

±30,000 SF
INDUSTRIAL FOR LEASE



1000 LE BLANC ROAD
PORT ALLEN, LA

CBRE

WEST BATON ROUGE
DOCK-HIGH SPACE



PROPERTY OVERVIEW

Property Highlights

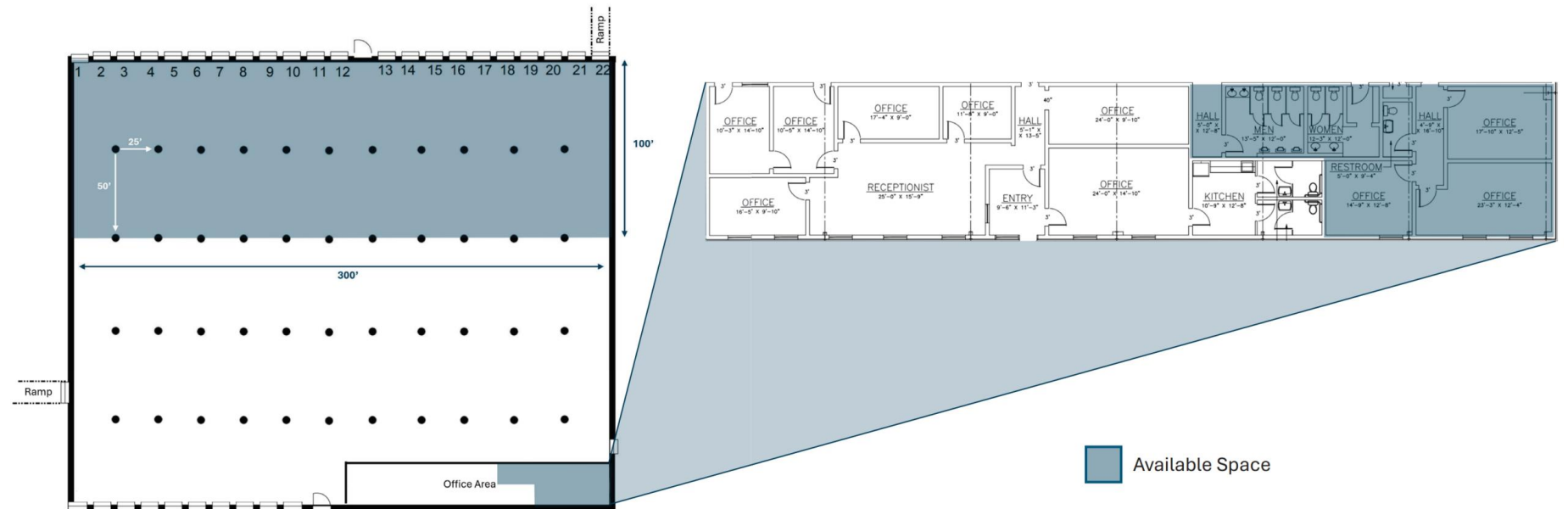
- ± 30,000 SF of Dock-High Distribution Space Available for Sublease
- Office Space (3 Private Offices with M/W +1 Restrooms) Available as Needed
- 21, 10' x 10' Loading Docks Equipped with Levelers + 1 Grade-Level Door
- 30' Eave Height - 38' High at Center
- 25 ft. x 50 ft. Column Spacing
- 8" Wet Sprinkler Throughout Warehouse
- Excess Yard Stabilization for Truck Turnaround and Additional Trailer Parking

