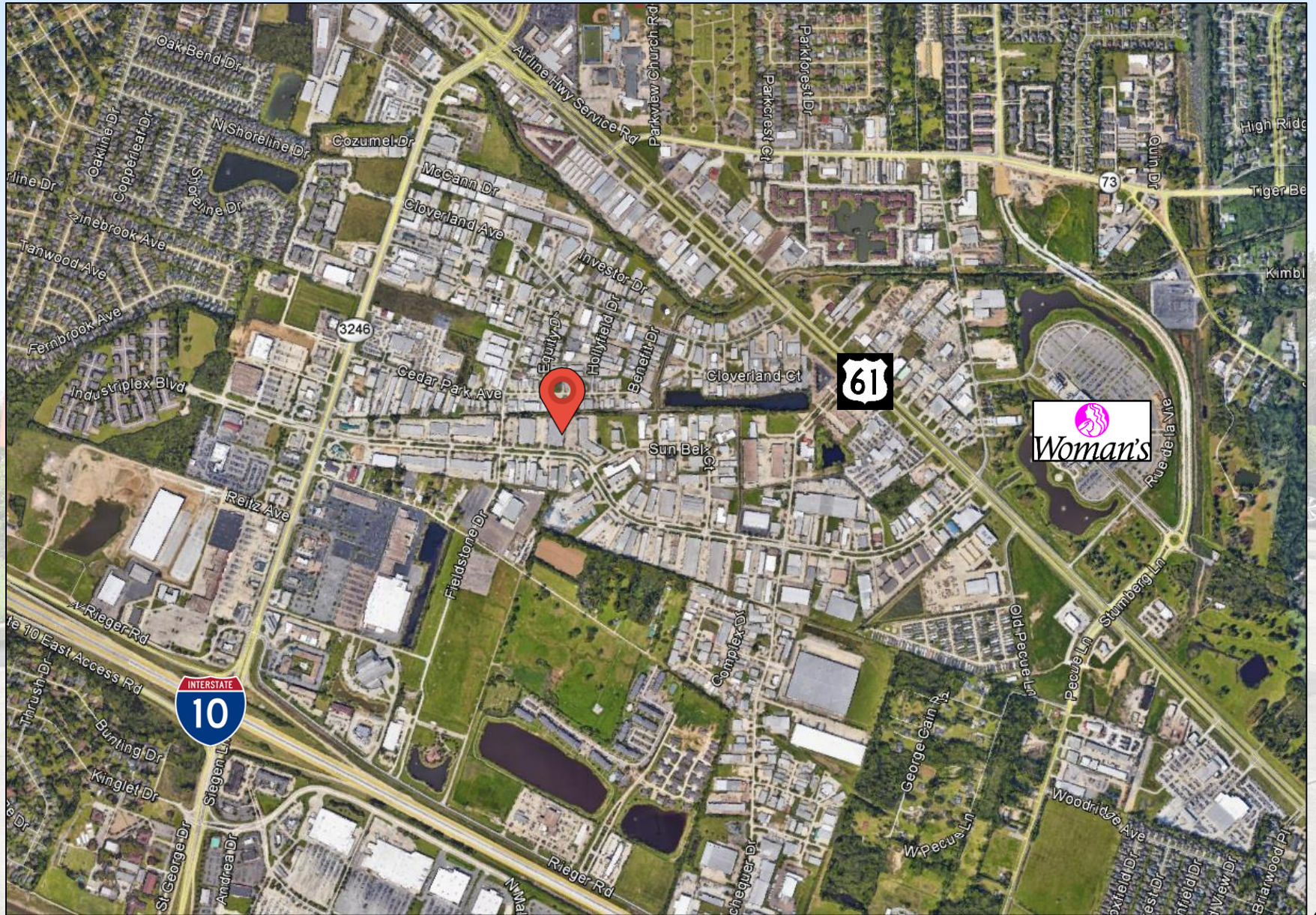




NAI Latter & Blum



NEIGHBORHOOD MAP



PICTURES



NAI Latter & Blum

225.295.0800

HENRY L. ROBARDS, ARCHITECT, APC.

