

7,236 SF OFFICE-SHOWROOM/WAREHOUSE

6941 EXCHEQUER, BATON ROUGE, LA 70809

7,236 SF

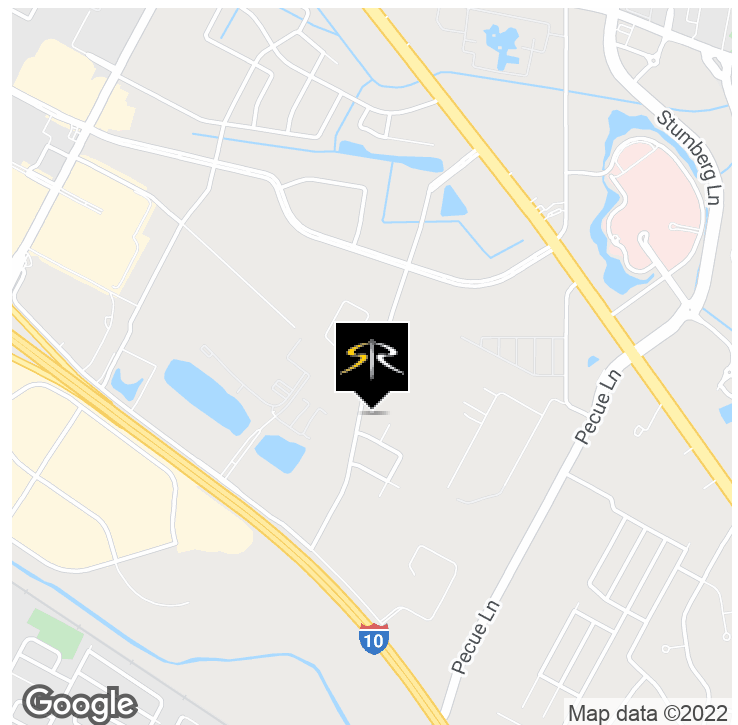


OFFERING SUMMARY

Lease Rate:	\$9.12 SF/yr (NNN)
Building Size:	7,236 SF
Lot Size:	0.52 Acres
Zoning:	M-1

PROPERTY HIGHLIGHTS

- Great Opportunity in Industriplex - Available January 1, 2023
- 7,236 Total SF: 1,488 Office-Showroom & 5,748 Warehouse
- Rent is \$5500.00/Monthly NNN
- 13" Grade Door plus Second Dock Door
- Dock Well is accessible for up to 53' Trailer
- Approximately 15 Parking Spaces plus Handicap Parking
- Great Access on Exchequer between Reiger Rd & Industriplex Blvd.
- Taxes \$6,715.66, Insurance \$3,138.71
- Stand Alone Warehouse - CAM to be contracted and paid by tenant
- All Utilities paid by tenant
- Owner responsible for Roof/Structural Maintenance



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AREA OVERVIEW

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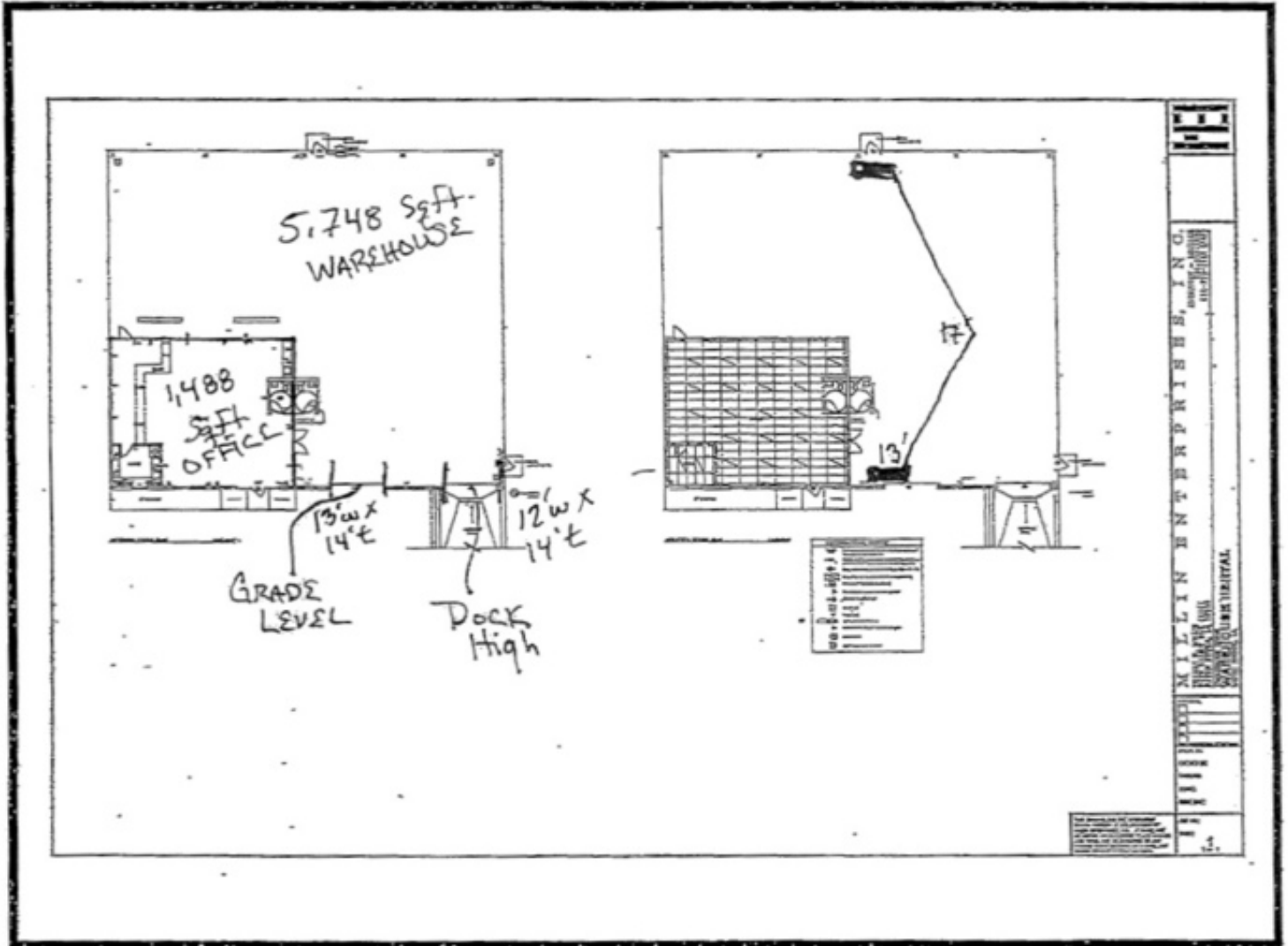
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FLOOR PLAN

