



±10,800 SF INDUSTRIAL FLEX NEAR AIRLINE HWY & INDUSTRIplex

11710 CLOVERLAND CT BATON ROUGE, LA 70809



OFFERED: FOR LEASE

LEASE RATE: \$12/SF/YR (\$10,800/MO)

±10,800 SF BLDG | ±0.71 ACRE LOT | NNN LEASE

- Functional office/ warehouse in good condition
- Corner property with visibility
- Prominent signage and ample on-site parking
- Rear covered storage area

CONTACT:

ALEX RUCH FABIAN EDWARDS, JD/DCL
225.485.0238 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 available for lease, 11710 Cloverland Ct in Baton Rouge presents a functional corner-property office/ warehouse flex just seconds from Airline Hwy.
- The property features prominent signage and ample on-site parking, along with a rear covered storage area that enhances operational functionality.
- The ±10,800 SF building is situated on a ±0.71 AC lot and is zoned M1 – Light Industrial, making the site suitable for a variety of industrial uses.
- Just minutes from the I-10 and US Hwy 61 / I-12 interchange, the property benefits from convenient regional access, and is just seconds from the Industriplex Industrial Corridor.
- NNN lease type.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	11710 Cloverland Ct
City, State, Zip	Baton Rouge, LA 70809
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Sub-Market	Cloverland Park
Cross-Streets	Cloverland Ave / Benefit Dr
Side Of The Street	South
Road Type	Paved
Nearest Highway	Airline Hwy / US Hwy-61
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	M1 - Light Industrial
Lot Size	±0.71 Acres
APN #	635391, 635405, 635413
Lot Frontage	±160 ft
Lot Depth	±201.49 ft
Corner Property	Yes

BUILDING INFORMATION

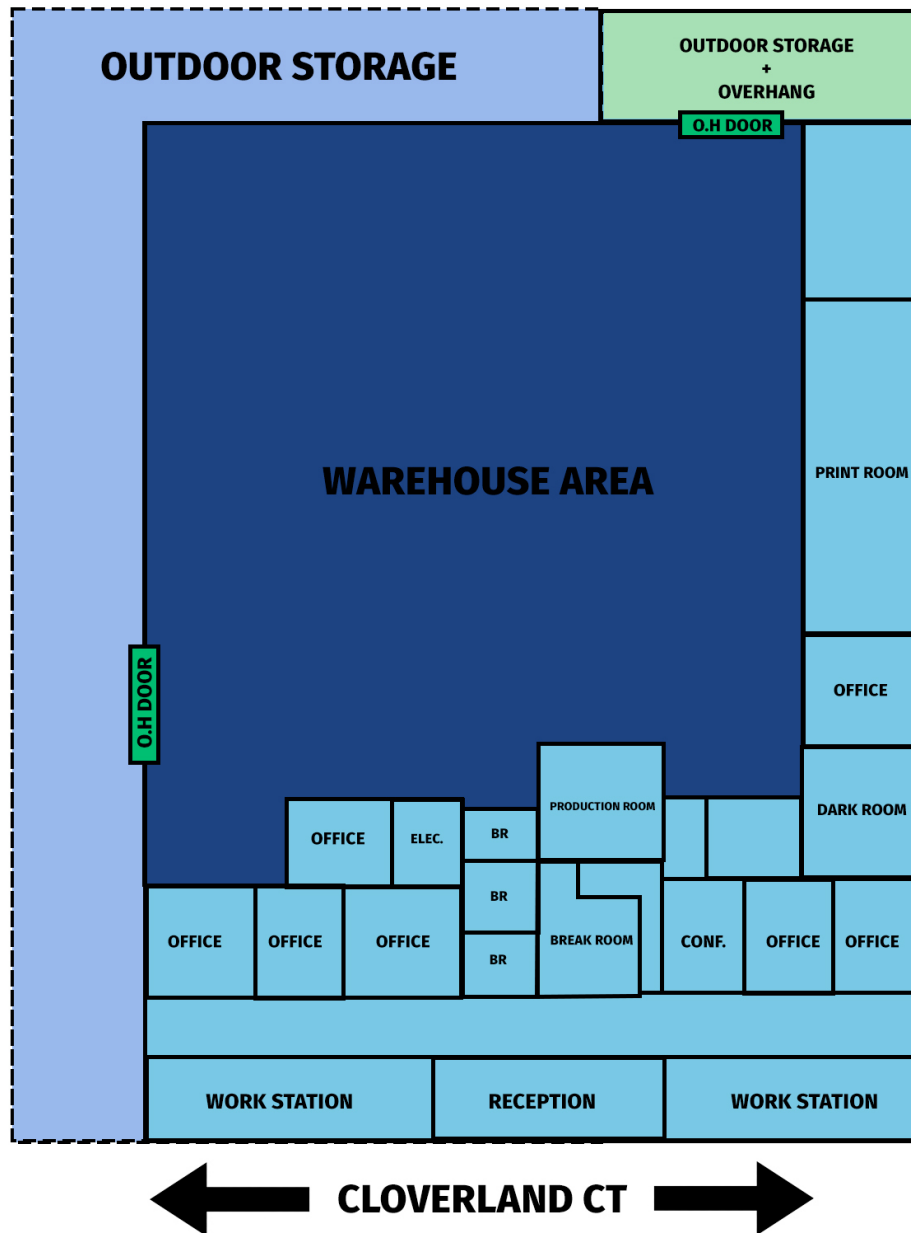
Building Size	±10,800 SF
Tenancy	Single
Parking Type	Surface