3416-A W. ESPLANADE AVE. METAIRIE, LA 504 8880562



GENERAL NOTES:

- PERMIT IS FOR TENANT FINISH ONLY - BUILDING/PARKING/DRAINAGE ARE EXISTING.
1. ENTIRE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 101.1-1
 2. BUILDING CONSTRUCTION IS TYPE IV. OCCUPANCY IS B.
 3. ALL CONCEALED INSULATION SHALL HAVE 0-15 FLAME SPREAD RATING AND 0-450 SMOKE DEVELOPED FACTOR.
 4. ALL EXPOSED INSULATION SHALL HAVE 0-25 FLAME SPREAD RATING AND 0-450 SMOKE DEVELOPED FACTOR.
 5. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLAZING.
 6. THE FLOOR SHALL BE LEVEL ON BOTH SIDES OF ANY DOOR OPENING.
 7. ROOF ACCESS LADDER IS PROVIDED ON THE SITE.

These Plans and Specifications have been prepared by or under my close personal supervision and, to the best of my knowledge and belief, they comply with all city requirements, and that I am administering (not administering) the work.

Architect: _____
License No.: _____

PROJ.04-35

Tenant Finish for First American Printing Co. by

SEALY & CO., INC. BR-2

11401 INDUSTRIPLEX BLVD. - SUITE ONE

10/29/04

SHEET No.

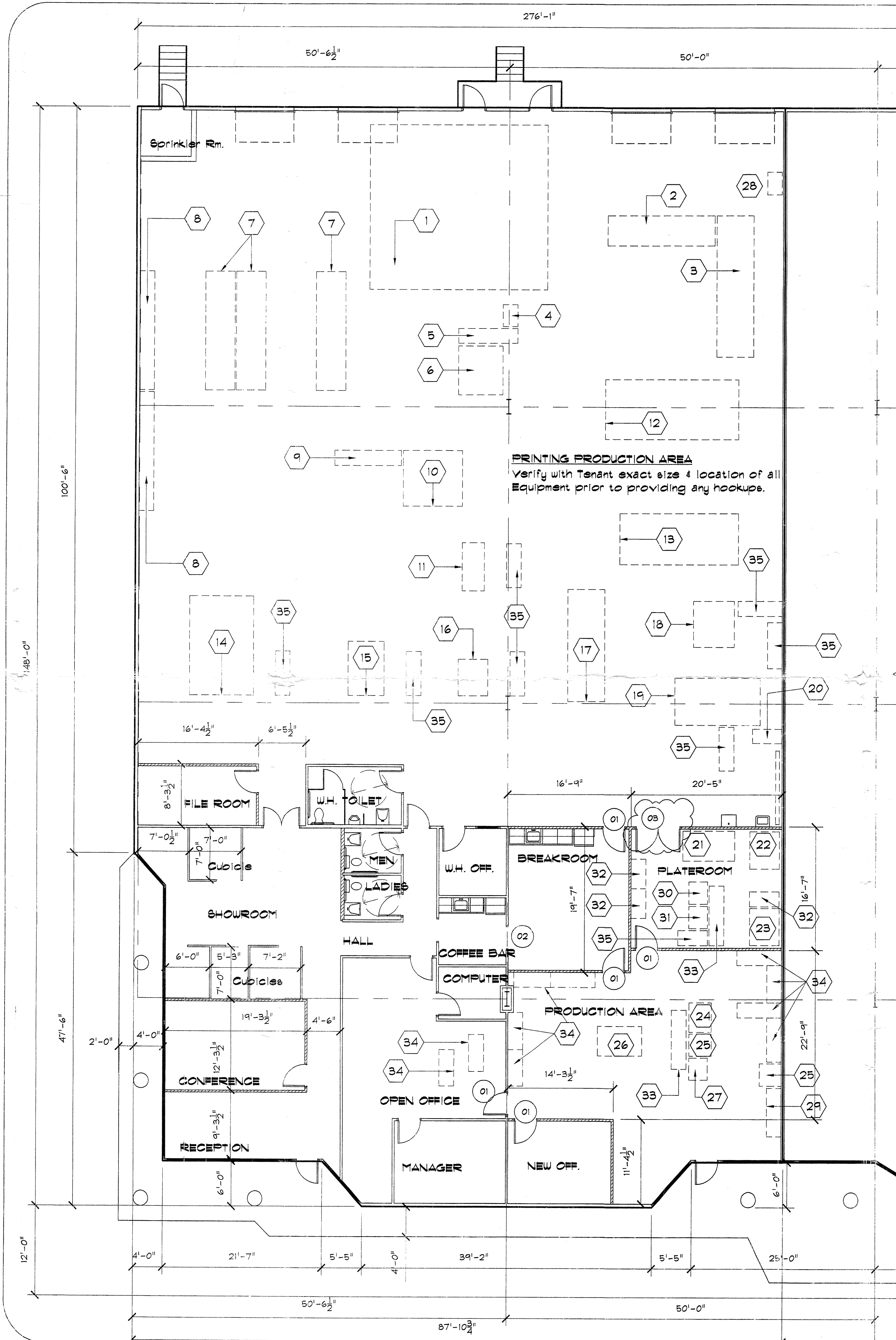
A1

OF 03 SH'T'S.

