



SPACIOUS OFFICE-WAREHOUSE SUITES ±0.4 MILE FROM I-12

108 BUSINESS PARK AVE (SUITE A & B) DENHAM SPRINGS, LA 70726



OFFERED: FOR LEASE

LEASE RATE: \$1,700 PER MONTH

±2,000 SF PER SUITE

- Suites feature reception, 3 offices, 2 restrooms, warehouse, and a conference room / bullpen
- Located ±0.5 mile from I-12
- Situated ±0.4 mile off of S Range Ave, a retail-dense corridor
- NNN lease type

CONTACT:

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800.895.9329 | <https://elifinrealty.com> | June 2026

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

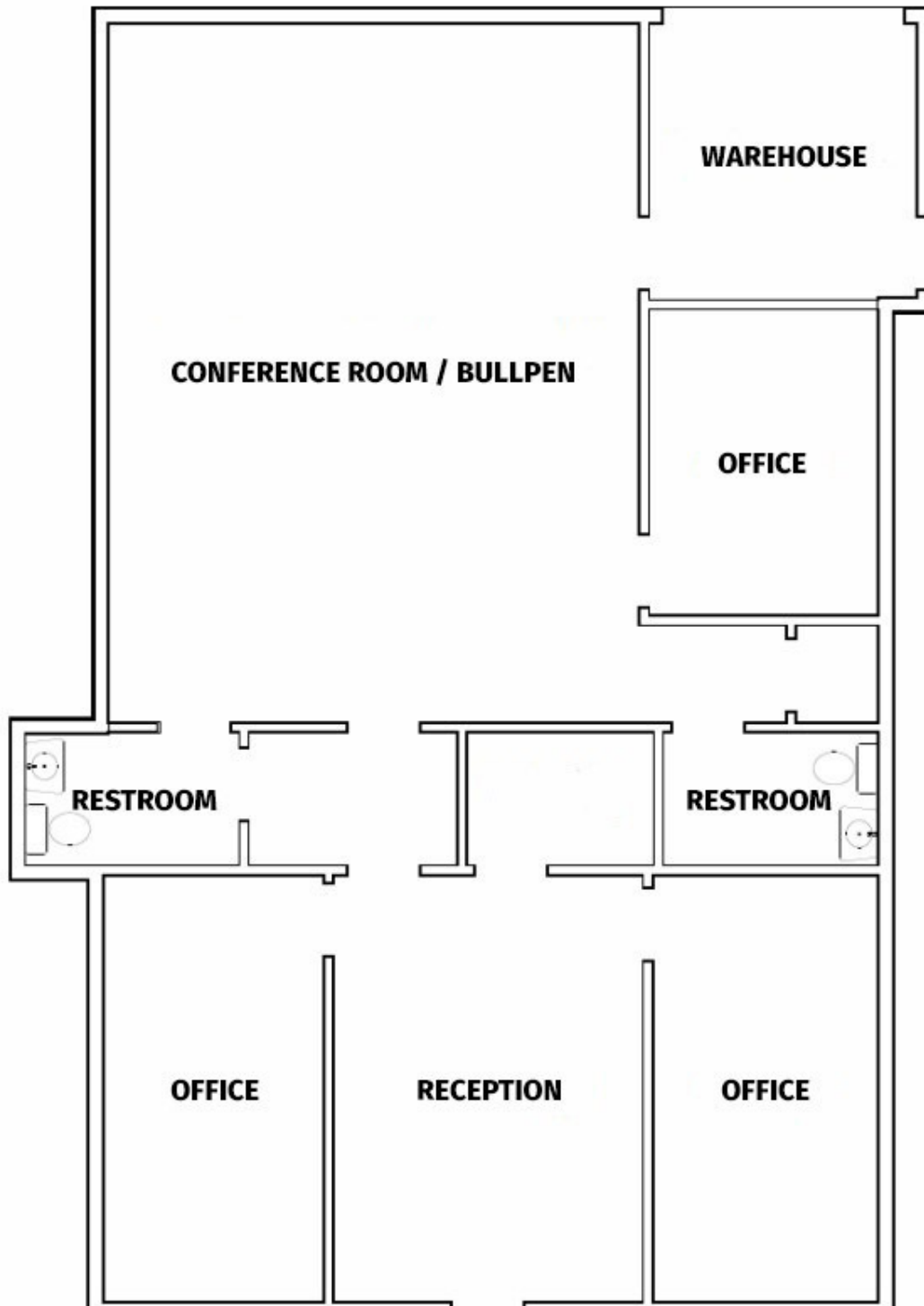
- Now for lease, 108-EF Business Park Ave offers two $\pm 2,000$ SF office warehouse suites.
- Each suite is comprised of a reception area, 3 offices, a storage / data room, 2 restrooms, a warehouse, and a conference room / bullpen. Interior renovations completed in 2023.
- The warehouse is equipped with a roll-up garage door.
- This property is located just ± 0.5 mile away from I-12, which has a daily traffic count of $\pm 80,285$.
- The suites are conveniently located ± 0.4 mile off of S Range Ave, a retail-dense corridor in Denham Springs – this offers easy access to restaurants, gyms, shopping, and more. S Range Ave also boasts high visibility with a daily traffic count of $\pm 37,058$.

