

224,617 SF For Lease

N Rieger, Baton Rouge, LA 70809



MAESTRI·MURRELL^{INC.}
REAL ESTATE

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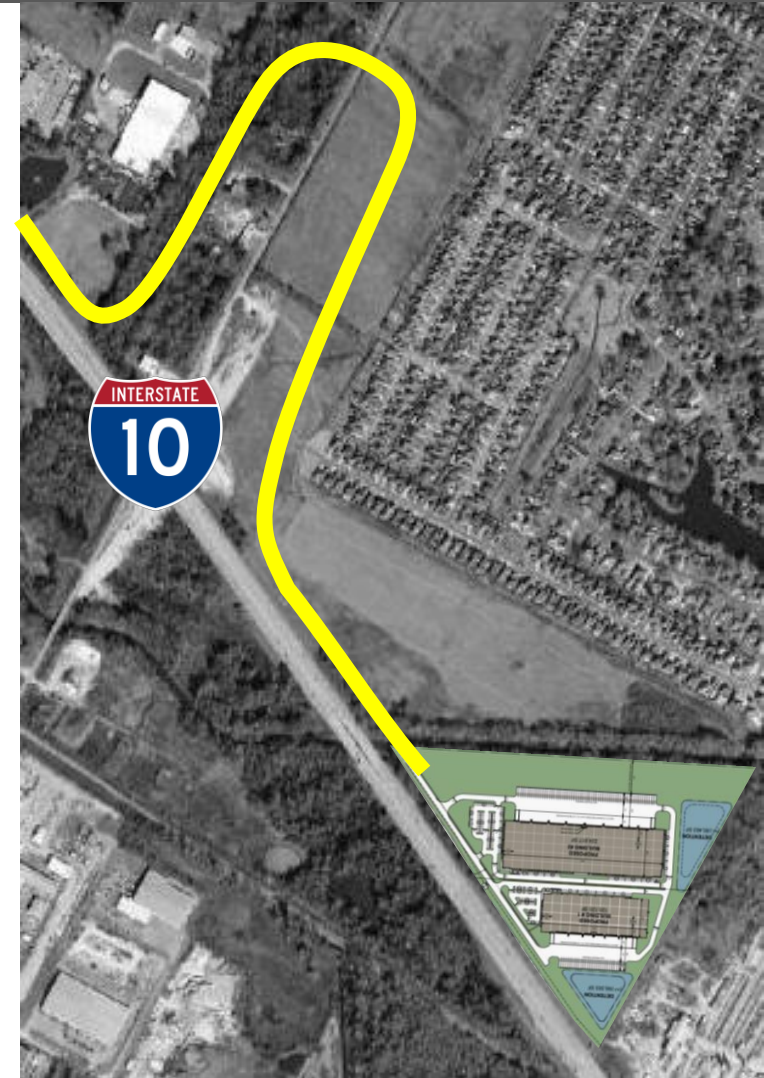
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SUMMARY

Location	Located in Baton Rouge, the capital city of Louisiana
	Near the intersection of Interstate 10 and Pecue Lane
Property	New construction class A industrial buildings
Total RSF	Up to 224,617
Interstate Access	New interchange currently under construction
Interchange Completion Date	2026
Infrastructure	Port of Greater Baton Rouge ranks in the Top 15 port in the US
	Louisiana is one of two states in the US where all six class one railroads converge
Business Operating Costs	Baton Rouge ranked #1 in lowest business costs among mid-sized cities
	Single Sales Factor Apportionment for corporate income taxes
Tax Credits & Incentive Programs	Industrial Tax Exemption Program Quality Jobs Program Enterprise Zone Program Payment-in-lieu-of-taxes Program