▲ /04
▲ /04

COPYRIGHT © 2004

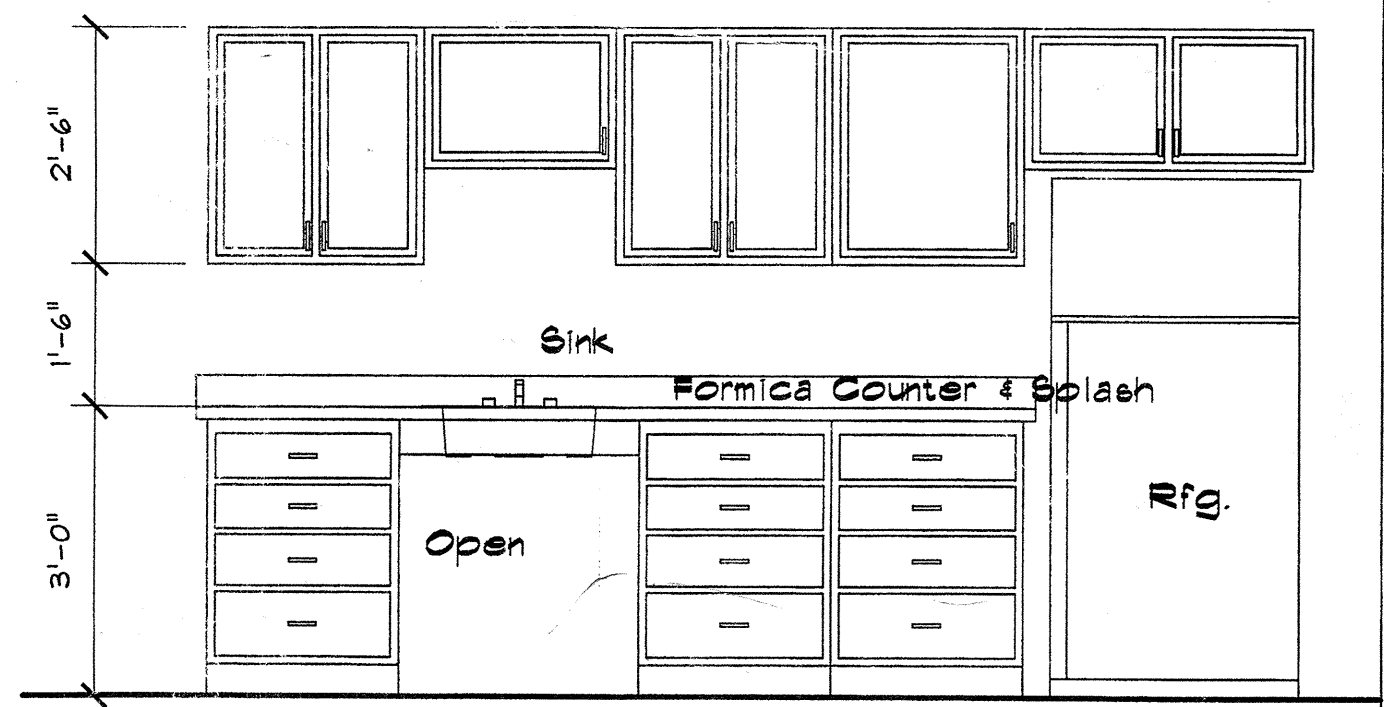
C:\Documents and Settings\Henry.Robards\Desktop\Arch 2 Data\Draw 4. C. Jones Per\NABator Reuse\ndustrprlex 2\Floor Plan.dwg, 11/10/2004, 5:01:16 PM, H. L. Robards, Architect



