



OFFICE / WAREHOUSE NEAR INDUSTRIPLEX & I-10

6720 EXCHEQUER DR BATON ROUGE, LA 70809



OFFERED: FOR LEASE

LEASE RATE: \$12 SF/YR (\$3,636/MO)

±3,636 SF | NNN LEASE TYPE

- ±2,000 SF warehouse space and ±1,636 SF office space
- Located just off Industriplex industrial corridor
- Landlord can provide excess parking via adjacent property
- ±0.5 miles to Airline Hwy and I-10

CONTACT:

FABIAN EDWARDS, JD/DCL
985.974.8301

800.895.9329 | <https://elifinrealty.com> | June 2026

640 Main St, Suite A, Baton Rouge, LA 70801

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OFFERING SUMMARY



PROPERTY SUMMARY

- Now for lease, 6720 Exchequer Dr offers an efficient $\pm 3,636$ SF office warehouse positioned just off the Industriplex industrial corridor, benefitting from proximity to a concentration of industrial and service-oriented users.
- The property is suited for industrial office/ warehouse users seeking a functional layout in a central location, with excess parking available from the adjacent property. The office layout consists of the main lobby, 3 rooms, 2 bathrooms, 1 storage room, and a break area. There is also an 18-wheeler backdown bay in the adjacent lot for tenant-use.
- Located approximately ± 0.5 miles from both Airline Hwy and I-10, the site provides direct access to two of Baton Rouge's primary transportation routes.
- This offering presents a well-located industrial asset with flexible parking options and strong connectivity to major roadways.
- NNN lease type.

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EXTERIOR PHOTOS

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EXTERIOR PHOTOS, CONTINUED

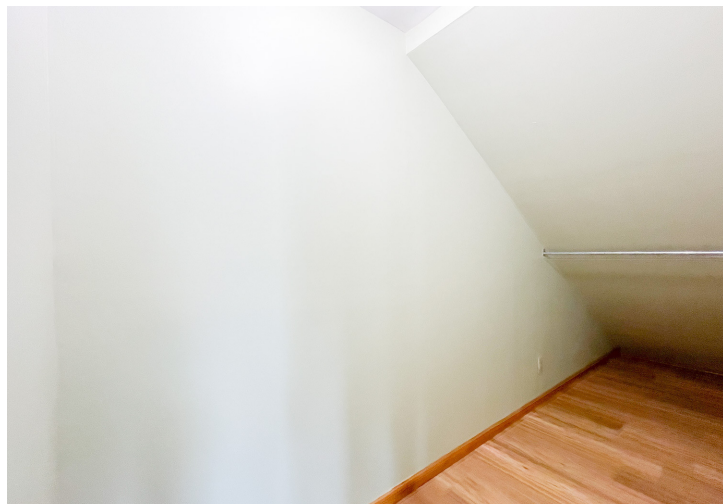
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INTERIOR PHOTOS