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SAMPLE SUITE FLOOR PLAN

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SAMPLE INTERIOR PHOTOS

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AERIAL PHOTOS



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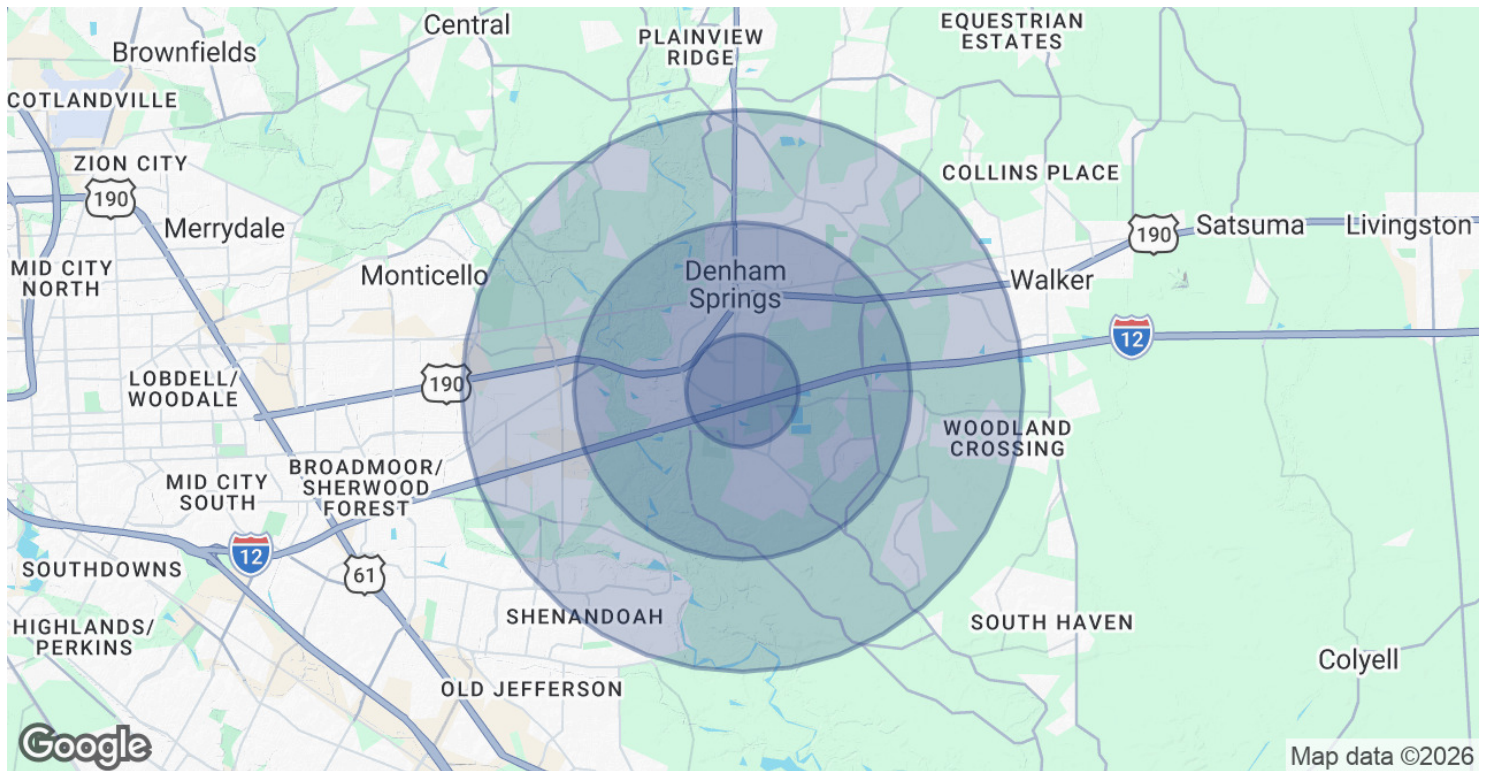
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,369	25,948	83,009
Average Age	40	39	38
Average Age (Male)	37	38	37
Average Age (Female)	42	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,306	9,836	31,399
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$87,069	\$102,114	\$107,611
Average House Value	\$260,067	\$289,144	\$301,608

