



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE/WAREHOUSE OFF INDUSTRIPLEX BLVD.

11638 SUN BELT CT, BATON ROUGE, LA 70809

FOR LEASE

6,250 SF



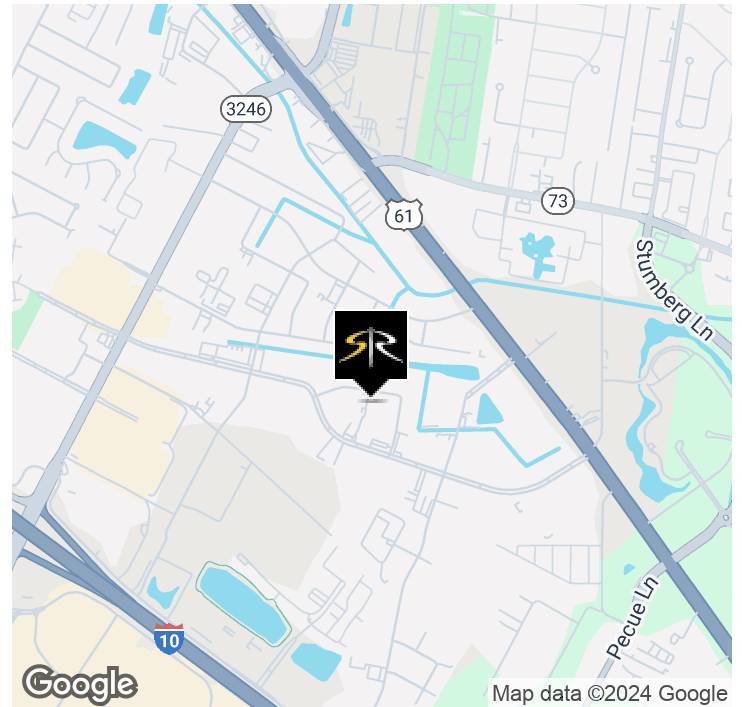
Add text here...

OFFERING SUMMARY

Lease Rate:	\$10.56 SF/yr (NNN)
Building Size:	6,250 SF
Zoning:	M-1

PROPERTY HIGHLIGHTS

- Over 4,000 Square Feet of Quality **Office** Space
- Approx. 2,250 Square Feet of Warehouse Space
- Parking and Overhead Door
- Premier Industrial Area located off Industriplex Blvd.
- Zoned M-1
- Lot Size 100 x 303
- Lot is Fenced and Stabilized behind Building
- Lease Price: \$5,500 per Month - NNN
- Available 11/15/24 (Tenant Relocating)



BRIAN NICOLICH
Commercial Sales & Leasing
(D)225.229.4371
brian@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE/WAREHOUSE OFF INDUSTRIPLEX BLVD.

11638 SUN BELT CT, BATON ROUGE, LA 70809

FOR LEASE

6,250 SF



BRIAN NICOLICH
Commercial Sales & Leasing
(D)225.229.4371
brian@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE/WAREHOUSE OFF INDUSTRIPLEX BLVD.

11638 SUN BELT CT, BATON ROUGE, LA 70809

FOR LEASE

6,250 SF



BRIAN NICOLICH
Commercial Sales & Leasing
(D)225.229.4371
brian@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE/WAREHOUSE OFF INDUSTRIPLEX BLVD.

