



PROPERTY DESCRIPTION

Office warehouse available for lease in Cloverland Industrial Park. The property is zoned M-1 (Industrial) and positioned in the heart of Baton Rouge's industrial and contractor corridor. Advantageous location in Baton Rouge situated between Siegen Lane and Airline Hwy. with proximity to I-10 and I-12.

The subject property includes one (1) dock-high truck-well as well as three (3) grade-level overhead doors. The existing office is approx. 2,000 sq. ft. and in excellent condition. The office space can be expanded to provide additional storefront, office, and/or lab space. The warehouse is equipped with energy-efficient LED lighting.

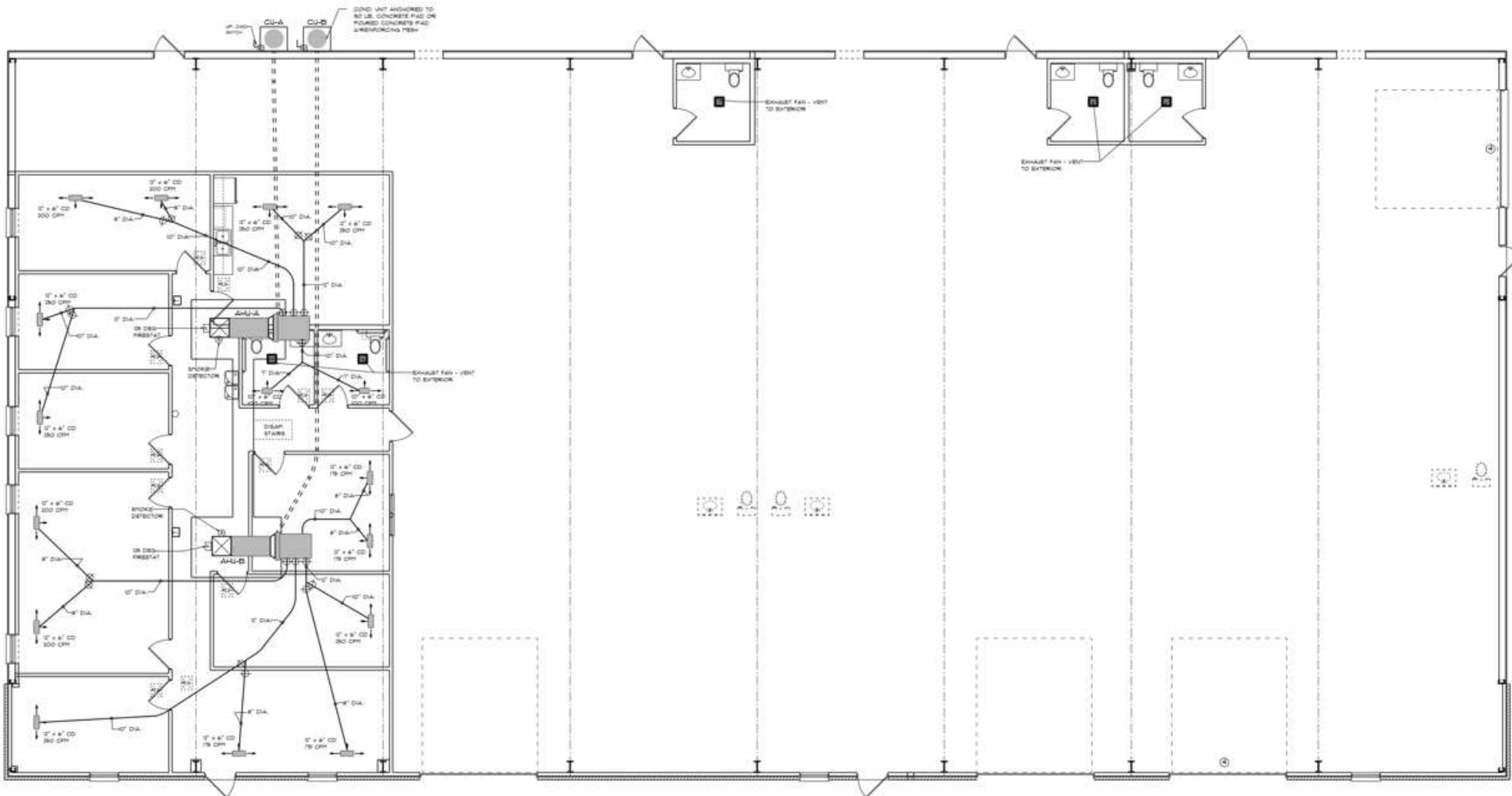
Like-new construction and move-in-ready condition!

PROPERTY HIGHLIGHTS

- Standalone facility with dock for loading
- Three (3) grade-level overhead doors
- Fifteen (15) on-site parking spaces exclusive to the property
- Scalable office space can be expanded to suit tenant's needs

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
NNN Expenses:	\$3.00 SF/yr
Building Size:	11,856 SF
Lot Size:	30,000 SF



JUSTIN LANGLOIS, CCIM

Licensed in LA

225.329.0287

jlanglois@stirlingprop.com

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STANDALONE INDUSTRIAL OFFICE WAREHOUSE IN SOUTH BATON ROUGE
6265 BENEFIT DRIVE | BUILDING B BATON ROUGE, LA 70809

Industrial Property For Lease



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STIRLINGPROPERTIES.COM /

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STIRLINGPROPERTIES.COM / f t i in

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,092	67,994	163,383
Average Age	34.4	39.2	38.6
Average Age (Male)	27.1	37.1	37.0
Average Age (Female)	37.2	40.1	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,192	31,450	71,905
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$74,385	\$84,953	\$89,765
Average House Value	\$210,859	\$234,699	\$237,866

* Demographic data derived from 2020 ACS - US Census