

I-10/Pecue Lane Interchange

N Reiger Rd, Baton Rouge, LA 70809

MAESTRI·MURRELL INC.
REAL ESTATE

Ben Stalter
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SUMMARY

Location	I-10/Pecue Lane Interchange
Zoning	PUD – HC1 and LC3
Flood Zone	Zone X
Utilities	Public Water & Sewer

HIGHLIGHTS

Interchange Access	Largest interchange in Louisiana now open
Traffic Counts	95,700 vehicles per day

FOR SALE

Available	5.0 – 20.3 Acres
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FOR LEASE

Available	7,200 – 100,000 SF
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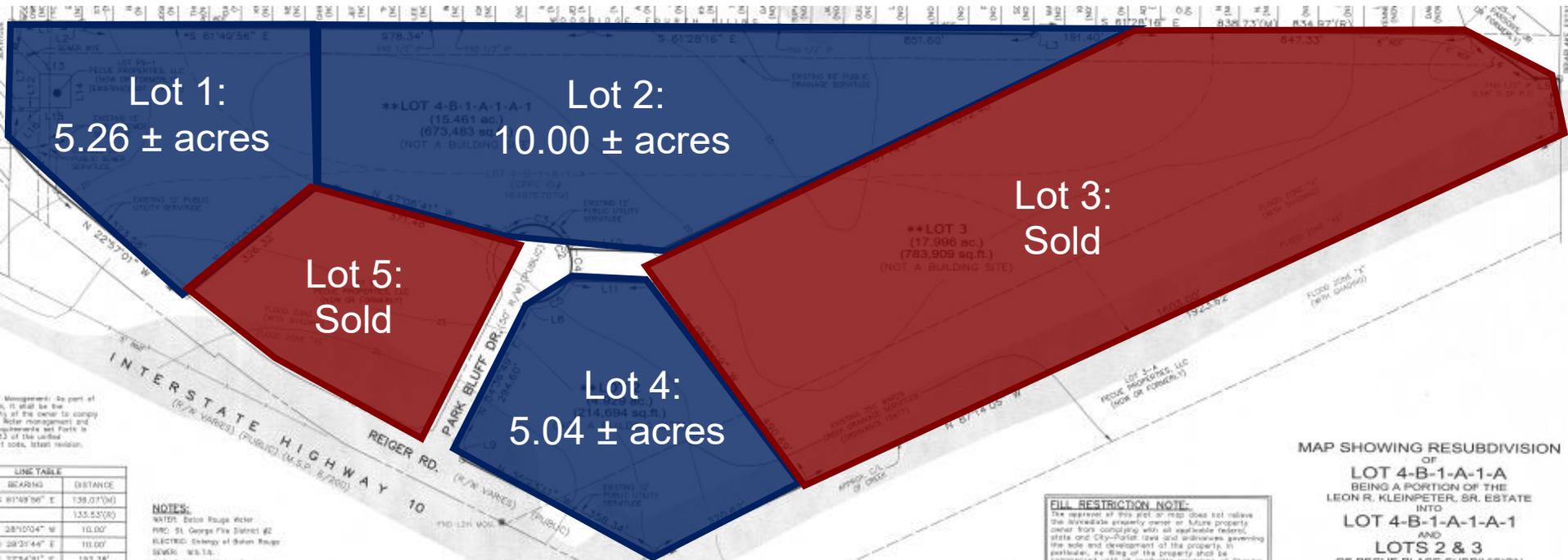
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For Sale

