

# 11200 Industriplex Blvd

11200 Industriplex Boulevard, Baton Rouge, LA 70809



# INDUSTRIAL FOR LEASE

## 11200 INDUSTRIPLEX BLVD

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### PROPERTY HIGHLIGHTS

- Premier Flex Space available on Industriplex Blvd.
- Great Access to I-10 and I-12
- Professional Management
- Flexible Floor Plans
- TI Available for terms leases with credit tenants
- Space can be reconfigured to provide more warehouse
- Overhead doors are in place
- Sprinklered



### CONTACT

**Evan Scroggs, SIOR, CCIM**

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Lease Rate

**\$11.50 SF/YR**

### OFFERING SUMMARY

Building Size:	42,355 SF
Available SF:	3,179 - 23,898 SF
Lot Size:	2.97 Acres
Number of Units:	3
Year Built:	1986
Renovated:	2021
Zoning:	M-1
Market:	Baton Rouge - MSA

### PROPERTY OVERVIEW

Excellent flex space available for lease on Industriplex Blvd. 11200 Industriplex Blvd is a 42,355 SF, multi-tenant, flex building providing tenants with flexible floor plans, excellent visibility, and access. The building offers large windowed office fronts, 16-foot clear height, and exterior tenant signage. The building is ideal for local, regional, and national tenants looking for excellent flex, warehouse or office space in a professional setting. Current vacancy can be reconfigured to provide a more balanced office-to-warehouse ratio. Overhead doors are in place. Truck-wells can be added. The building is sprinklered.

### LOCATION OVERVIEW

The Baton Rouge Industriplex is the premier business park subdivision in South Baton Rouge and is located between Siegen Lane and Airline Highway. The Industriplex is zone M-1 throughout the subdivision. This zoning permits a wide variety of uses and is attractive to a broad spectrum of businesses. The development is comprised of office, office-warehouse, warehouse, and flex space facilities. This location provides excellent access to Interstate 10, Interstate 12, Airline Highway and Jefferson Highway.

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,179 - 23,898 SF	Lease Rate:	\$11.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	3,179 - 23,898 SF	NNN	\$11.50 SF/yr	Excellent office space, recently updated, glass walls, and modular furniture
Suite 110, 115, 120, 150 B	Available	14,646 - 23,898 SF	NNN	\$11.50 SF/yr	Recently renovated office space, with efficient floor plan, and a combination of individual offices, cubicle space, conference rooms, and collaboration rooms.
Suite 150 A	Available	6,070 - 23,898 SF	NNN	\$11.50 SF/yr	Large open space. Will require updating and buildout.

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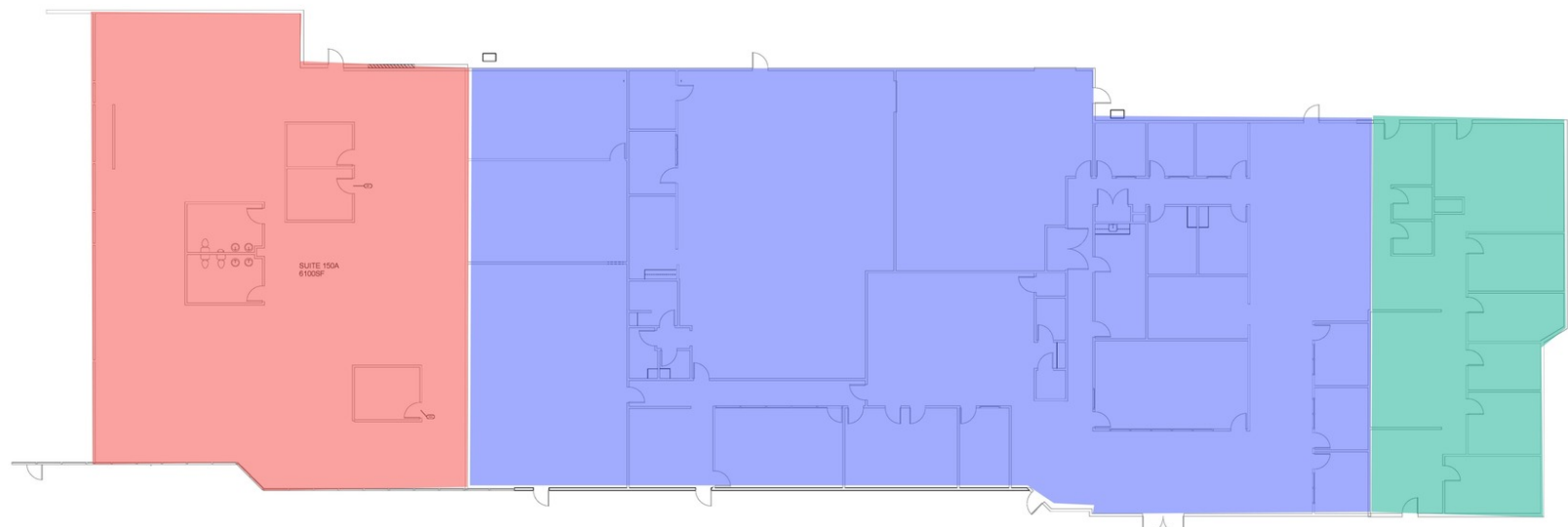
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**Suite 150 A**

