



FOR LEASE

INDUSTRIAL* OFFICE * WAREHOUSE
218 SPRINGFIELD RD., BATON ROUGE LA 70807



PROPERTY OVERVIEW

INDUSTRIAL OFFICE-WAREHOUSE CAMPUS

- FIVE BUILDINGS TOTALING 24,635± SF
- SITUATED ON 4.08 ACRES JUST OFF US HIGHWAY 61 (AIRLINE HWY).
- HEAVY INDUSTRIAL (M2) ZONING
- HEAVY 3-PHASE ELECTRICAL SERVICE
- DOCK SERVED FACILITY
- EXCELLENT PROXIMITY TO MAJOR PETROCHEMICAL MANUFACTURERS ALONG THE MISSISSIPPI RIVER CORRIDOR.
- THIS SITE SUPPORTS WAREHOUSING, LOGISTICS, FABRICATION, DISTRIBUTION, AND SERVICE OPERATIONS
- AMPLE ROOM FOR ADDITIONAL LAYDOWN YARD OR OUTDOOR STORAGE.

OFFERING SUMMARY

Buildings & Improvements: 24,683+/- SF

Site: 4.08+/- Acres

Zoning: Industry - "M2" - Heavy Industrial
Flood Zone "X"

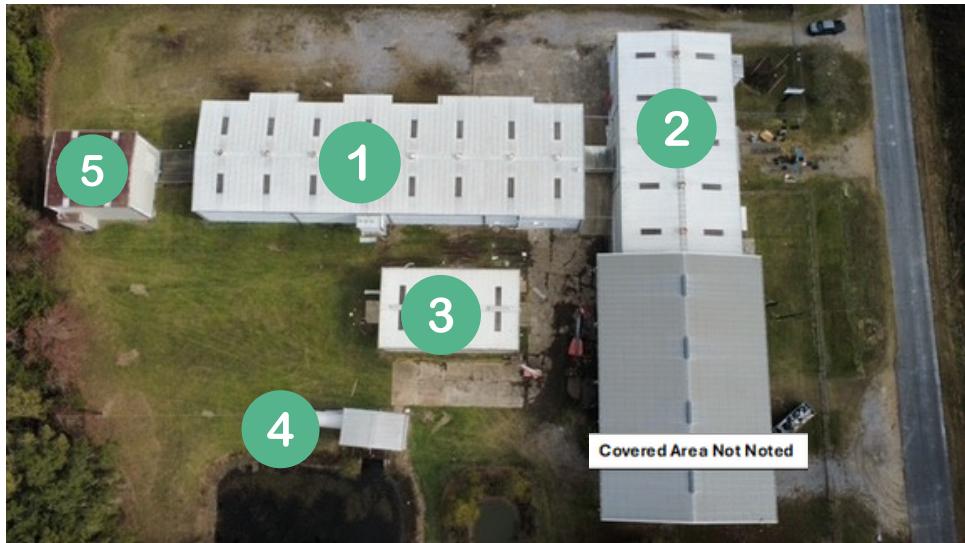
Rate: \$8,375.00 NNN





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PROPERTY BREAKDOWN

BUILDING 1 – WAREHOUSE + OFFICE | 12,140 SF | 18' EAVE HEIGHT / DOCK SERVED / SPRINKLERED WAREHOUSE WITH THREE DOCK-HIGH LOADING DOORS (12' X 13'), PLUS TWO GRADE-LEVEL DOORS (10' X 10') LOCATED ON EACH END OF THE BUILDING. INCLUDES 1,910 SF OF OFFICE SPACE.

BUILDING 2 – WAREHOUSE | 7,500 SF | 20' EAVE HEIGHT / DOCK SERVED SPRINKLERED WAREHOUSE OFFERING TWO DOCK-HIGH LOADING POSITIONS—ONE 10' X 10' AND ONE 10' X 13'. ALSO INCLUDES A 10' X 10' GRADE-LEVEL SIDE DOOR PROVIDING DIRECT CONNECTIVITY TO BUILDING 1.

BUILDING 3 – WAREHOUSE | 2,800 SF | 16' EAVE HEIGHT | NON-SPRINKLERED FEATURES TWO GRADE-LEVEL, DRIVE-THROUGH DOORS (10' X 13') LOCATED AT EACH END FOR EFFICIENT EQUIPMENT AND VEHICLE FLOW.