AVAILABLE LOTS

Lot 1	Available
Lot 2	Available
Lot 3	Sold
Lot 4	Available
Lot 5	Sold



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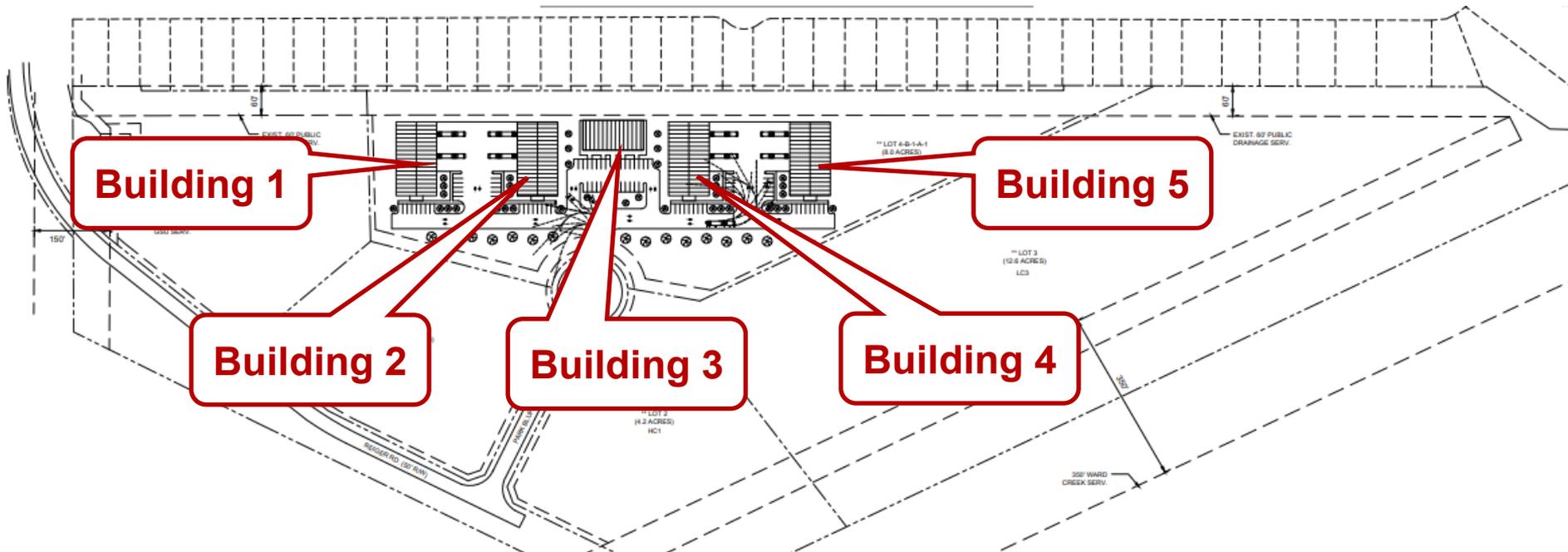
N Reiger Rd, Baton Rouge, LA 70809

For Lease Site Plan 1

AVAILABLE SF

Building 1	11,900 SF
Building 2	11,900 SF
Building 3	7,200 SF
Building 4	11,900 SF
*Building 5	11,900 SF

**Includes laydown yard*



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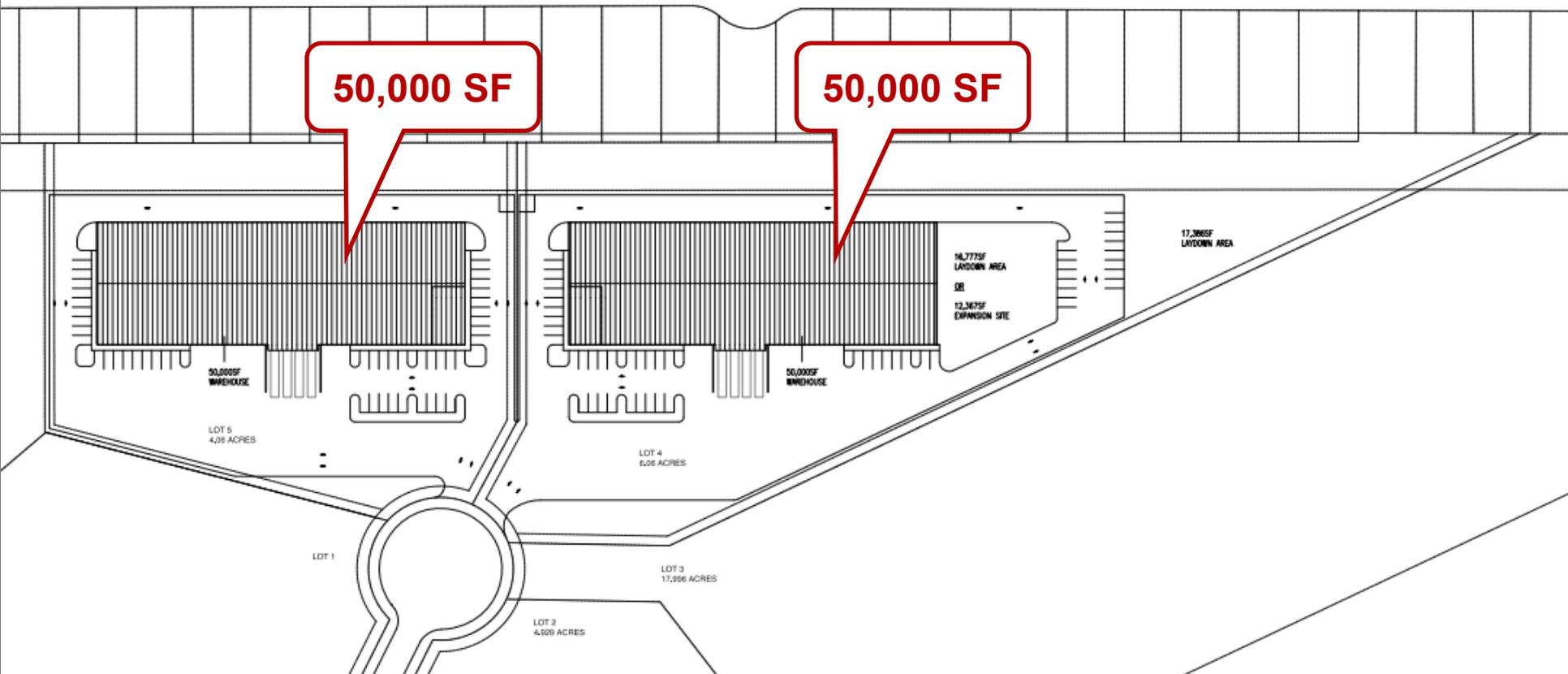
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For Lease
Site Plan 2