**Suite 110, 115, 120, 150B**

**Suite 100**

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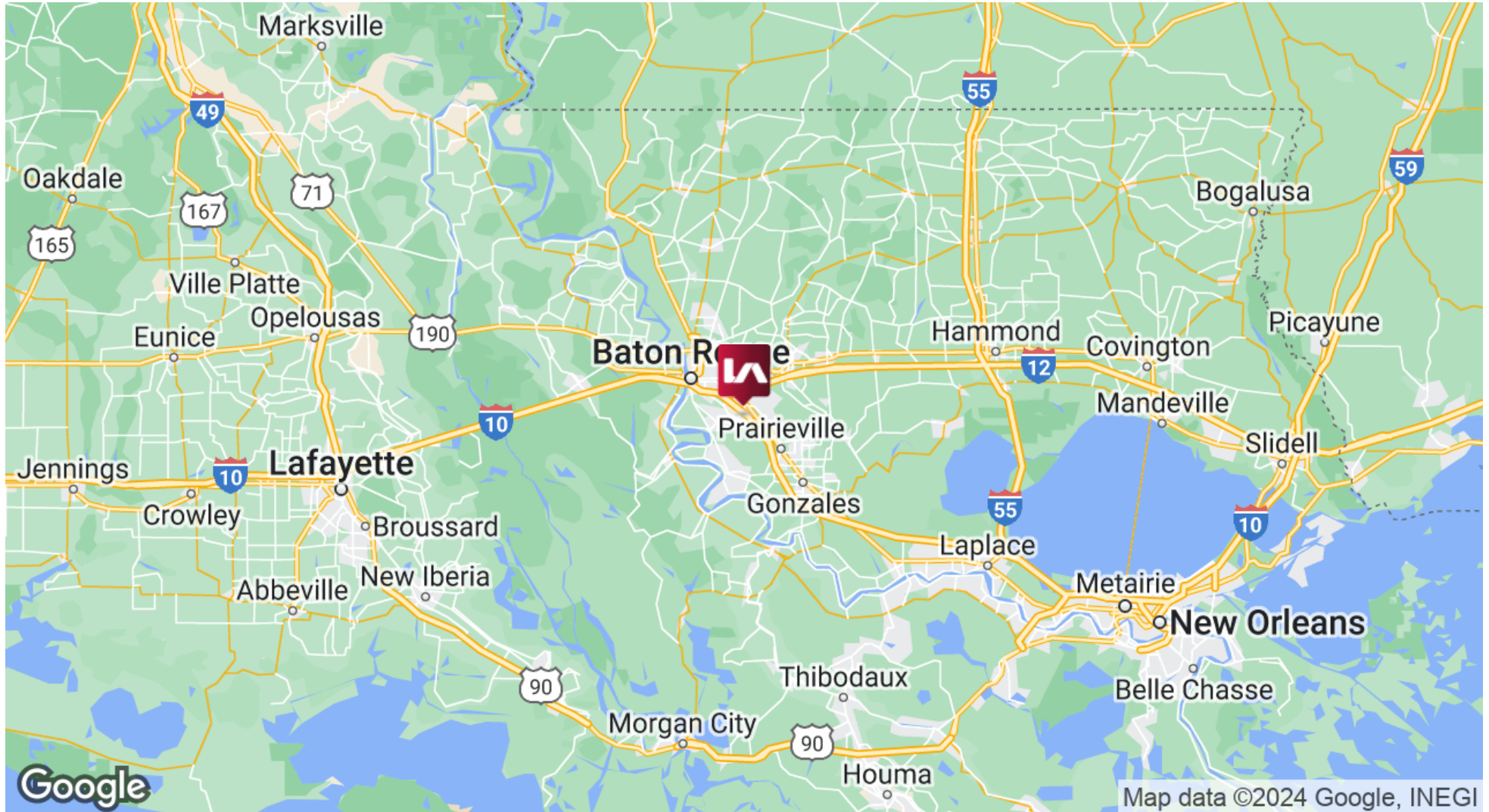
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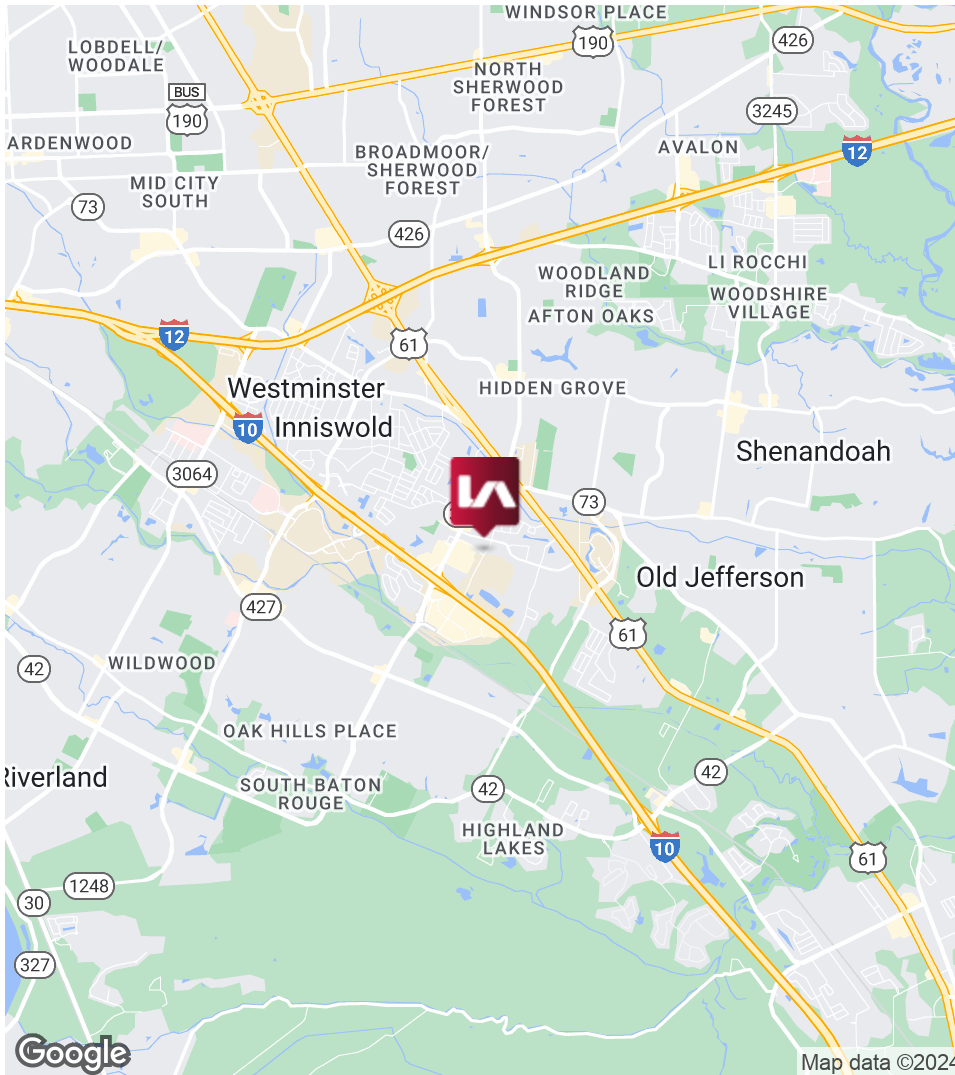