BUILDING 4 – PUMP HOUSE | 515 SF
DEDICATED STRUCTURE HOUSING EQUIPMENT THAT SUPPORTS THE FIRE SPRINKLER SYSTEM.

BUILDING 5 – STORAGE BUILDING | 1,680 SF | 24' EAVE HEIGHT | SPRINKLERED HIGH-CLEARANCE, SPRINKLERED STORAGE WAREHOUSE.



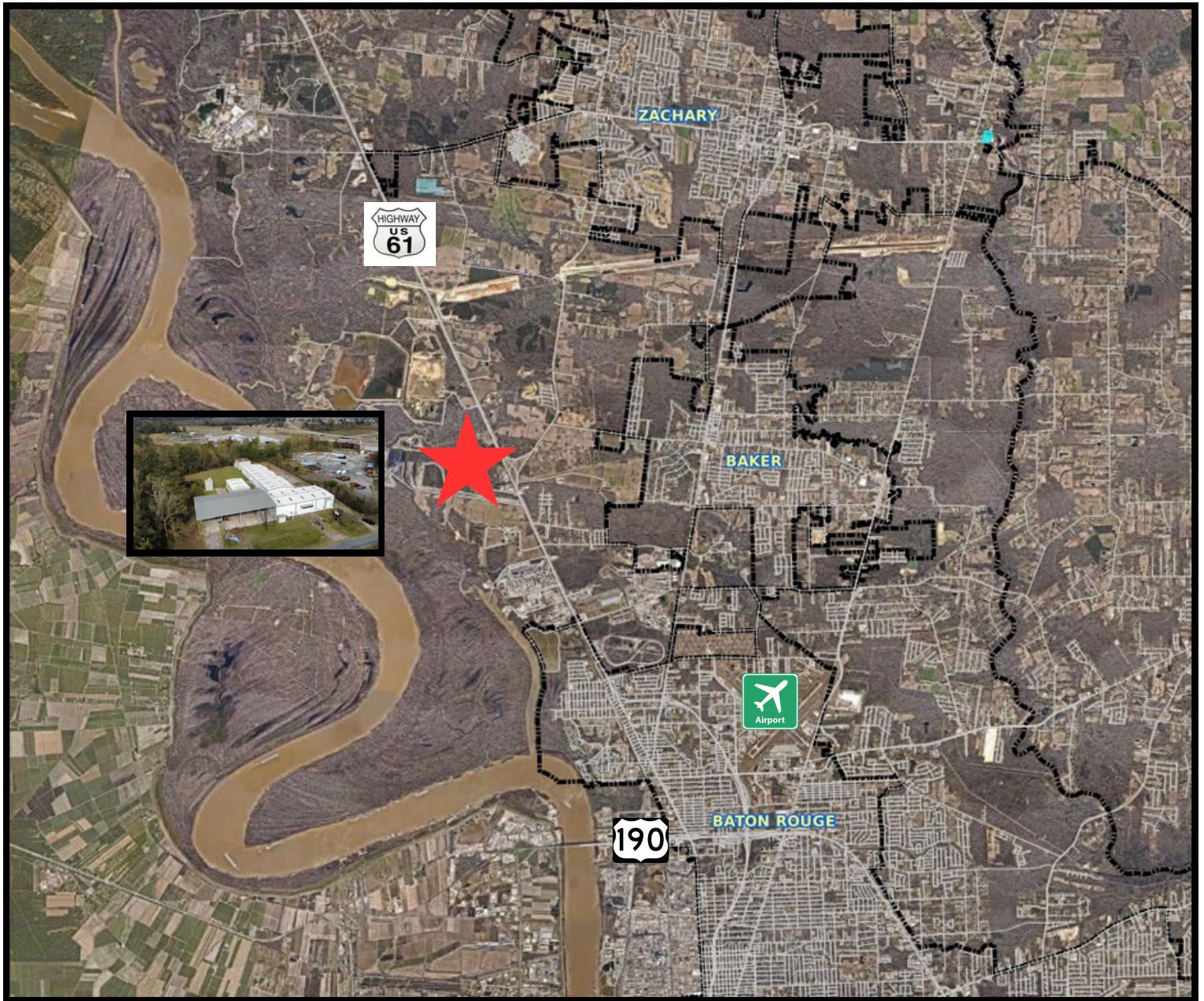
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