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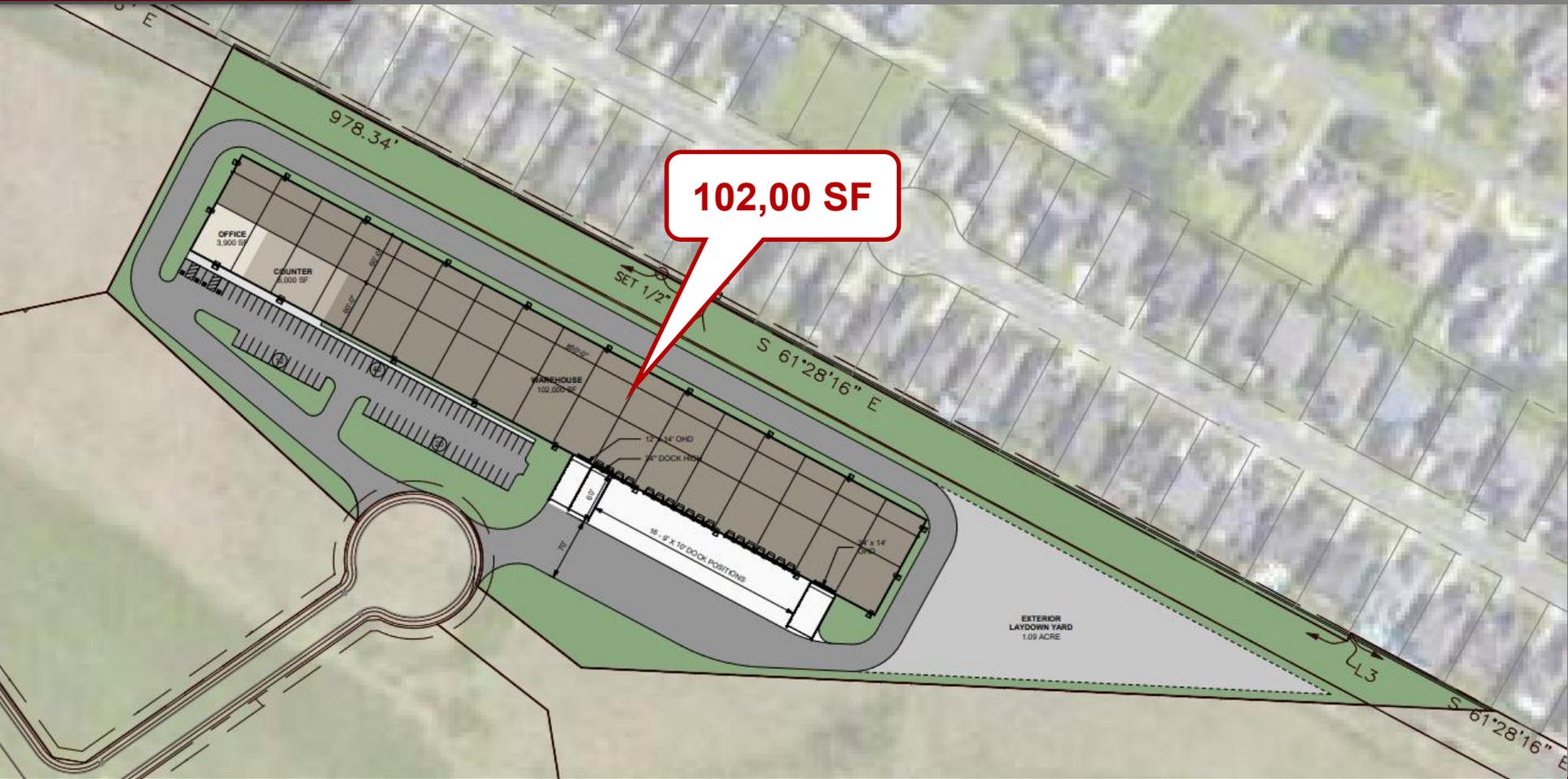
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For Lease
Site Plan 3