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FLOOR PLAN

11710 CLOVERLAND CT
±10,800 SF



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INTERIOR PHOTOS



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EXTERIOR PHOTOS

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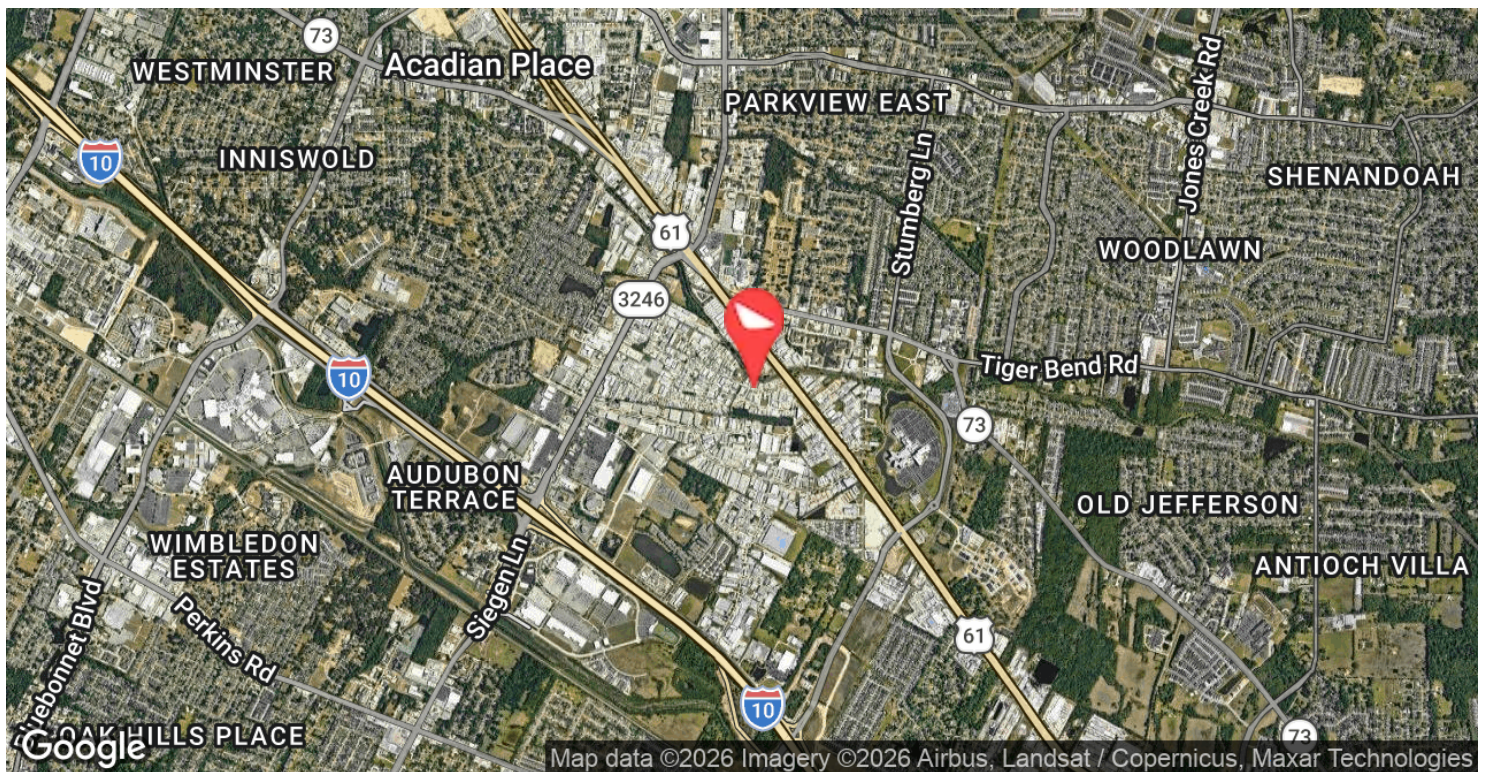
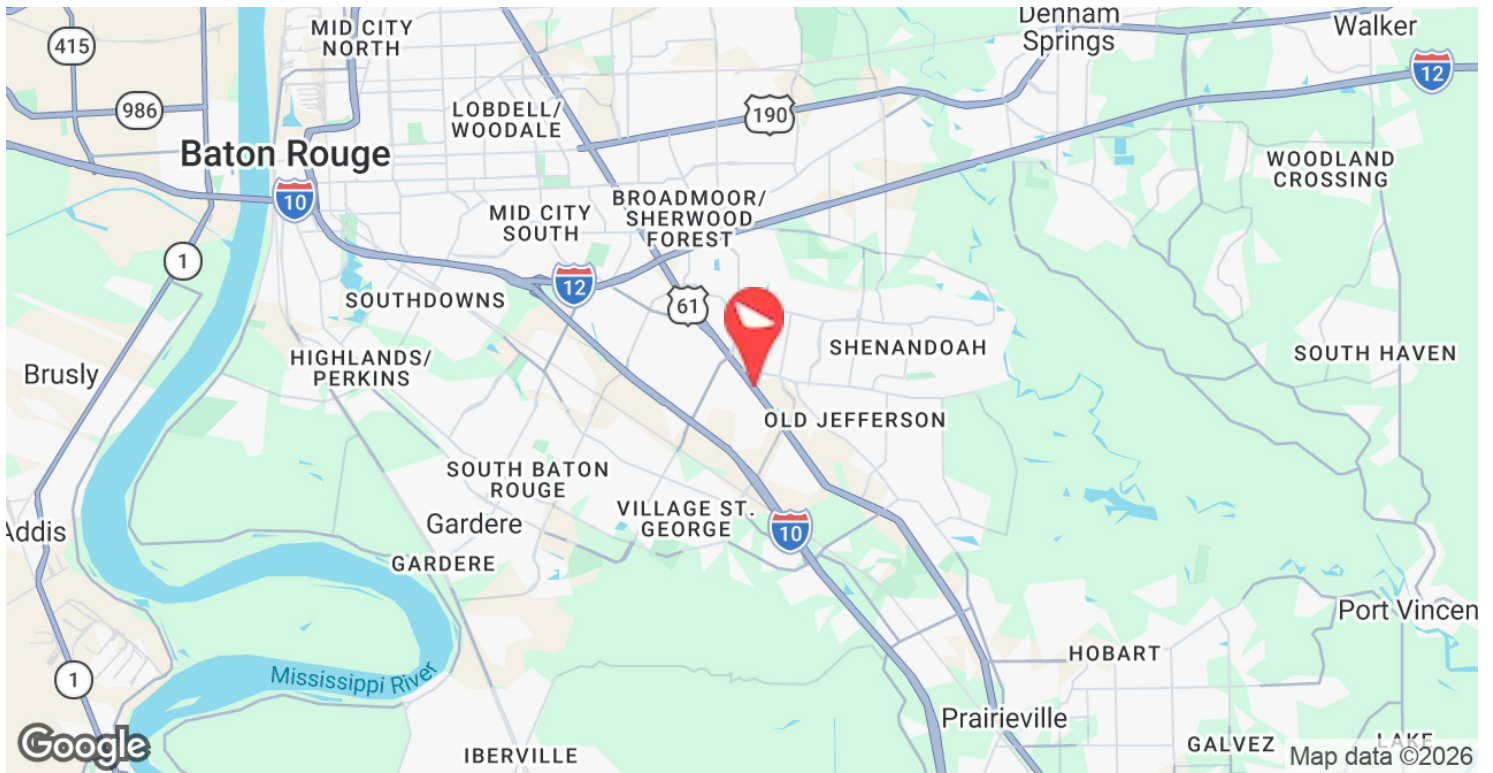
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LOCATION MAP



