



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

STATE-OF-THE-ART INDUSTRIAL OFFICE/WAREHOUSE

7277 EXCHEQUER DR, BATON ROUGE, LA 70809

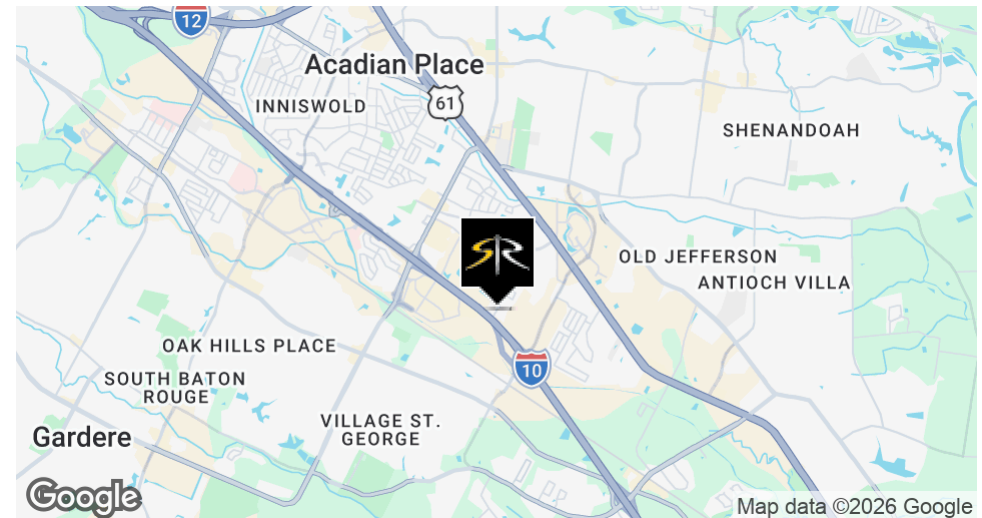
FOR SALE

108,000 SF



OFFERING SUMMARY

Sale Price:	\$21,000,000
Building Size:	108,000 SF
Office SF:	33,000 SF
Warehouse SF:	75,000 SF
Lot Size:	5.47 Acres
Price / SF:	\$194.44
Year Built:	2014
Zoning:	M1
Parking Spaces:	200
Bay Doors:	8



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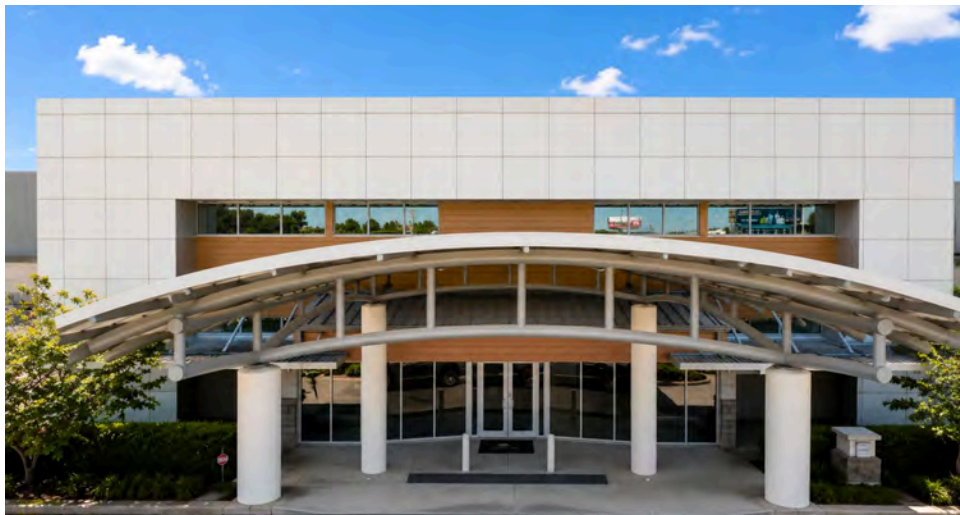
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COMPLETE HIGHLIGHTS