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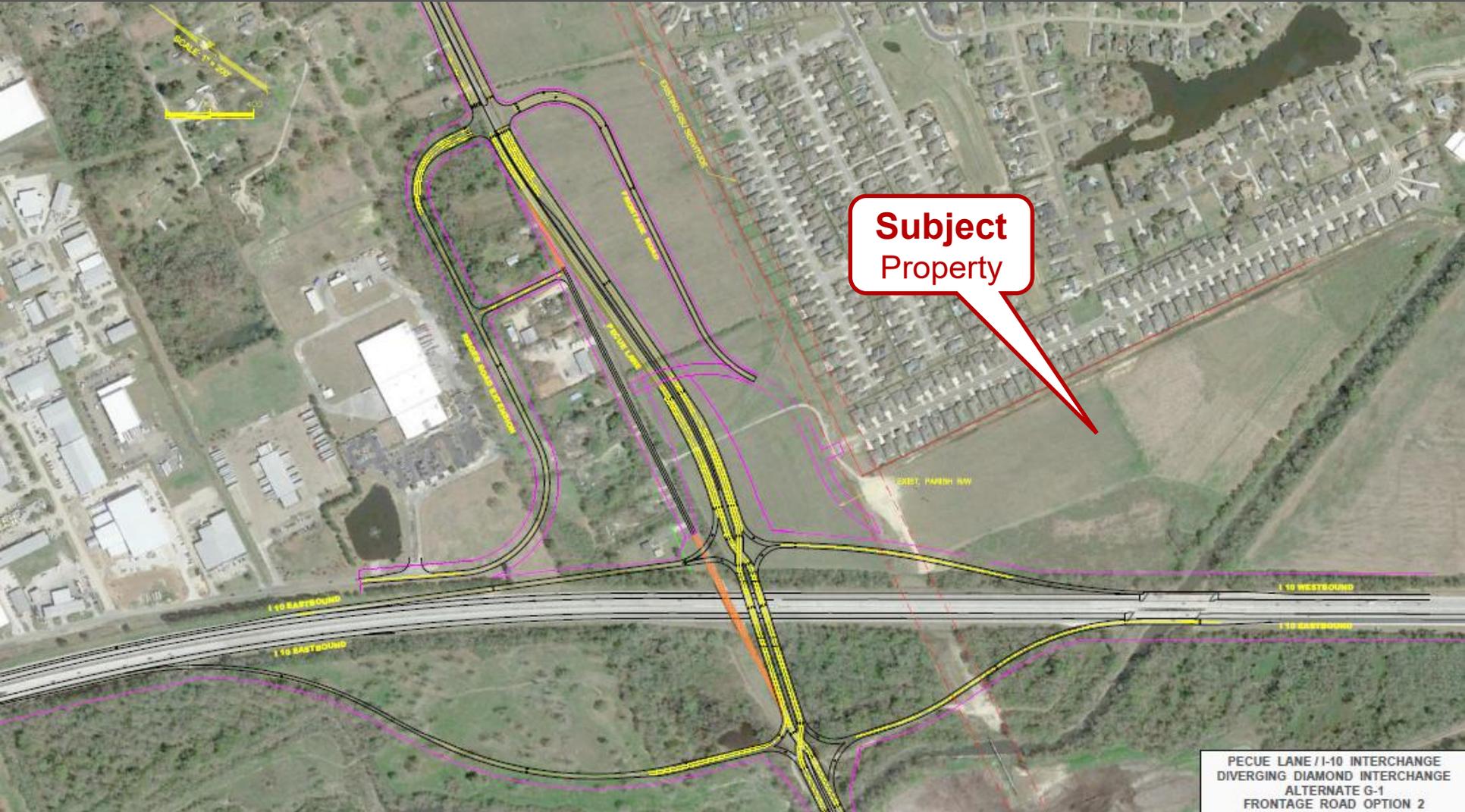
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**Subject
Property**

PECUE LANE / I-10 INTERCHANGE
DIVERGING DIAMOND INTERCHANGE
ALTERNATE G-1
FRONTAGE ROAD OPTION 2

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