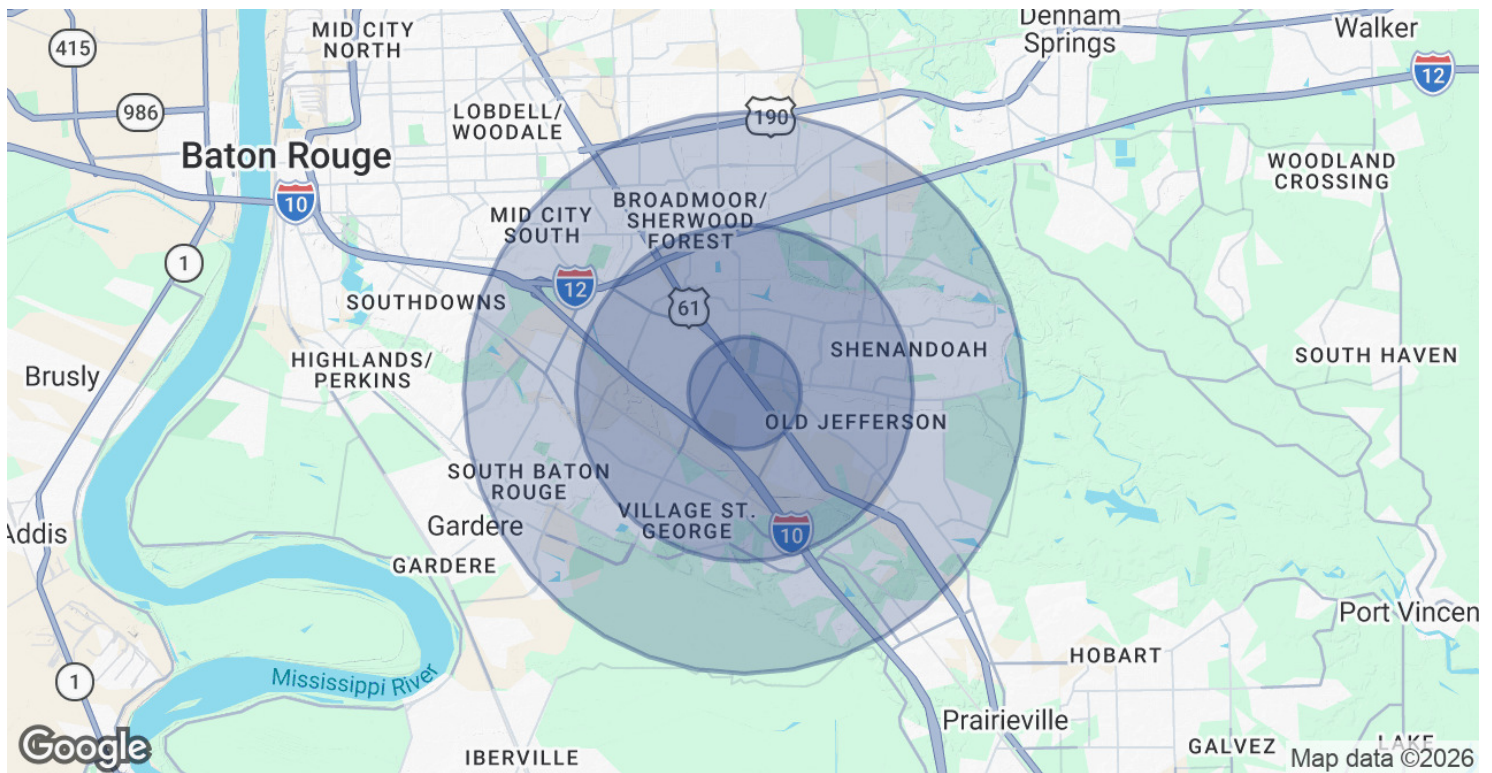
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	4,657	71,633	163,615
Average Age	39	41	41
Average Age (Male)	38	39	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,017	31,403	69,441
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$87,323	\$102,029	\$111,816
Average House Value	\$278,619	\$326,369	\$353,910