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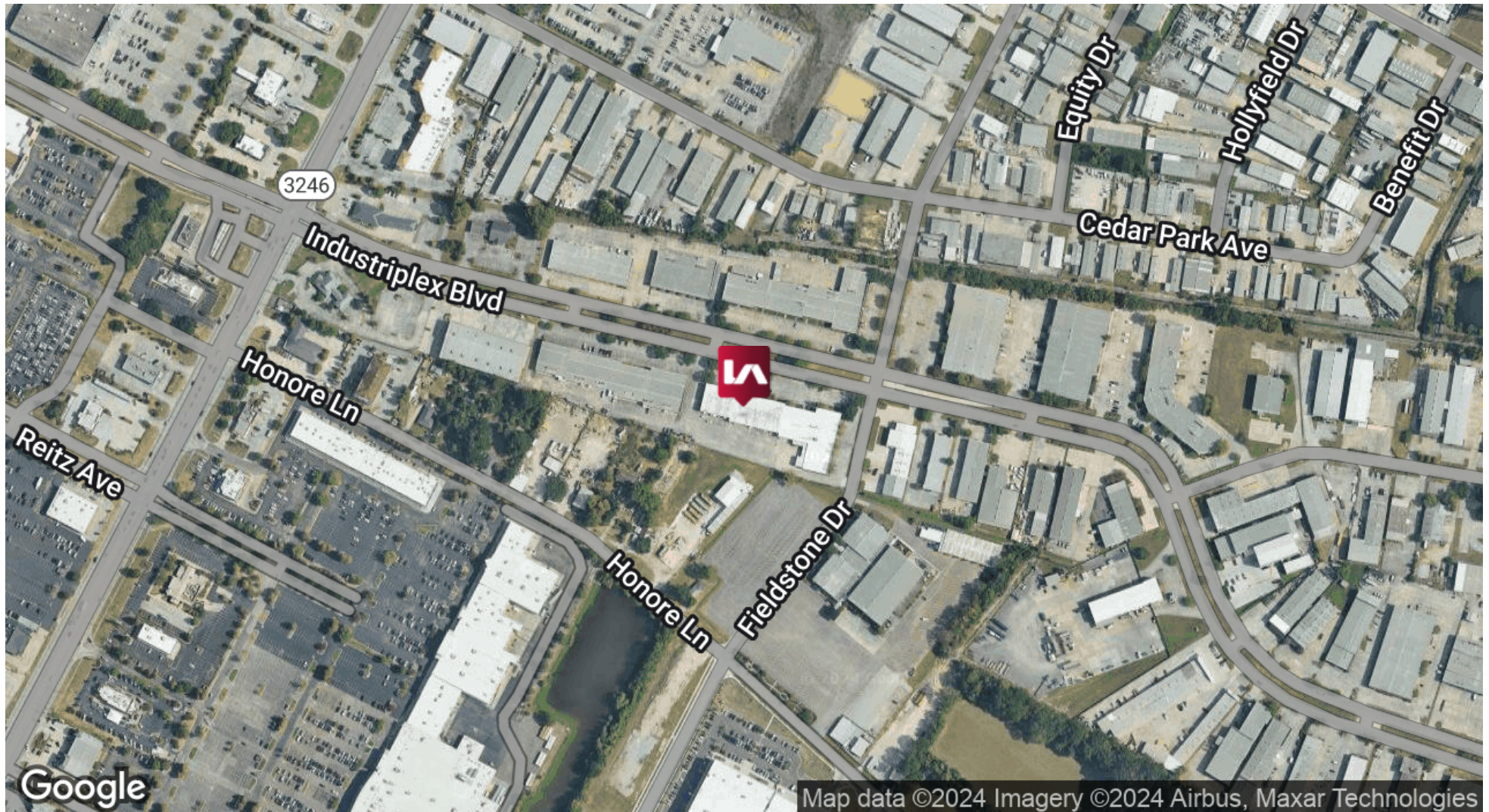
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