EQUIPMENT SCHEDULE							
ELECTRICAL							
Item No	Qty	Equipment Type	Volts	Phase	Amps	KW	Remarks
1	1	Hand Bindery Area					
2	1	Trimmer					
3	1	Omega CST	240	3	40		
4	1	Shrink Wrap Machine	220	1			
5	1	Polar Cutter Table	110	1	15		
6	1	Polar Cutter	240	3	16		
7	3	Palate Racking					
8	2	Wall Shelving (2'x16')					
9	1	Seybold Table	110	1	15		
10	1	Seybold Cutting Machine	220	3	16		
11	1	Hamadas	110	1	15		
12	1	Sthal Folder	240	3	30		
13	1	Baumfolder	230	3	15		
14	1	SormZ 2 Color	240	3	50		
15	1	GTOZ 52 2 Color	240	3	50		
16	1	QM Press	230	1	30		
17	1	Mali PFG	230	3	20		
18	1	windmill	230	3	15		
19	1	Cylinder Press	220	3	20		
20	1	INK Area					
21	1	Plate Processor	220	1	18		
22	1	Film Processor	240	1	24		
23	1	Light Exposure Machine	240	1	24		
24	1	Avantia	110	1	15		
25	2	RIP	110	1	15		
26	1	Light Table	110	1	15		
27	1	Accus	110	1	15		
28	1	SAW	220	3	10		
29	1	DMP	110	1	15		
30	2	Small Light Table	110	1	15		
31	1	File Table					
32	3	2x4 Racks					
33	2	8' x 2' Counter	110	1	15		
34	11	2' x 5' or 6' Counters					
35	8	Various Size Tables					
36		Not Used					
37		Not Used					

DOOR AND FRAME SCHEDULE								
MARK	DOOR SIZE			GLAZING	FRAME		FIRE RATING LABEL	NOTES
	WD	HGT	THK		MATL			
1	3'-0"	7'-0"	1 3/4"	--	--	--	--	Match existing
2	3'-0"	7'-0"	NA	--	--	--	--	Cased opening
3	6'-0"	7'-0"	1 3/4"	--	--	--	--	1 Leaf lockable

- NOTE: ALL OTHER DOORS SHOWN ON THE PLANS ARE EXISTING TO REMAIN
- DOOR NOTES:
- Latch side clearances at all doorways shall be in accordance w/ADAAG 4.13.16.
 - All exits to be labeled.
 - Interior doors to be labeled as to intended use.
 - The operating device on all doors shall be capable of operation with one hand and shall not require tight grasping, tight pinching or twisting of the wrist to operate.
 - All doors to be lever type with door closures and 1/2" threshold.



2 BREAK ROOM ELEVATION
1/2" = 1'-0"

ROOM	FLOOR	FINISHES			CL. HT.	NOTES
		BASE	WALLS	CEILING		
PRINT. PROD.	CONG. FLR.	NONE	PAINT GYP BD.	OPEN	16'	
EXISTING OFF'S.	CARPET	VINYL	DO	2X4 TILE	10'	Remove Exist. Flr.
TOILET RMS.	VCT	DO	DO	DO	10'	Exist. to remain
HALL & COF. BAR	DO	DO	DO	DO	10'	Exist. to remain
NEW CONF. RM.	CARPET	DO	DO	DO	10'	
BREAKROOM	VCT	DO	DO	DO	10'	New Cabs & Sink
PLATEROOM	DO	DO	DO	DO	10'	
PRODUCTION	DO	DO	DO	DO	10'	
NEW OFFICE	CARPET	DO	DO	DO	10'	

NOTE: PROVIDE 1/2" TYPE 'X' FIRE WALL AT EXISTING DEMISING WALL TO UNDERSIDE OF ROOF, FIRE CAULK & INSULATE

WALL LEGEND
Existing walls
New Walls

1 FLOOR PLAN - SUITE 1
1/8" = 1'-0"

HENRY L. ROBARDS, ARCHITECT, APC.
3416-A W. ESPLANADE AVE. METAIRIE, LA 504 8880562

PROJ.04-35

Tenant Finish for First American Printing Co. by
SEALY & CO., INC. BR-2
11401 INDUSTRIPLEX BLVD. - SUITE ONE

10/29/04

SHEET No.