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Floor Plan

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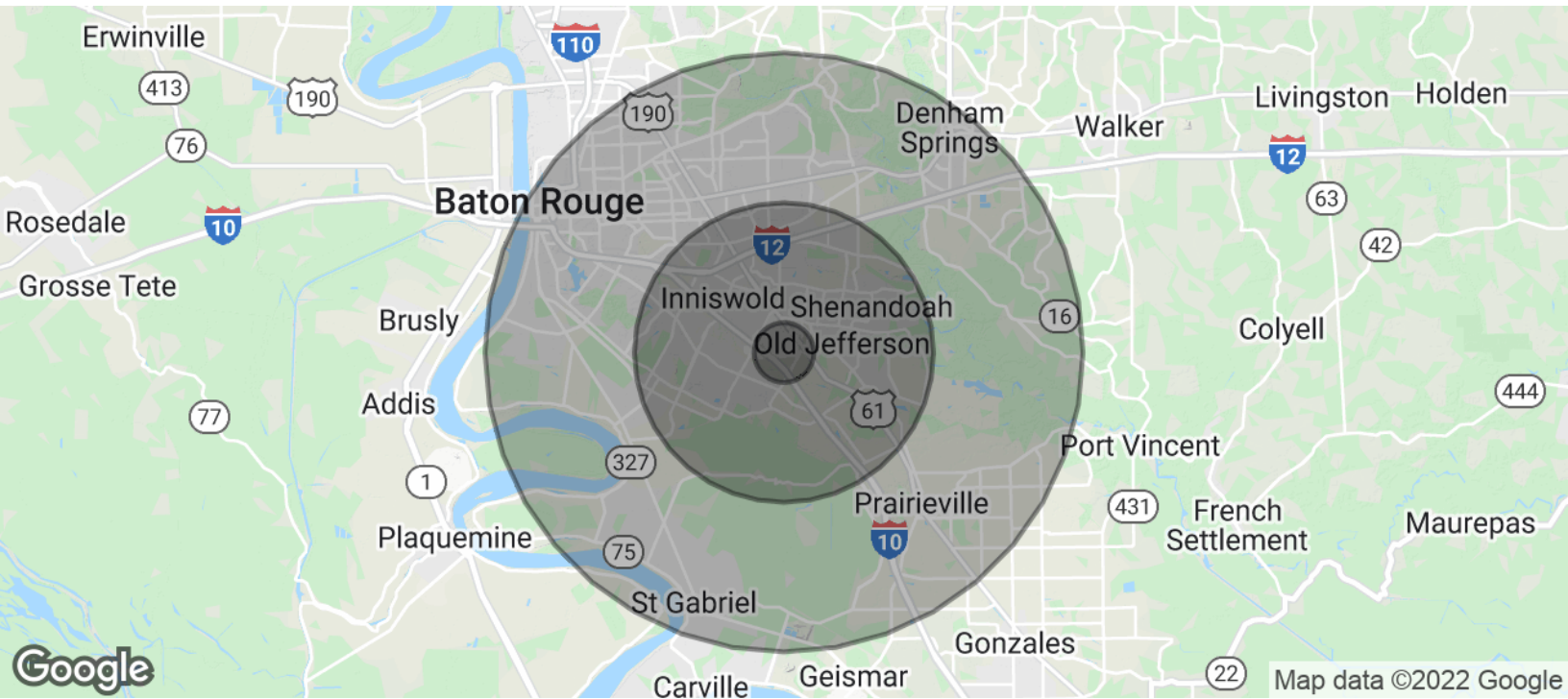
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,811	135,641	405,856
Average Age	34.6	37.0	34.4
Average Age (Male)	29.8	34.8	32.6
Average Age (Female)	37.2	38.9	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,102	56,568	156,533
# Of Persons Per HH	2.6	2.4	2.6
Average HH Income	\$100,225	\$84,793	\$72,851
Average House Value	\$347,445	\$266,234	\$247,193

* Demographic data derived from 2010 US Census

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