11638 SUN BELT CT, BATON ROUGE, LA 70809

FOR LEASE

6,250 SF



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

BRIAN NICOLICH
Commercial Sales & Leasing
(D)225.229.4371
brian@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



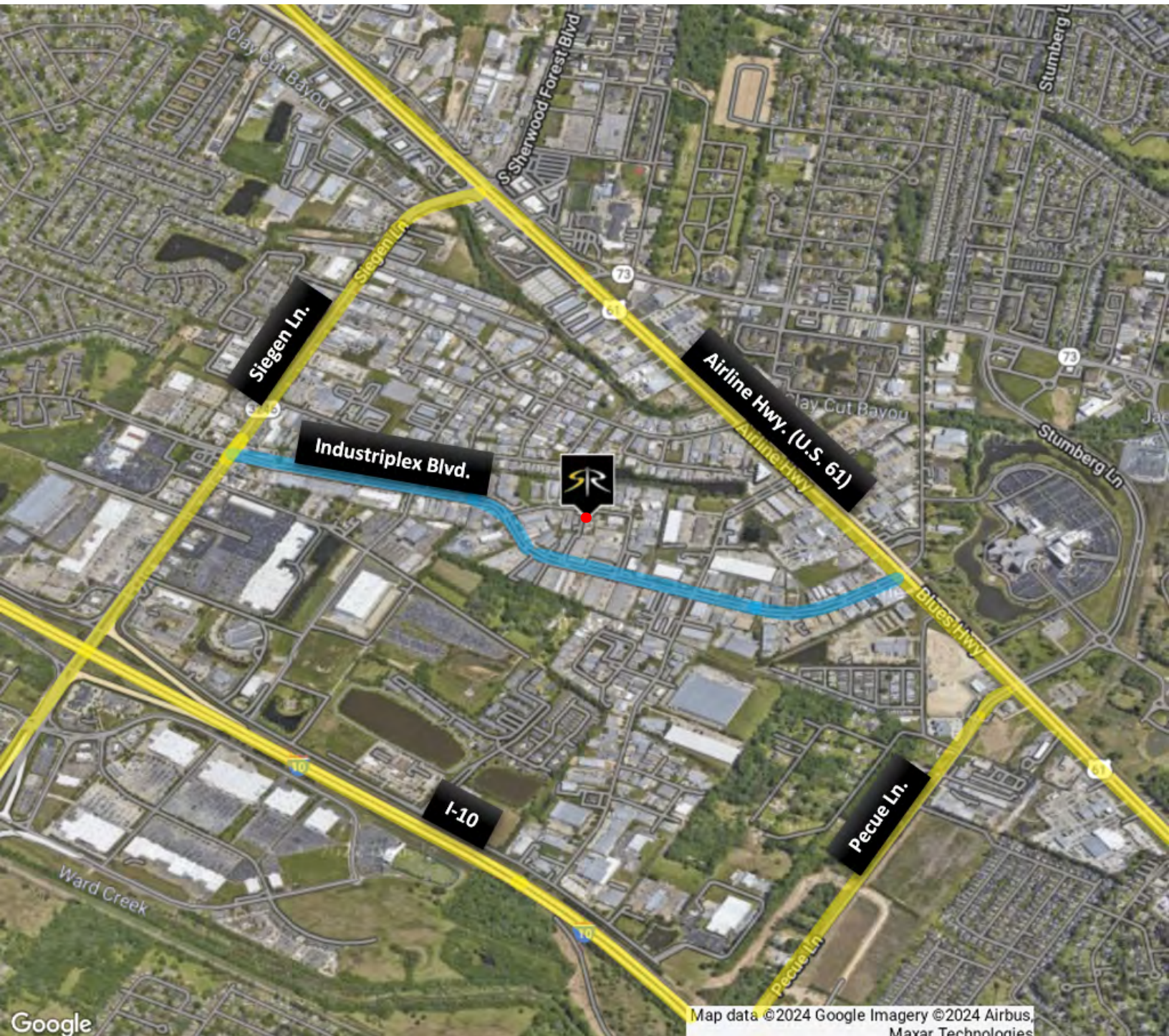
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE/WAREHOUSE OFF INDUSTRIPLEX BLVD.

11638 SUN BELT CT, BATON ROUGE, LA 70809

FOR LEASE

6,250 SF



BRIAN NICOLICH
Commercial Sales & Leasing
(D)225.229.4371
brian@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.