

College Drive Service Center

3154-56 College Drive Baton Rouge, LA 70808

PROPERTY SUMMARY



Property Description

College Drive Service Center is a flex-industrial property located on College Drive between Perkins Rd and I-10. The property measures 36,720 SF with flex office/warehouse suites ranging from 1,260 SF to 2,000 SF and 3 retail suites. Each flex suite consists of an office space and warehouse space with 1 grade-level roll-up door. The property's location provides excellent access to metro Baton Rouge via I-10, I-12, and Perkins Rd. Surface parking lot with truck turnaround.

Property Highlights

- Small Office/Warehouse Space Located Centrally in Baton Rouge
- Suite Layouts Suitable for Many Uses
- Access to Most Areas of Baton Rouge Within 15-Minute Drive-Time
- Professional Ownership and Management with Planned Capital Improvements

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Offering Summary

Lease Rate:	\$9.00 SF/yr (NNN)
Available SF:	1,260 SF
Lot Size:	1.75 Acres
Building Size:	36,720 SF

Spaces	Lease Rate	Space Size
Suite X	\$9.00 SF/yr	1,260 SF



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LEASE SPACES

Lease Information

Lease Type:	NNN	Lease Rate:	\$9.00 SF/yr
Total Space:	1,260 SF	Estimated NNNs:	\$3.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite X	Available	1,260 SF	NNN	\$9.00 SF/yr	1,260 SF flex office/warehouse with ±360 SF office space (two offices and restroom) and ±900 SF warehouse. 12' clear height. 12' x 12' roll-up door.

