



# INDUSTRIPLEX OFFICE/WAREHOUSE FOR LEASE

**12,819 – 32,059 RENTABLE SQUARE FEET**

11401 Industriplex Blvd, Baton Rouge, LA

**Prepared By:** Ty Gose, CCIM & Michael Cashio, CCIM

**NAI**Latter & Blum







## OFFERING SUMMARY

Location: 11401 Industriplex Blvd.  
Baton Rouge, LA

Rentable Area: Suite 1 – 12,819 RSF  
• +/- 4,542 Office Space  
• +/- 8,277 Heated and Cooled Warehouse  
Suite 2 – 19,240 RSF  
• +/- 1,589 Office Space  
• +/- 17,651 Warehouse

**TOTAL AVAILABLE – 32,059 RSF**

Parking Ratio: 1.5:1000 Surface Parking

Loading Docks: Suite 1 – Four (4) Dock-High  
Suite 2 – Four (4) Dock-High  
TOTAL – Eight (8) Dock-High

Rental Rate: \$6.50 / RSF NNN

Other Amenities: Large Open Rooms  
Kitchenette  
Large Windows in Offices  
Partially heated and cooled warehouse  
\_\_\_\_ FT Eave Height

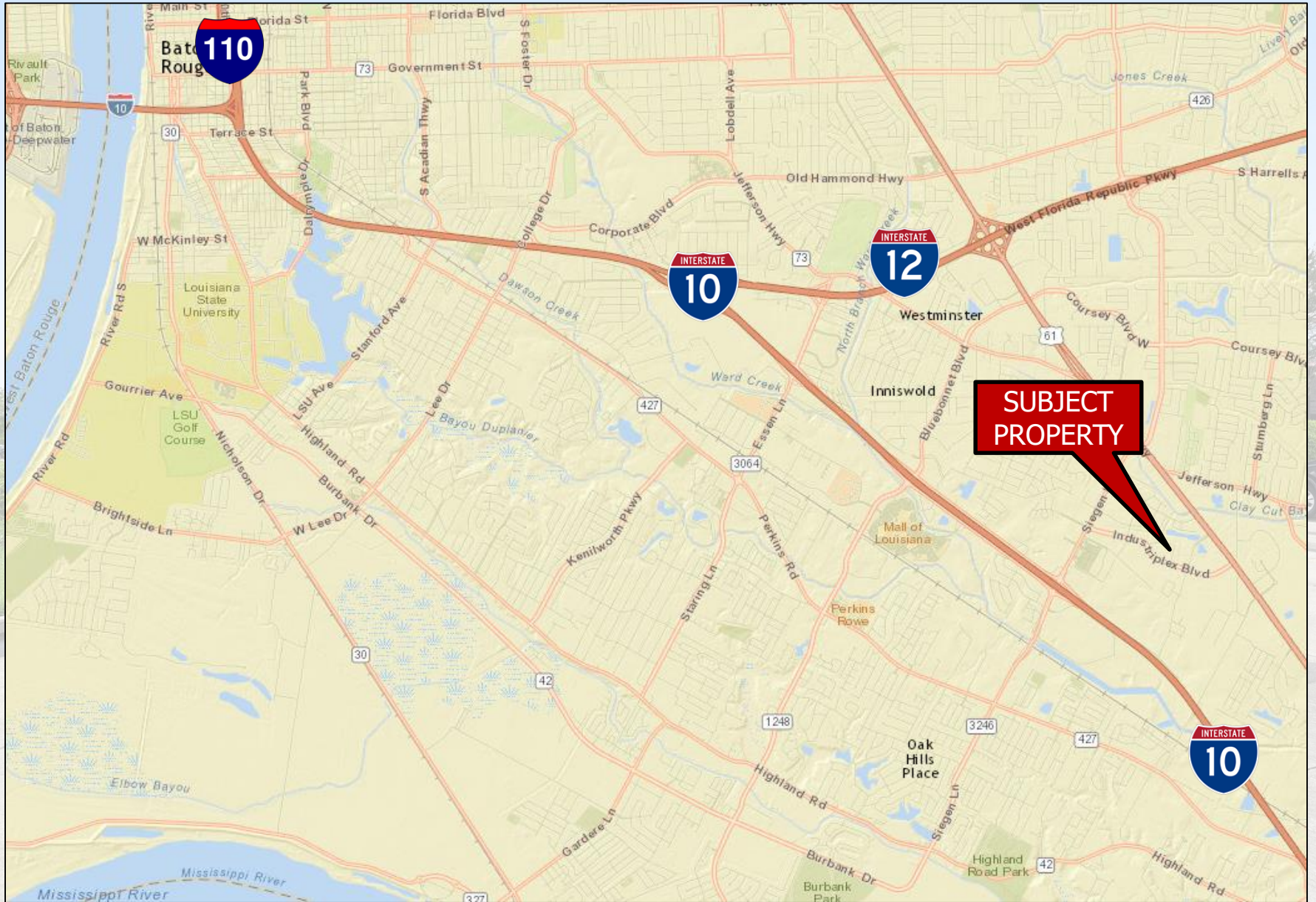






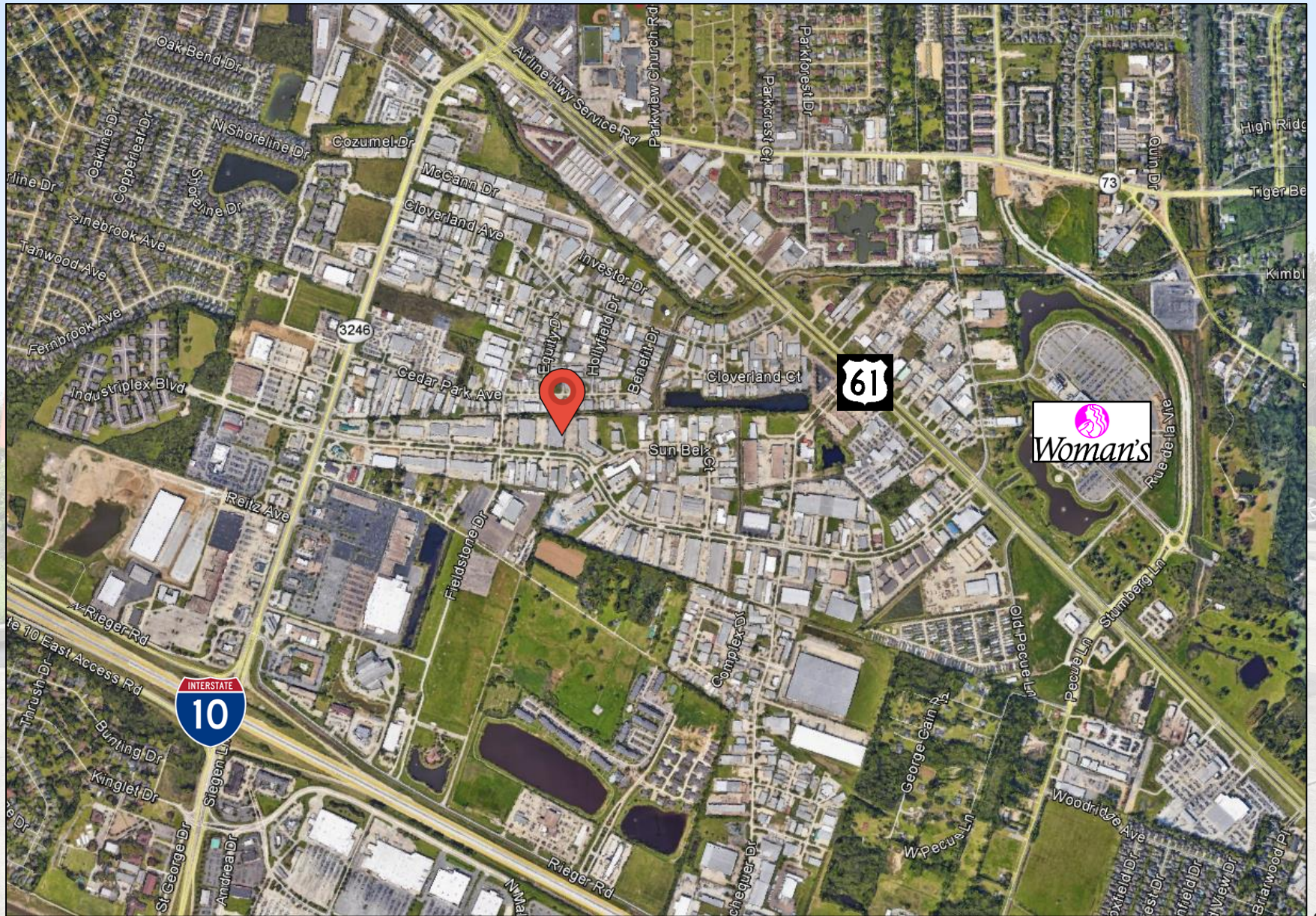
**NAL** Latter & Blum







# NEIGHBORHOOD MAP





# PICTURES – SUITE 1





# PICTURES – SUITE 2

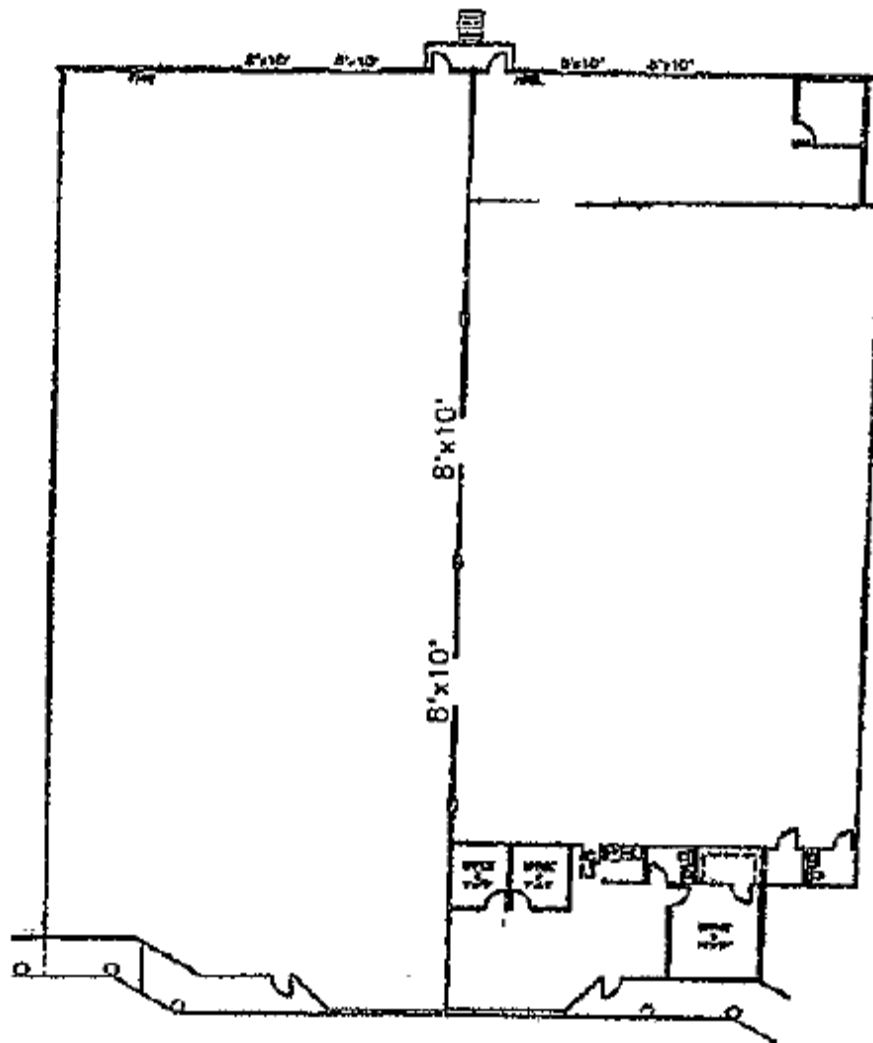






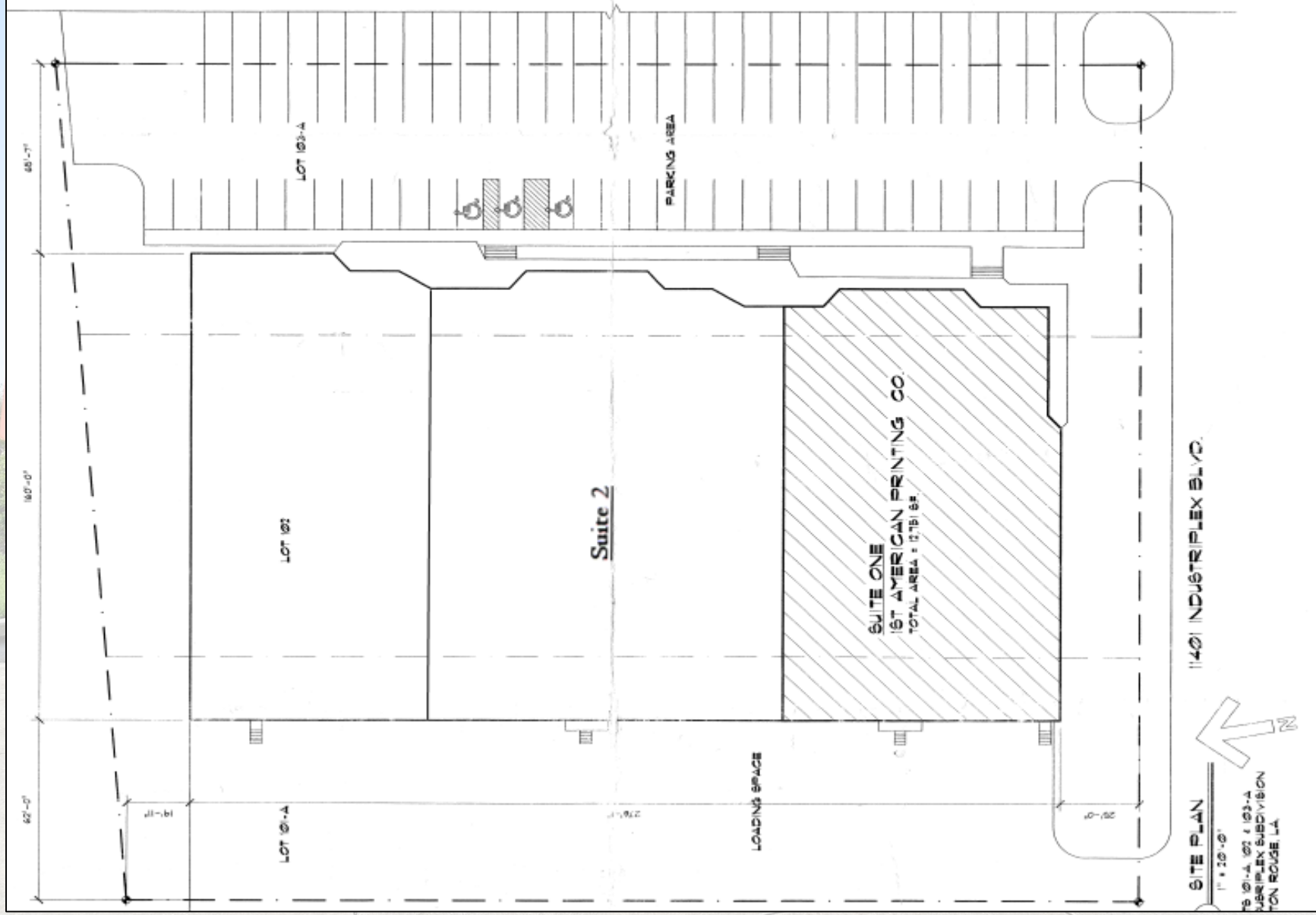


# FLOOR PLAN – SUITE 2





# SITE PLAN



SITE PLAN

1" = 20'-0"

11401-A, 102 & 103-A  
INDUSTRIPLEX SUBDIVISION  
TON ROUGE LA

11401 INDUSTRIPLEX BLVD.





## Thank You

NAI Latter & Blum would like to thank you for the opportunity to present this asset for your consideration.

For additional information, please contact:

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