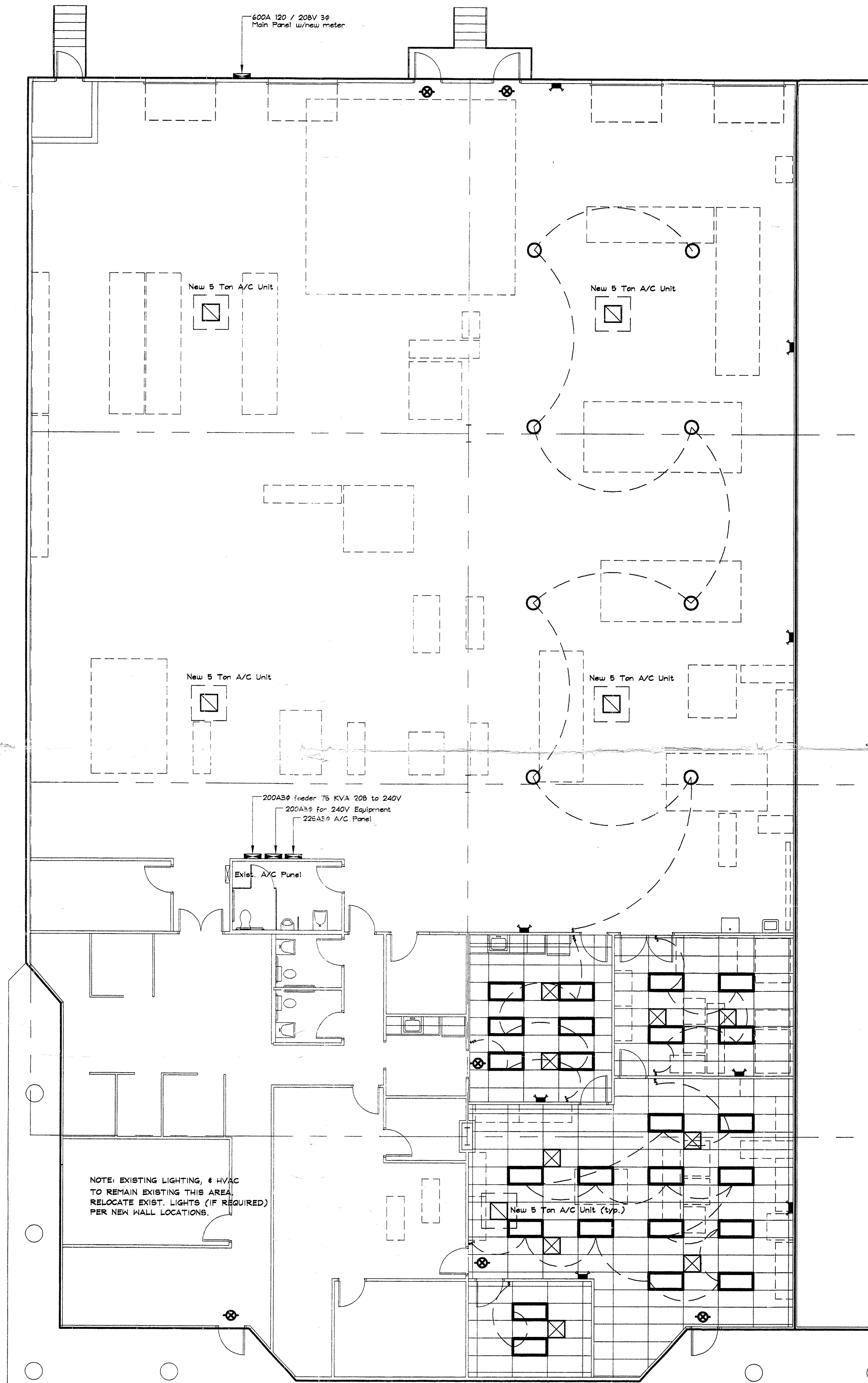
A2

OF 03 SH'T'S.