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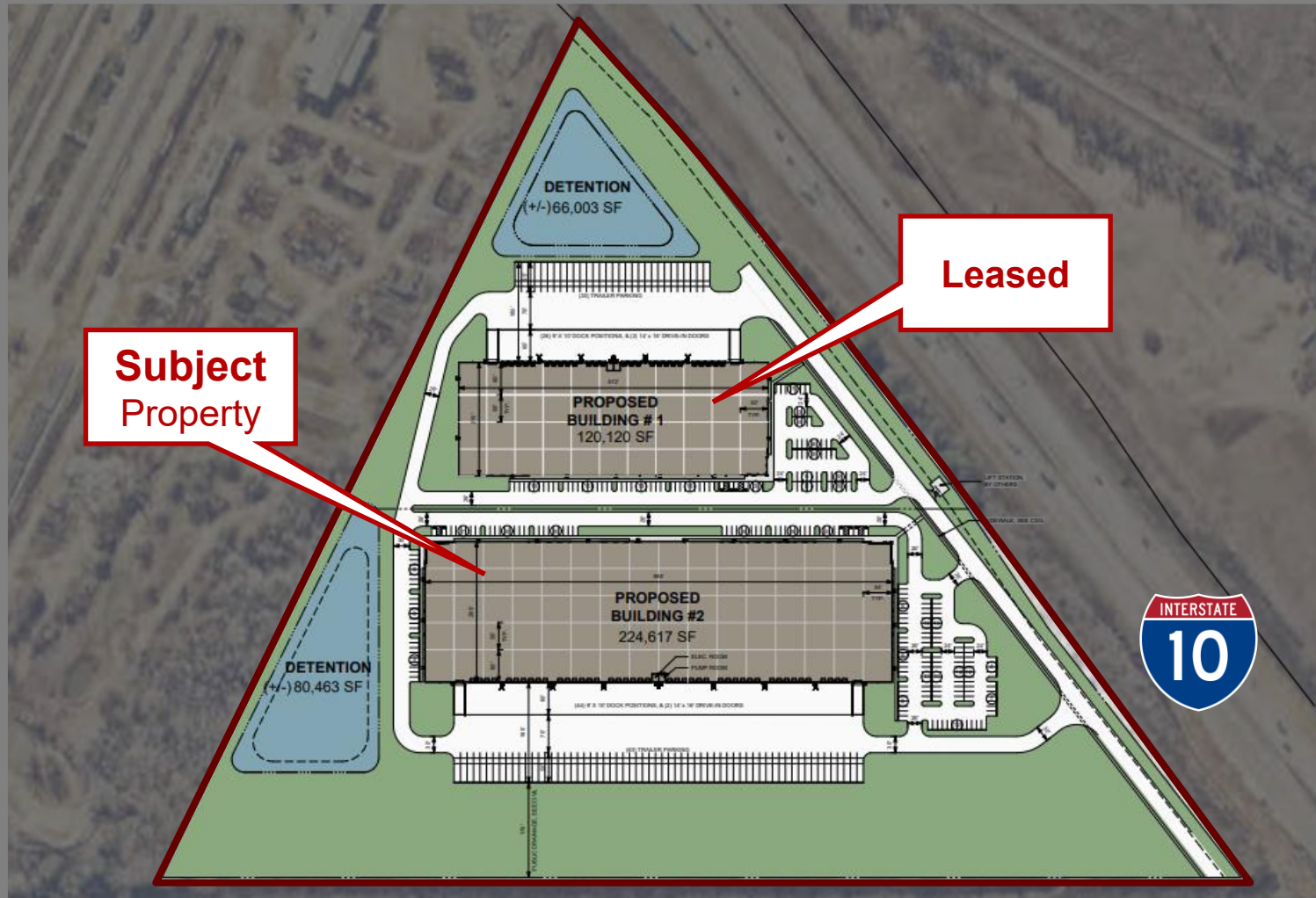
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BUILDING OVERVIEW

