



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# 22' - DOCK-HIGH - SPRINKLERED - 100% HVAC

3625 LA-14, LAKE CHARLES, LA 70607

FOR SUBLEASE

**10,025 SF**

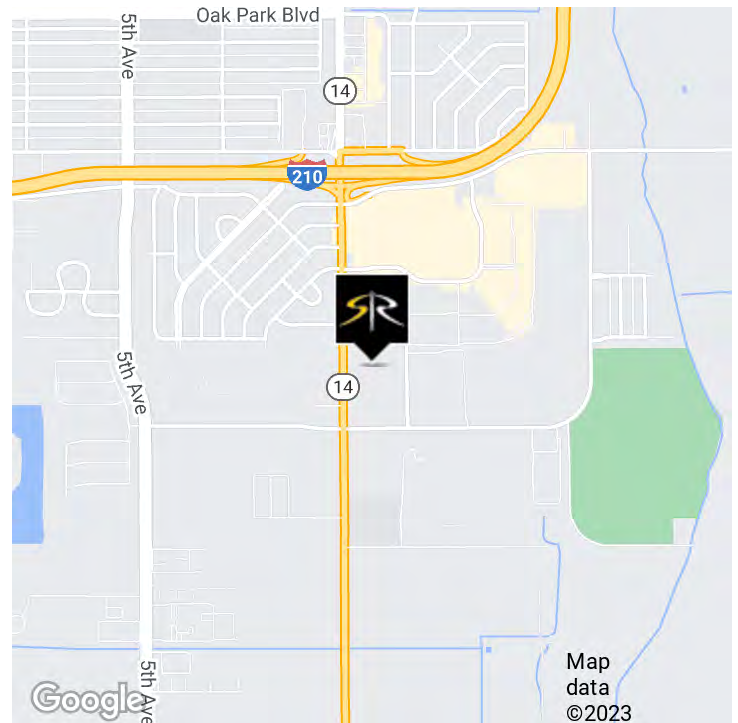


## OFFERING SUMMARY

<b>Sublease Rate:</b>	<b>\$4.25 SF/yr (NNN)</b>
<b>Available SF:</b>	<b>10,025 SF</b>

## PROPERTY HIGHLIGHTS

- 22' - Dock-High - Sprinklered - 100% HVAC - Distribution Space
- 10,025 SqFt Available for Sublease
- Five (5) Dock-High Doors with Edge of Dock Levelers
- 22' 6" to Main Metal Ceiling Truss
- 24' 6" to Metal Roof Deck
- Column Spacing 41' (Column to Column - See Attached Floor Plan)
- 39' from Column to Side Wall
- Concrete Floor, LED Lighting



## MATTHEW SHIRLEY

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## SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

