



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

METROCENTER II

11800 INDUSTRIPLEX BLVD, #11-14, BATON ROUGE, LA 70809

26,000 SF

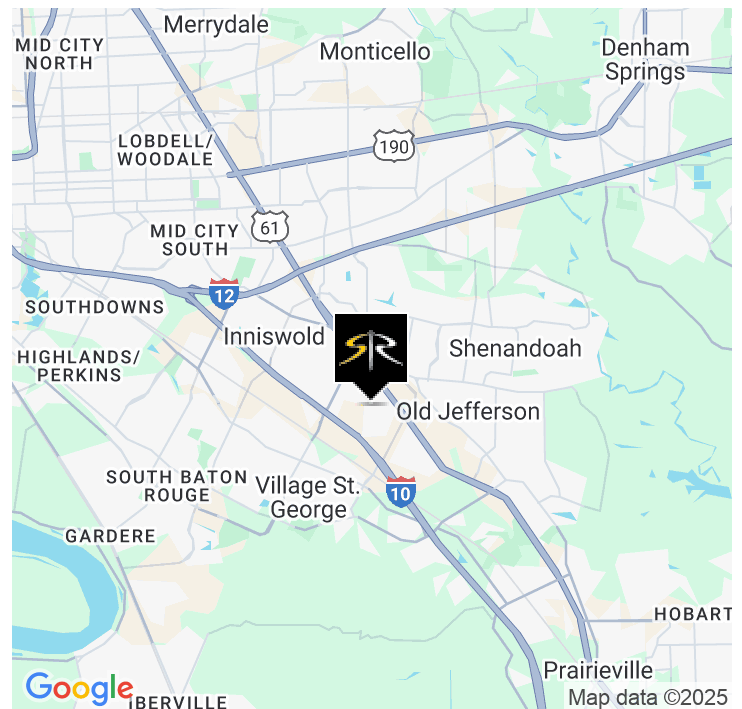


OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	6,500 - 26,000 SF
Zoning:	M-1

PROPERTY HIGHLIGHTS

- 26,000 SF of Warehouse/Distribution Space Available (Units #11, #12 & #14)
- 6,500 SF Sub-Lease included (adjoining Unit #13 which also offers a longer primary term)
- Dock High & Grade level loading
- 16' Eave Height
- Sprinklered
- Climate Controlled Warehouse
- Located in premier Industrial Park of Baton Rouge with excellent access to I-10 & I-12
- Units #11 & #12 are also available for sale at \$1,500,000.00 asking price