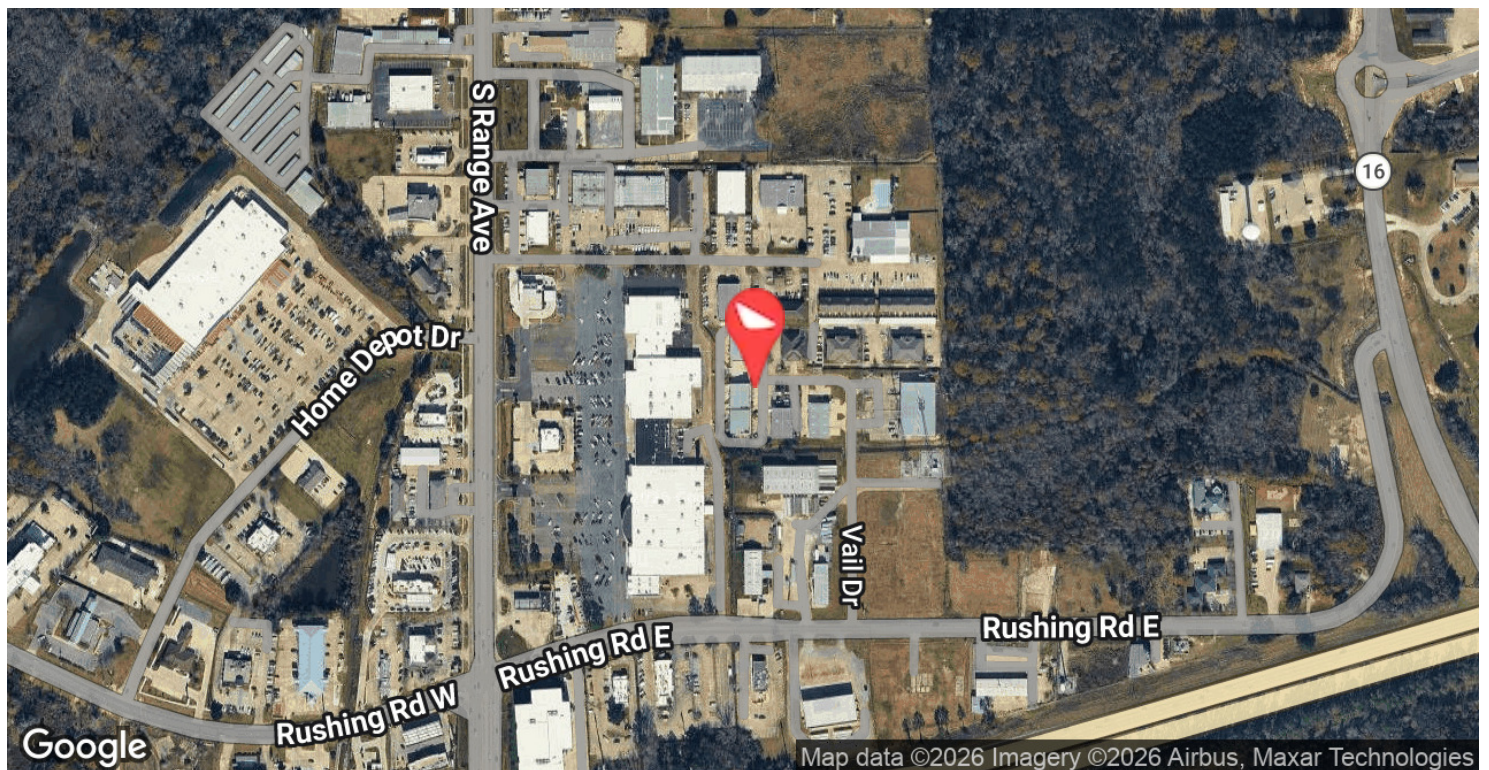
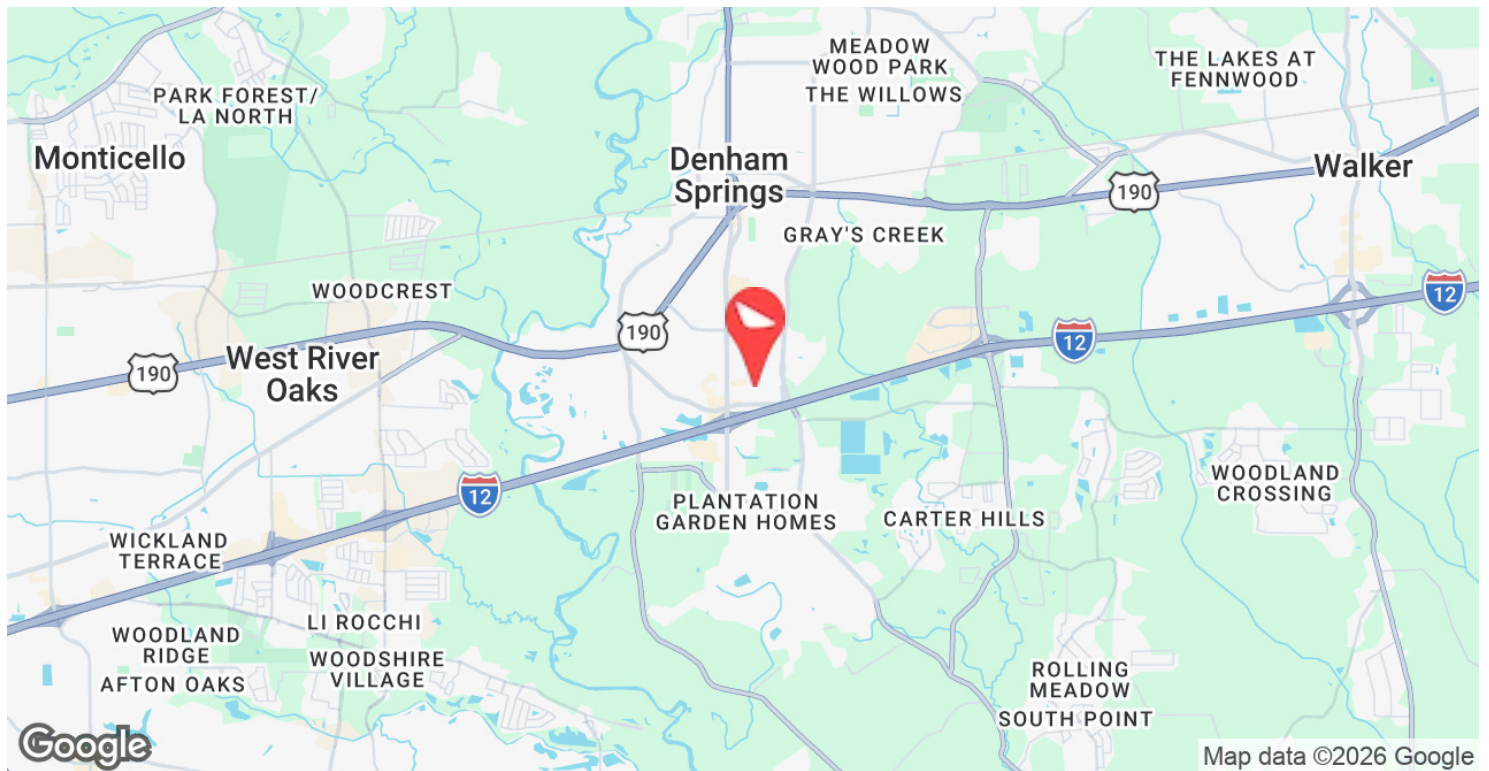
2020 American Community Survey (ACS)

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LOCATION MAP



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