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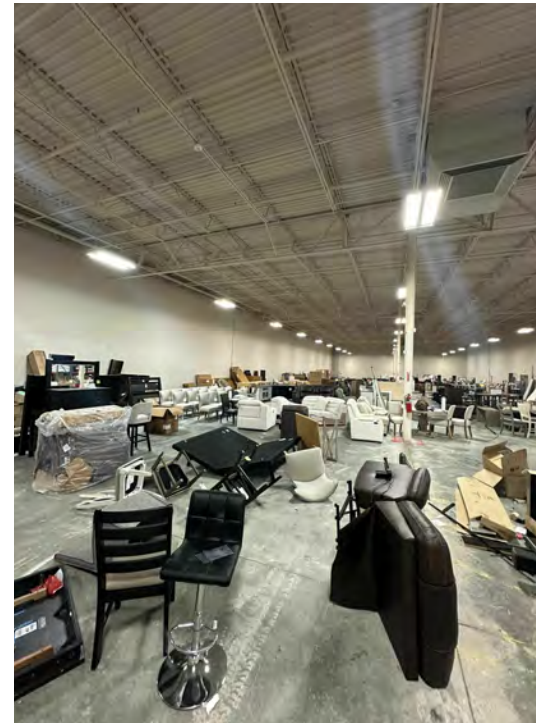
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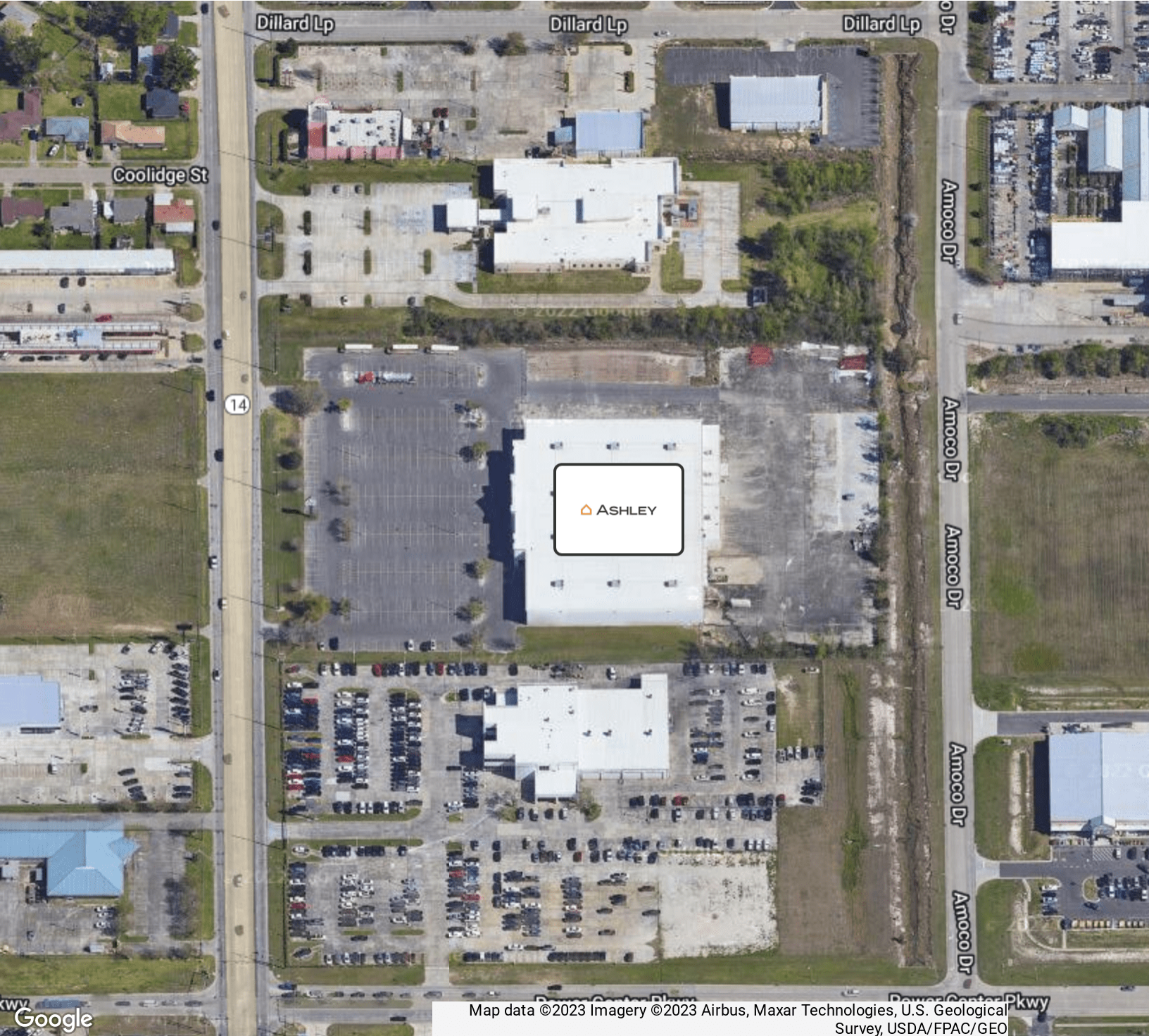