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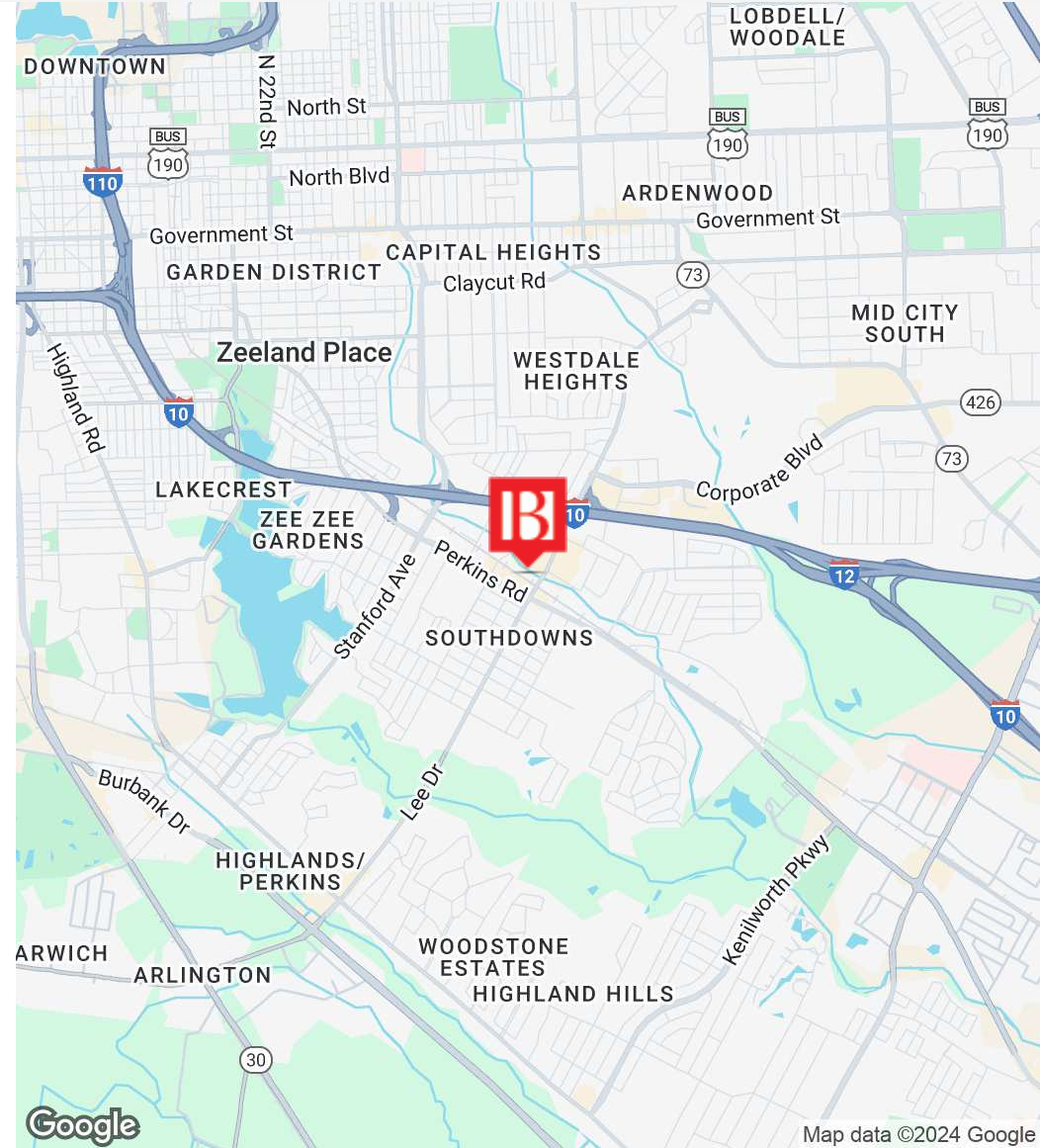
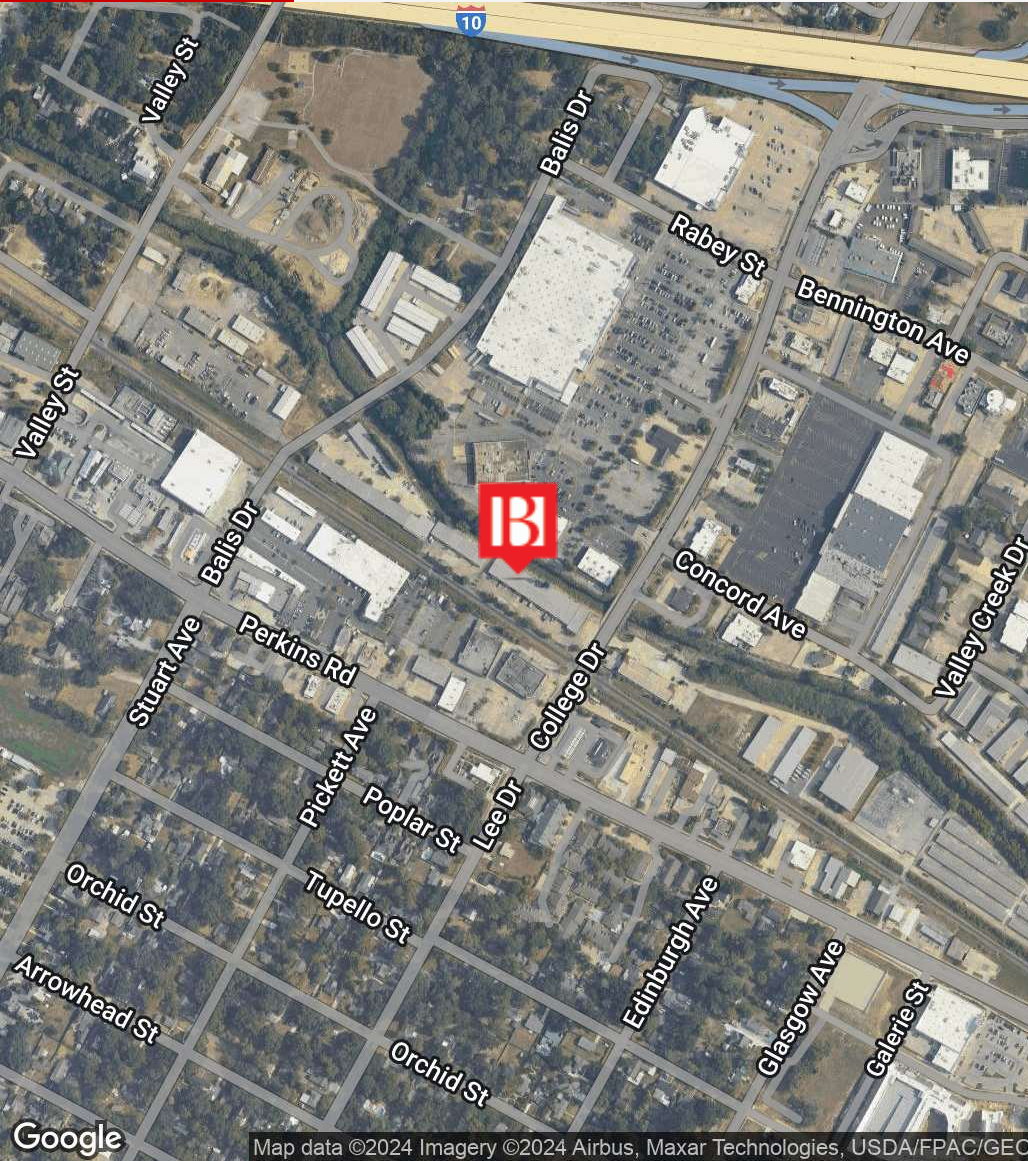
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LOCATION MAP