Square Footage	224,617 SF (864'x260')	Slab Construction	6" Slab
Total Site Area	Shared site depends on how you want to break up	Dock Doors	44 Qty 9'x10' Dock Doors
Clear Height	32' Clear	Drive-In Doors	2 Qty 14'x16' Drive-In Doors
Column Spacing	50' x 54' (60' in the Dock Bay)	Roofing	45 Mil White TPO Membrane with R-19 Insulation
Car Parking	185 spots + 6 handicap spots	HVAC	Make Up Air Units for Freeze Protection
Trailer Parking	63 spots	Fire Protection	K-17 ESFR System with 1,500 GPM Fire Pump
Exterior Walls	Structural Reinforced Tilt-Up Concrete Wall Panels with Textured Paint finish	Electrical Service	2,500 Amps 480/277V 3PH
Structural Steel	10"x10" HSS Columns/ Steel Bar Joists / White Roof Deck	Lighting	LED, 25 Foot Candles

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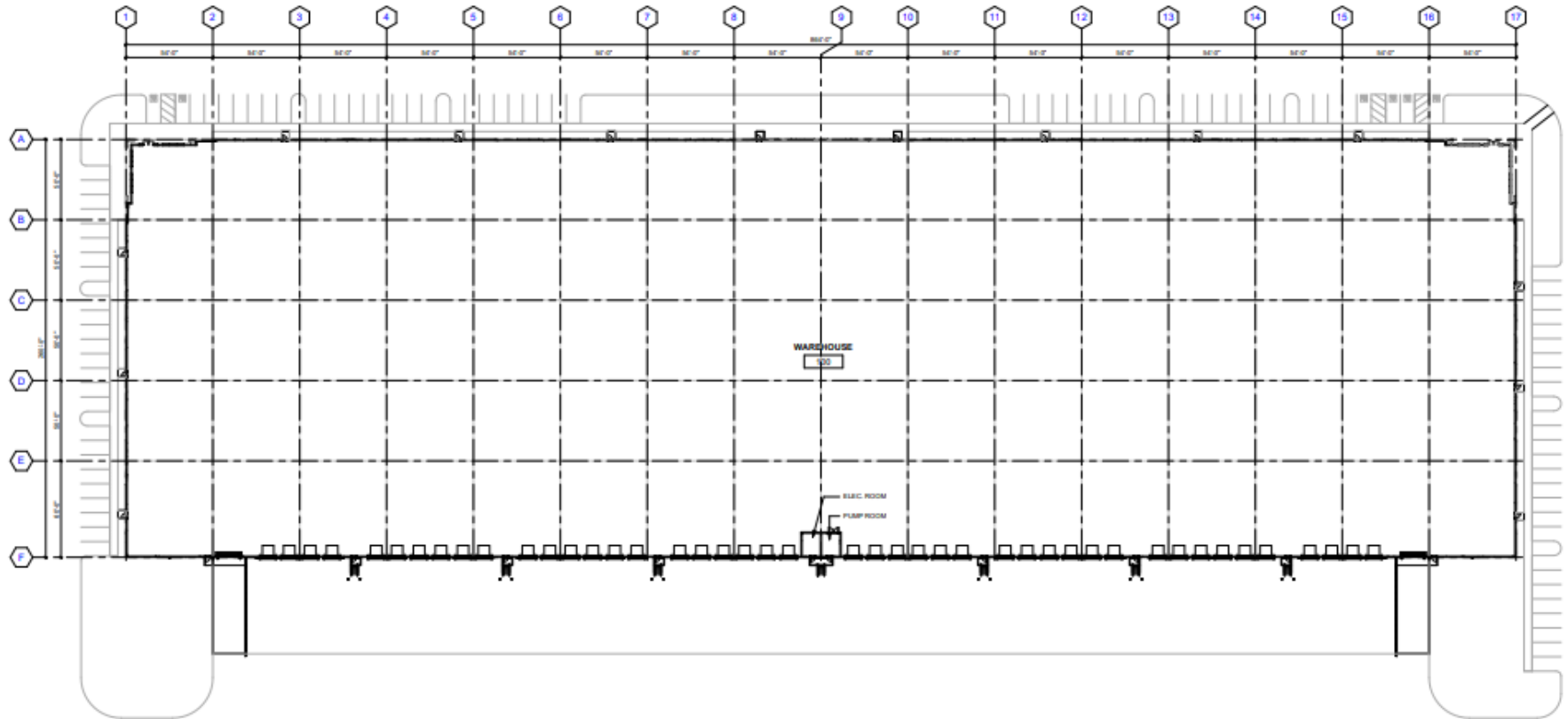
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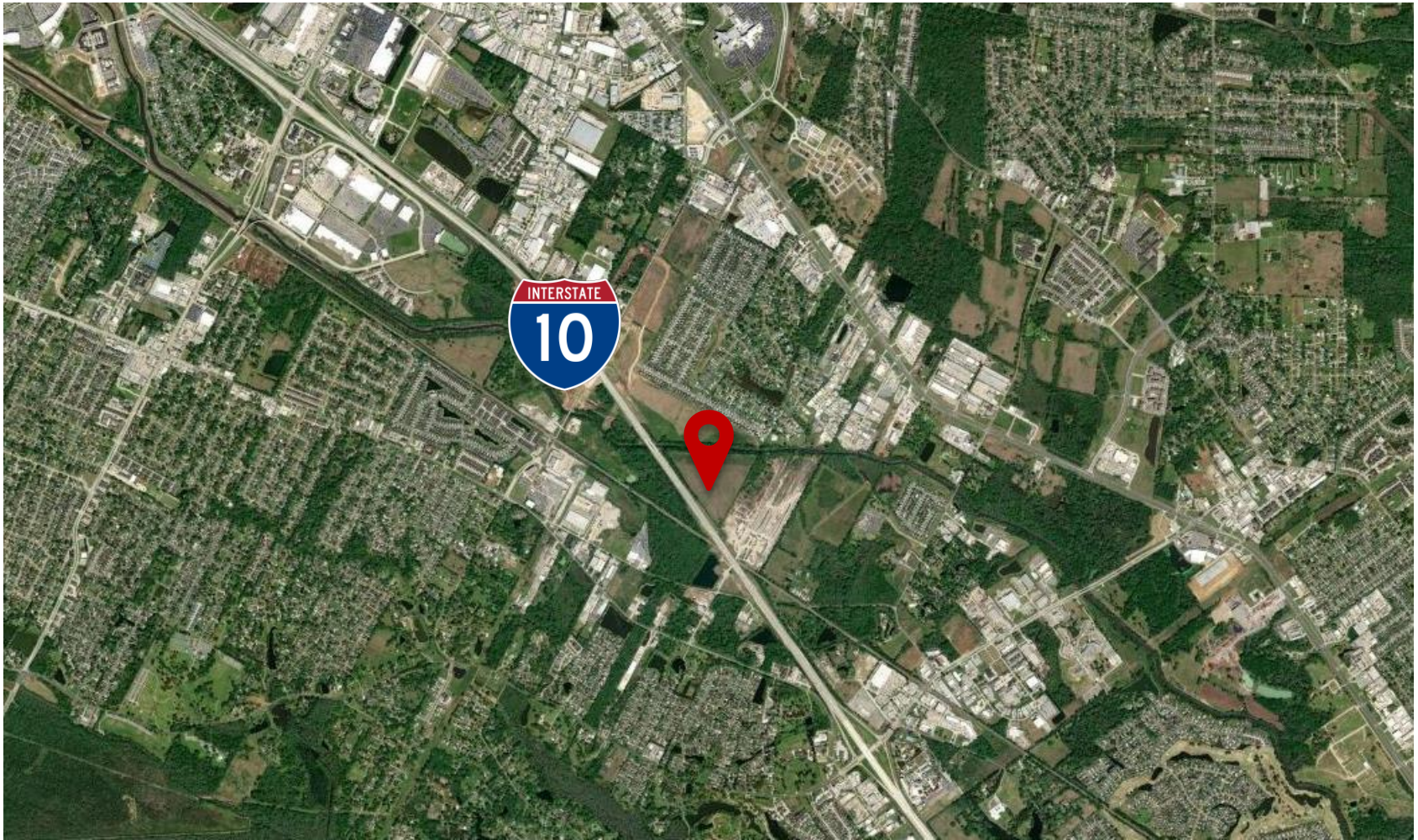
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