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Map data ©2023 Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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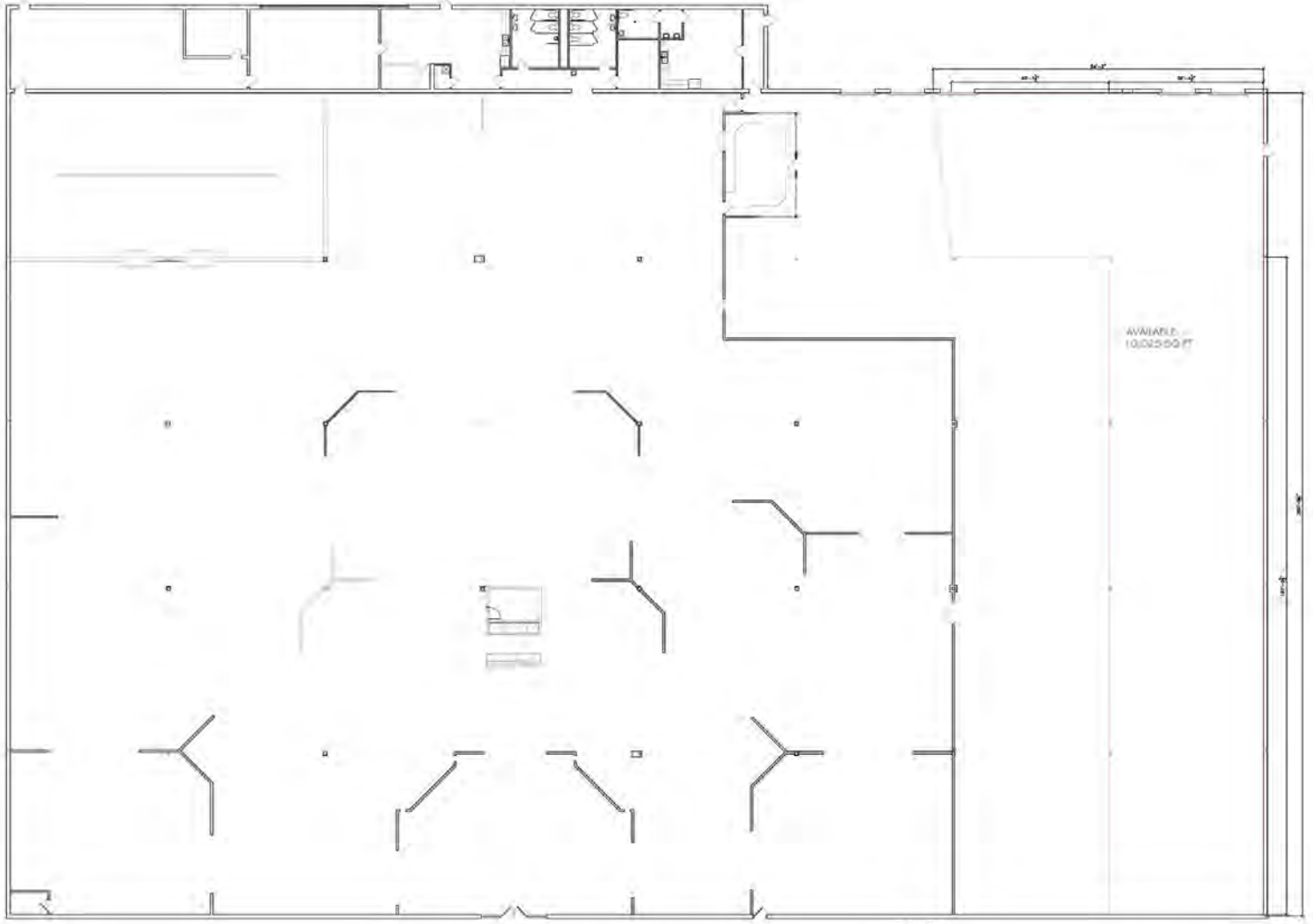
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# FLOOR PLAN

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