LEASE RATE: **\$7.50 PSF**

STRUCTURE: **NNN**

MASTER LEASE EXP: **MAR 2028**

FLOOR PLAN



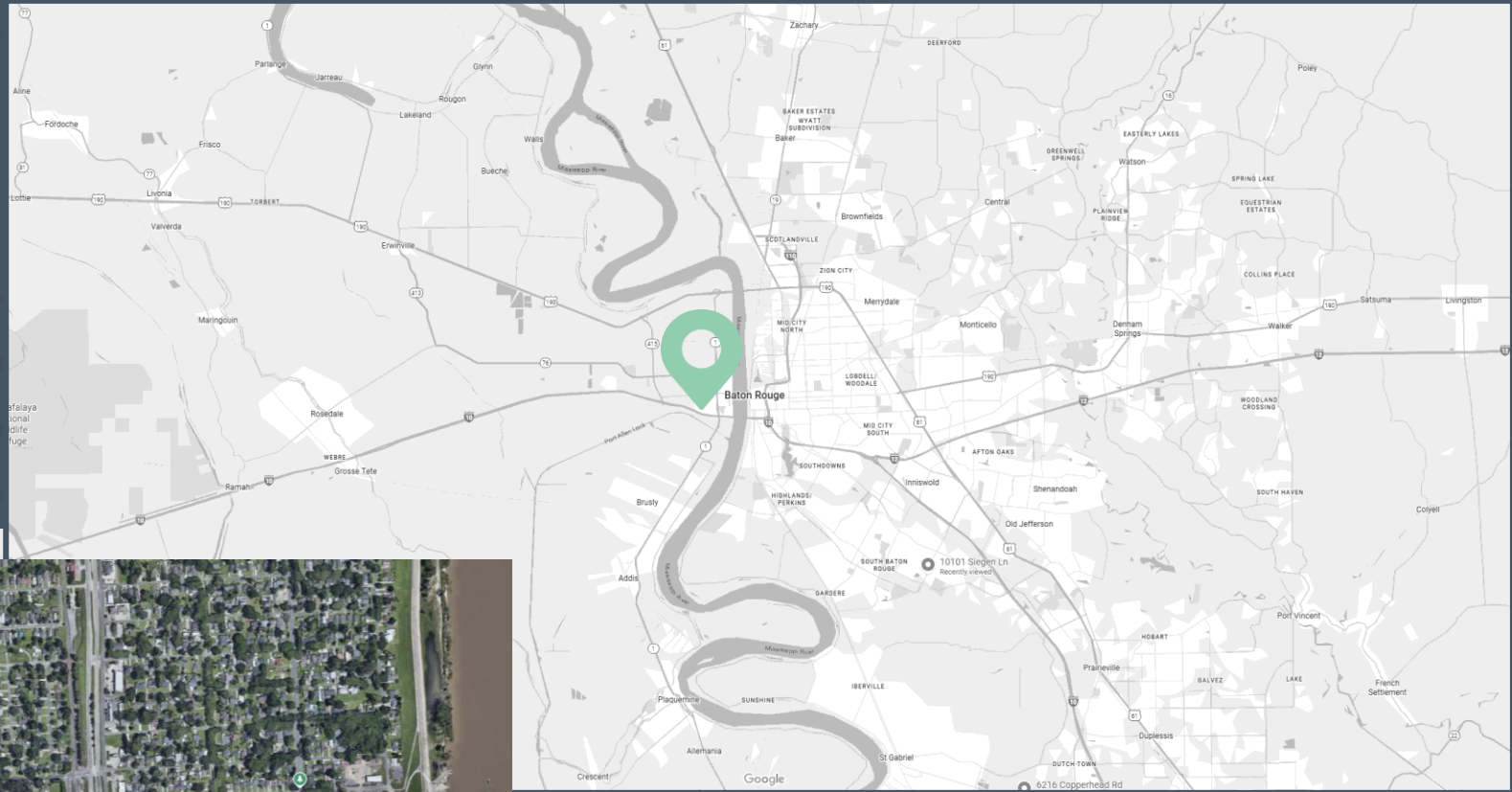
SITE AERIAL



ADDITIONAL PHOTOS



LOCATION MAPS



Convenient Access
to I-10 via LA-1

Proximity to Port of
Greater Baton Rouge

Well Positioned for Logistics
and Import/Export

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