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AERIAL PHOTOS

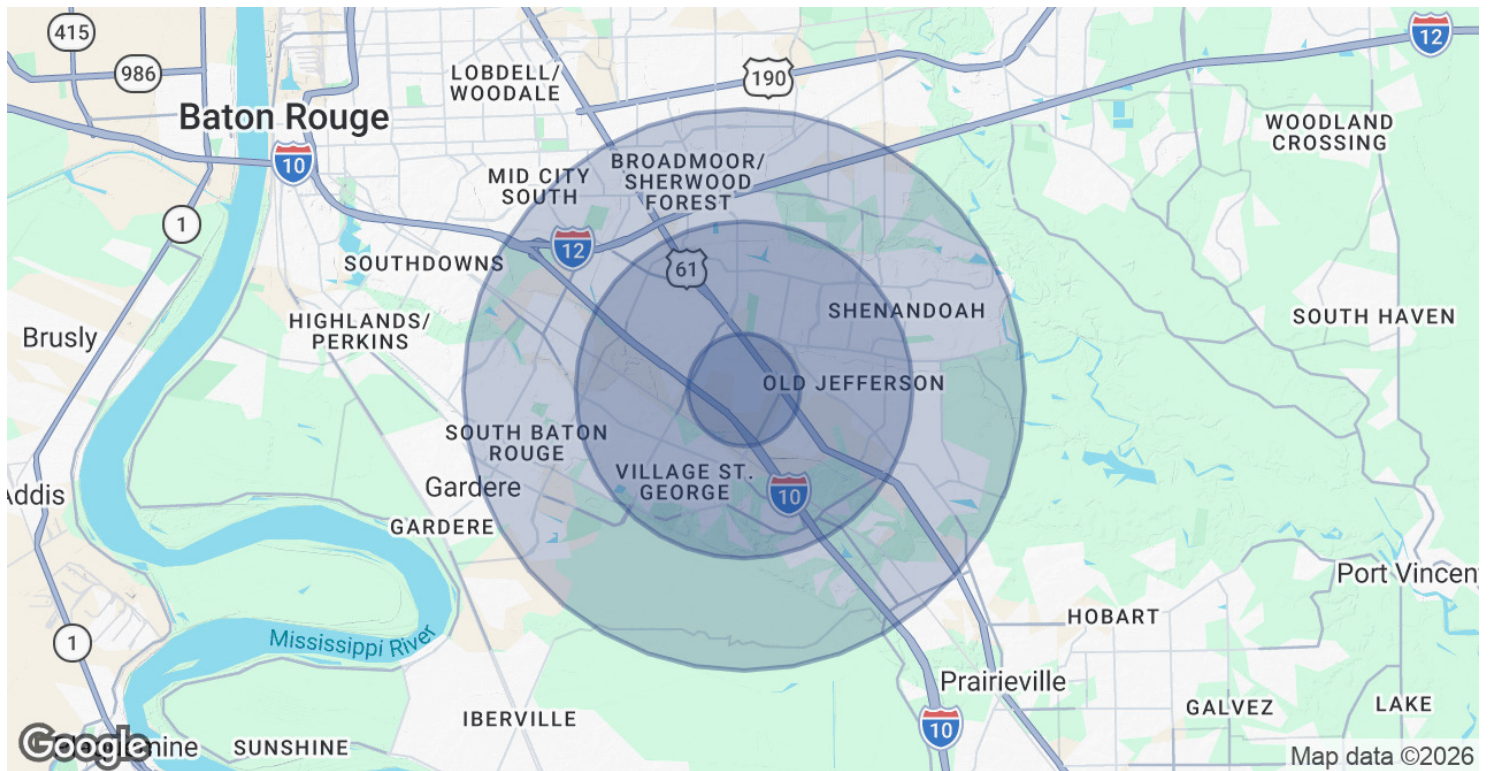
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,059	64,832	153,105
Average Age	36.1	38.2	38.8
Average Age (Male)	32.7	36.5	38.1
Average Age (Female)	38.1	38.9	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,137	26,461	62,663
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$119,982	\$119,052	\$120,536
Average House Value	\$268,493	\$349,886	\$345,281