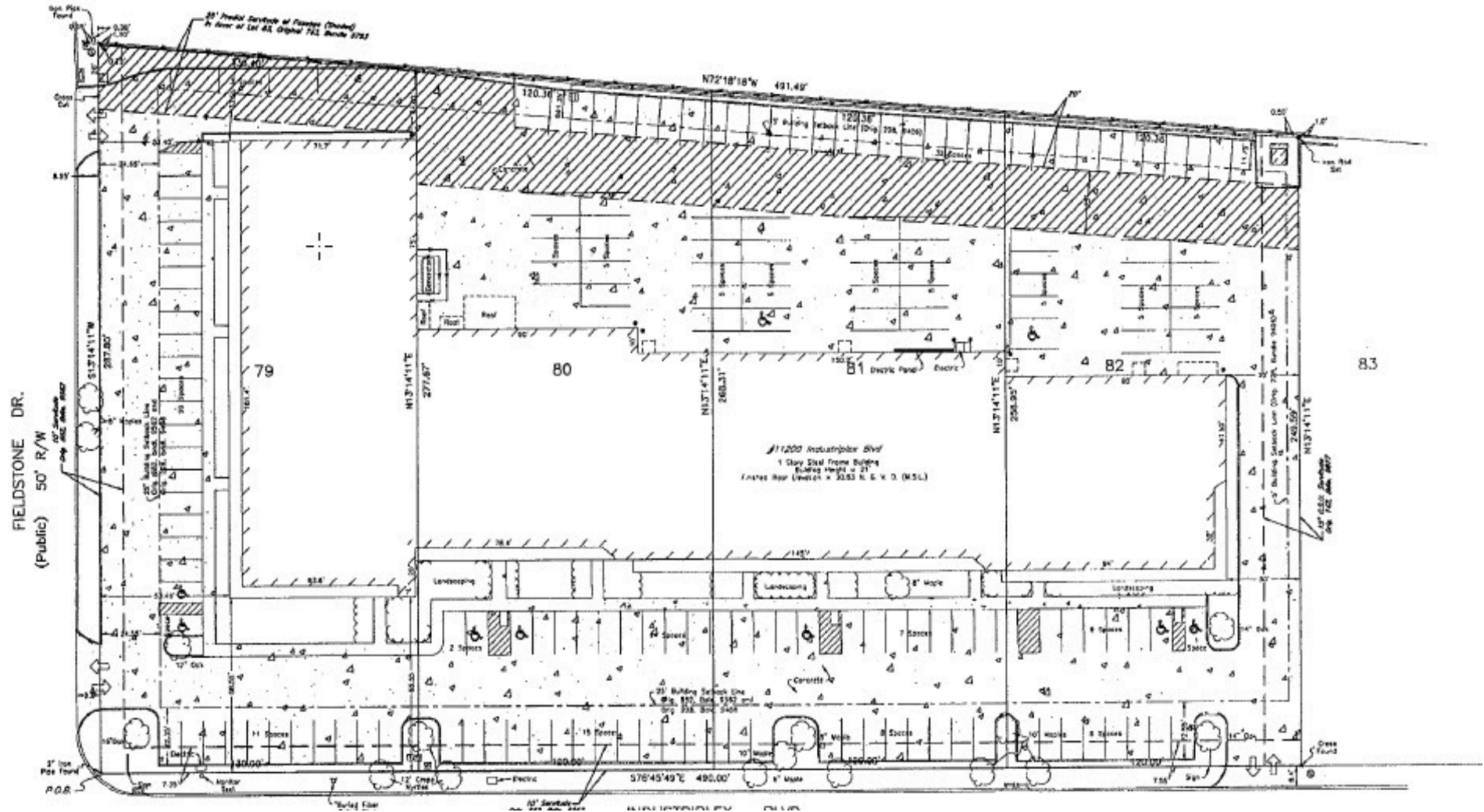
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