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SAMPLE INTERIOR PHOTOS



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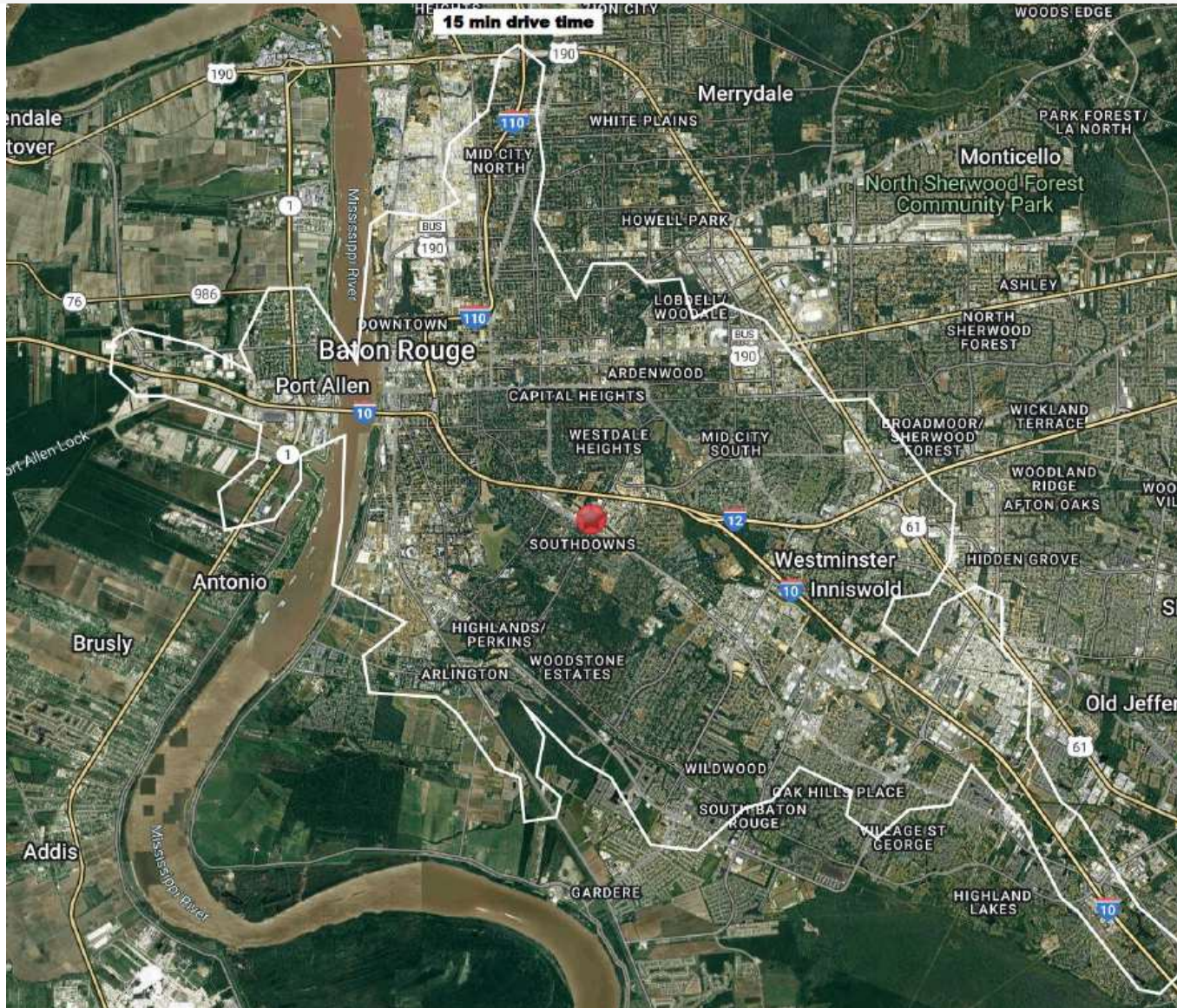
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DRIVE-TIME MAP



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