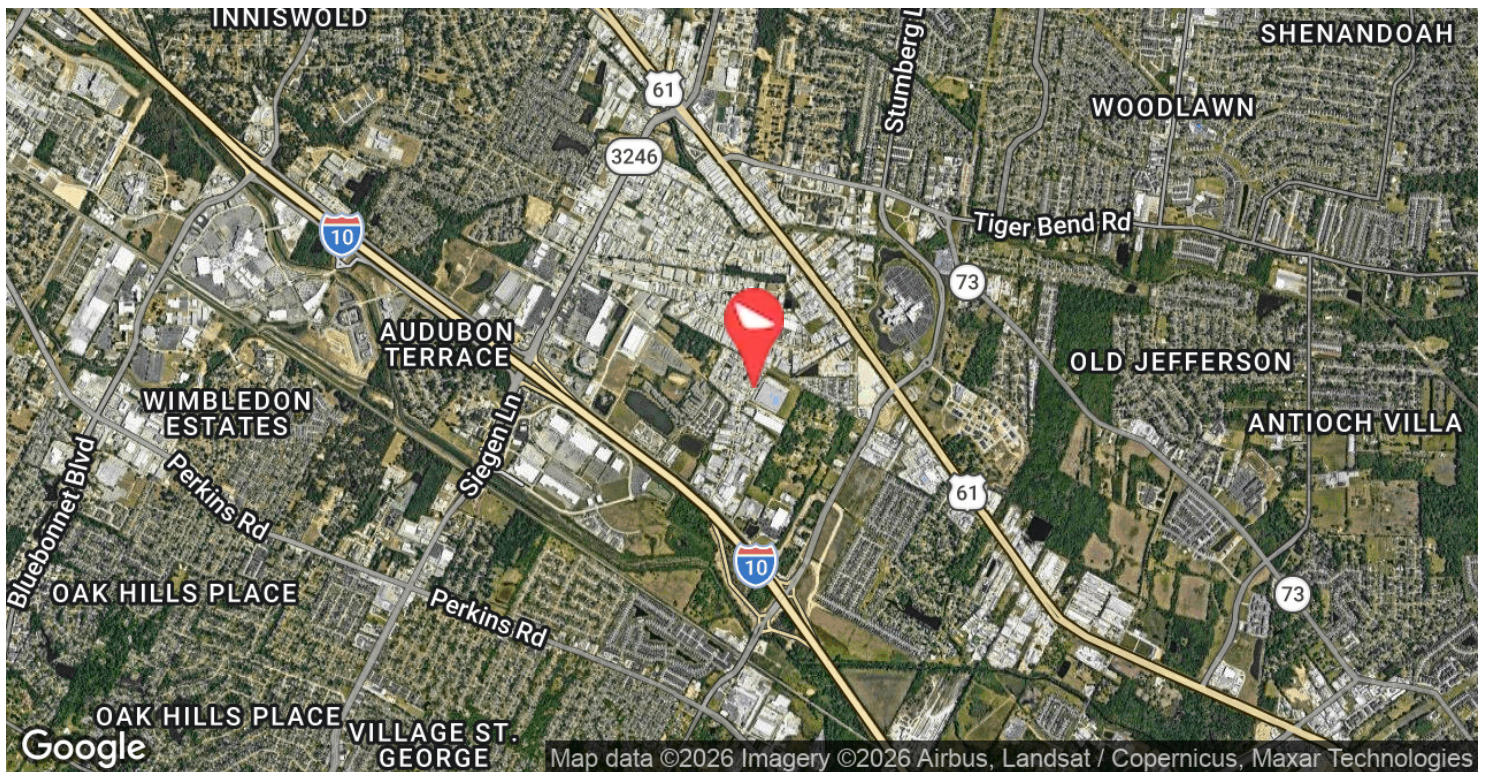
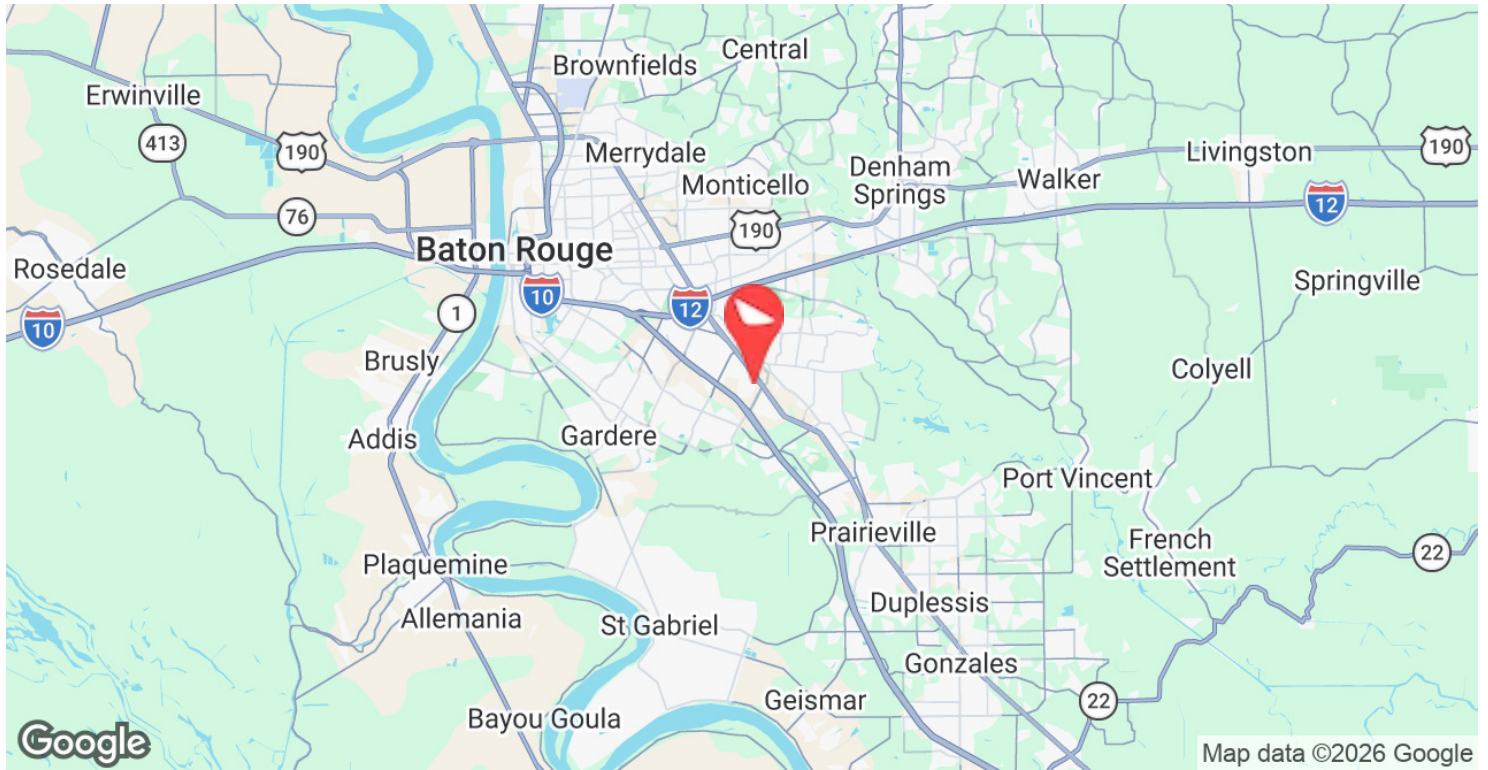
2023 American Community Survey (ACS)

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LOCATION MAP



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