2020 American Community Survey (ACS)

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ZONING MAP



ZONE M1 - LIGHT INDUSTRIAL

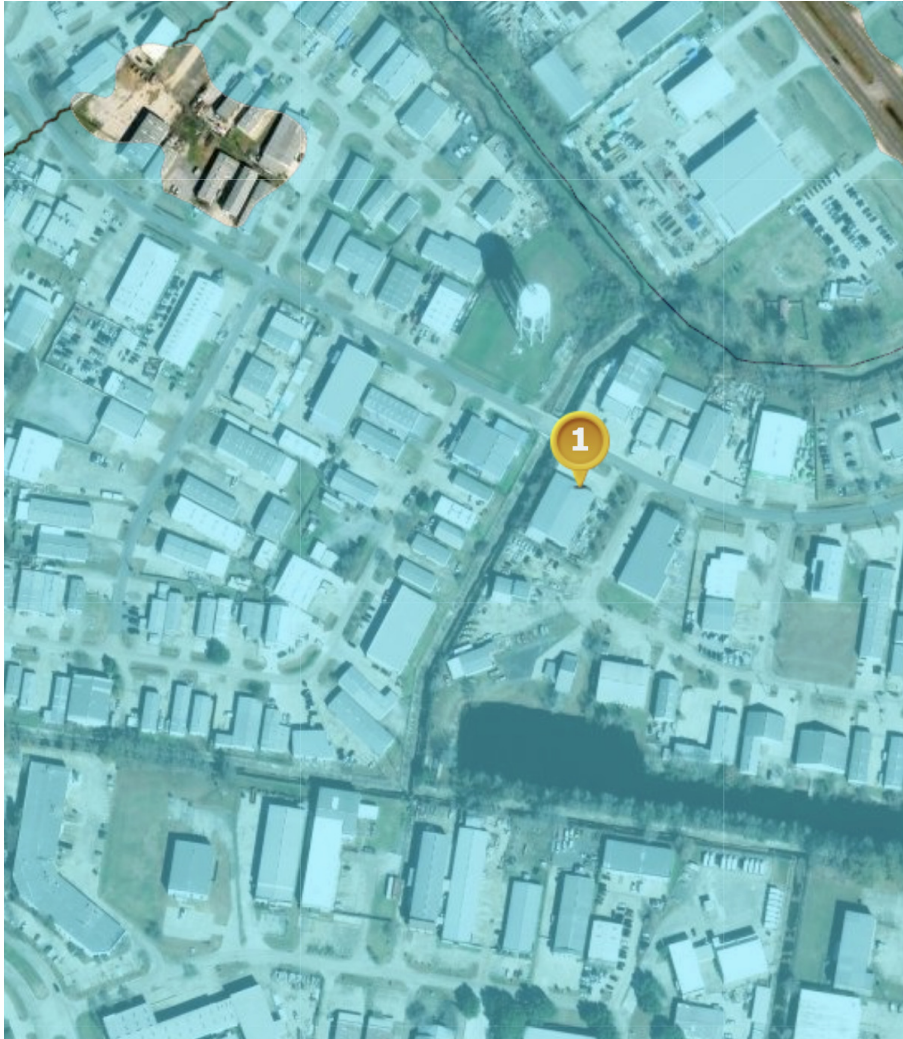
Source: The municipality in which the property is located

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FLOOD ZONE MAP



Flood Insurance Study Text

Pt. 1 (30.3901, -91.0501)

Community: Baton Rouge EBR City-Parish

Effective FIRM (Effective: 5/2/2008)

Flood Zone: AE

FIRM Panel ID: 22033C0270E

FIRM Panel Date: 5/2/2008

Ground Elevation¹: 29.9 ft

Community Info

What Does This Mean?

Clear Points

FLOOD ZONE AE

Source: maps.lsuagcenter.com/floodmaps

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