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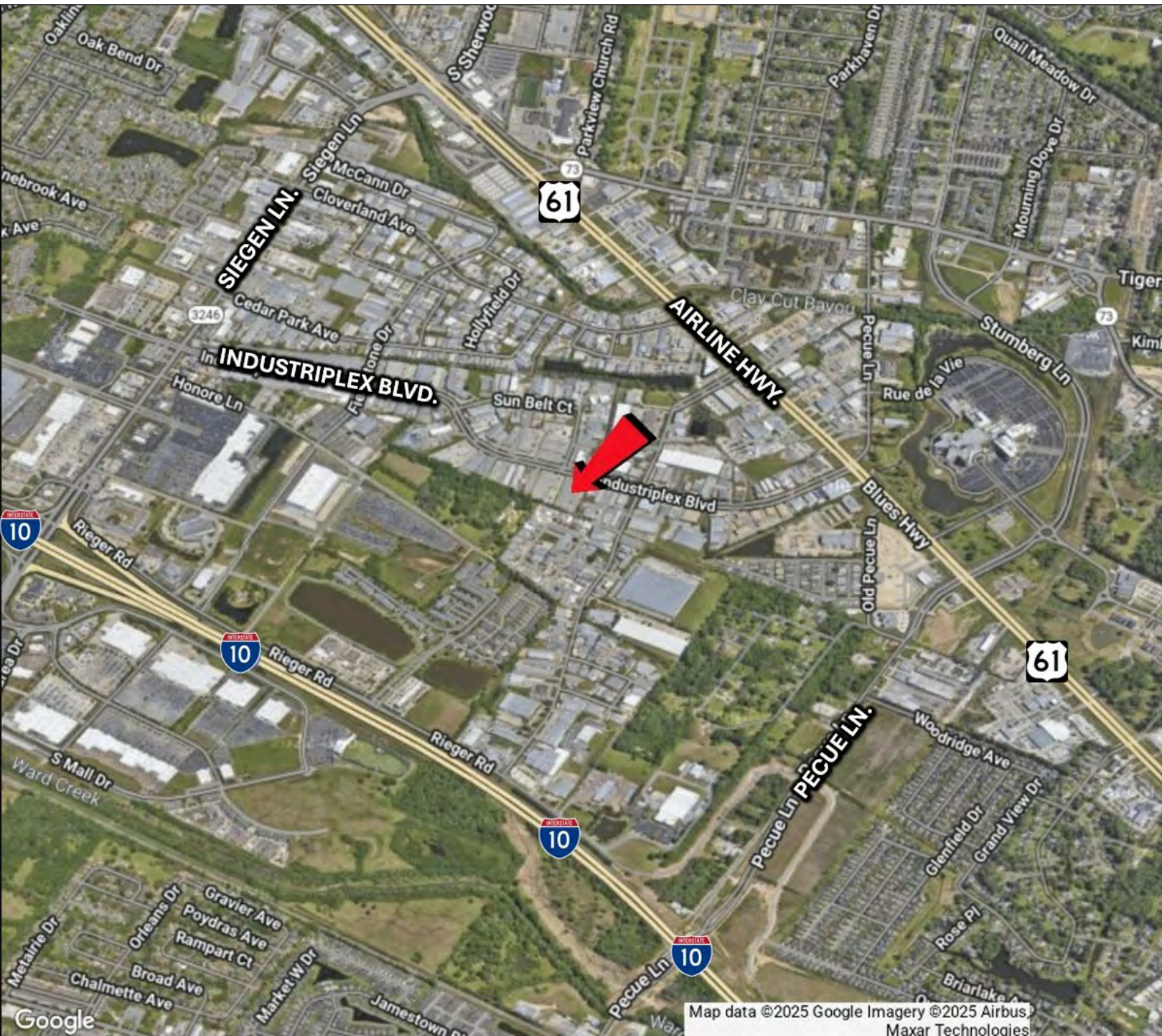
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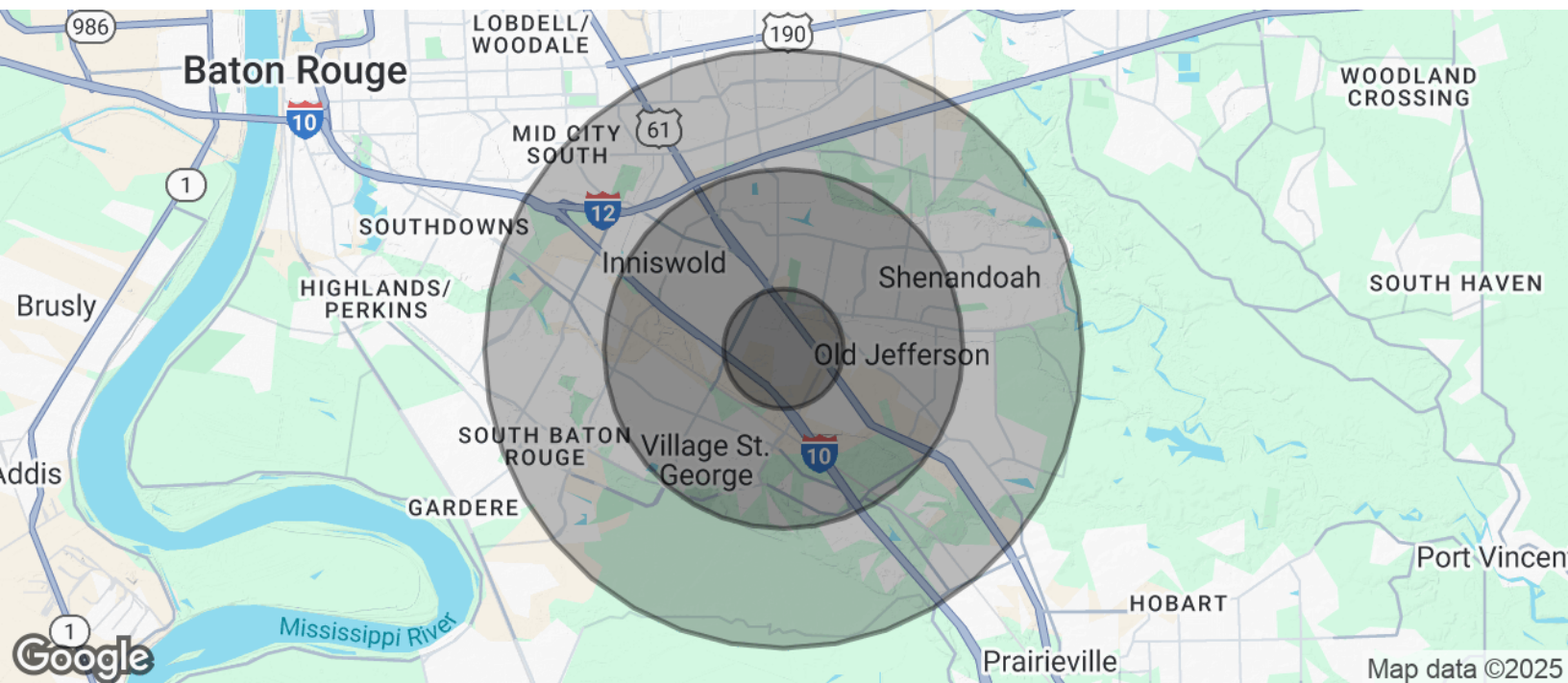
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,204	65,986	157,505
Average Age	38	41	41
Average Age (Male)	37	40	39
Average Age (Female)	39	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,335	28,866	67,033
# Of Persons Per HH	2.4	2.3	2.3
Average HH Income	\$84,884	\$106,574	\$114,738
Average House Value	\$277,631	\$336,533	\$363,637

Demographics data derived from AlphaMap

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