11/10/04
104

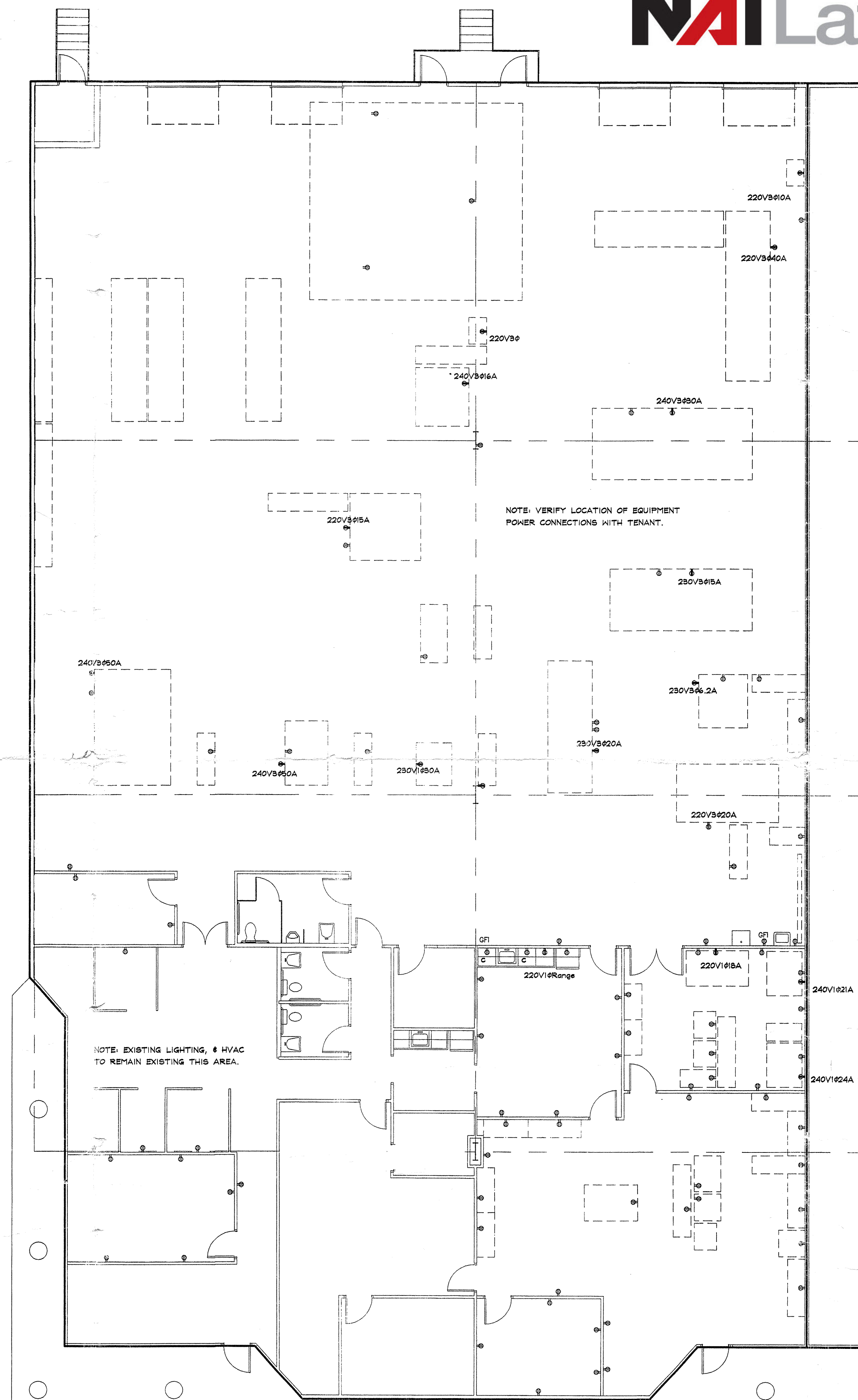
NAI Latter & Blum
225.295.0800

COPYRIGHT © 2004



1 ELECTRICAL FLOOR PLAN

1/8" = 1'-0"



2 POWER FLOOR PLAN

1/8" = 1'-0"

	2x4 FLOOR TROFFER RECESSED FIXTURE
	COMBINATION EMERGENCY/EXIT LIGHT INCANDESCENT LAMP
	400W METAL HALIDE HIGH BOX WAREHOUSE FIXTURES.
	DUPLEX ELEC. OUTLET @ 15" AFF U.N.O.
	FOURPLEX ELEC. OUTLET @ 15" AFF U.N.O.
	TELEPHONE OUTLET
	(220-240) VOLTAGE OUTLET
	DUPLEX OUTLET 6" ABOVE COUNTERTOP
	GROUND FAULT INTERRUPT ELECTRICAL OUTLET COUNTERTOP HEIGHT
	EXHAUST FAN 75cfm
	EMERGENCY BATTERY PACK C/W2 HEADS
	POWER PANEL
	Heating & air-conditioning supply & RA grilles Grilles & ducts sized by contr. and with Arch. approval.

C:\Documents and Settings\Henry.Robards\My Documents\Projects\2004\1110\2004_25943.Plot_H.L.Robards_Architect



Thank You

NAI Latter & Blum would like to thank you for the opportunity to present this asset for your consideration.

For additional information, please contact:

Ty Gose, CCIM
225.247.3770
ty@latterblum.com

Michael Cashio
225.247.9812
mcashio@latterblum.com

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Latter & Blum

1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800
www.latterblum.com