- 108,000 Square Feet
- 33,000 Square Feet Office (23,000 down/10,000 up)
- 75,000 Square Feet Climate Controlled Warehouse
- 8 Bay Doors (7 dock high/1 grade level)
- 35 Foot Clear Height
- 200 Parking Spaces
- Commercial Indoor Kitchen
- Commercial Outdoor Kitchen/Courtyard
- Large Conference Room/Training Room
- Property is priced at \$21,000,000 with the FF&E at \$2,000,000
- There will be a 2 year sale leaseback of 8% cap rate of purchase price roughly



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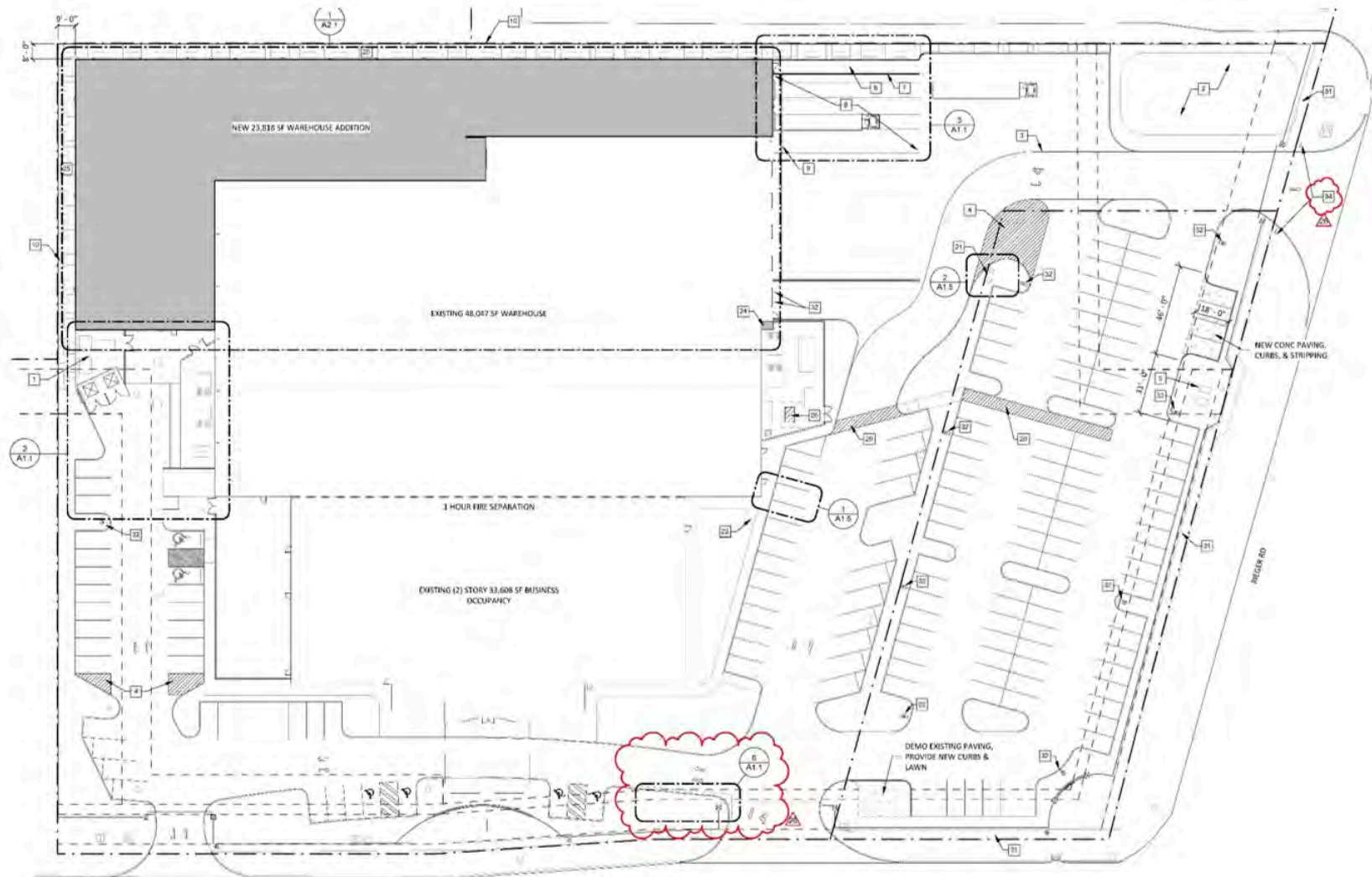
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SITE PLAN

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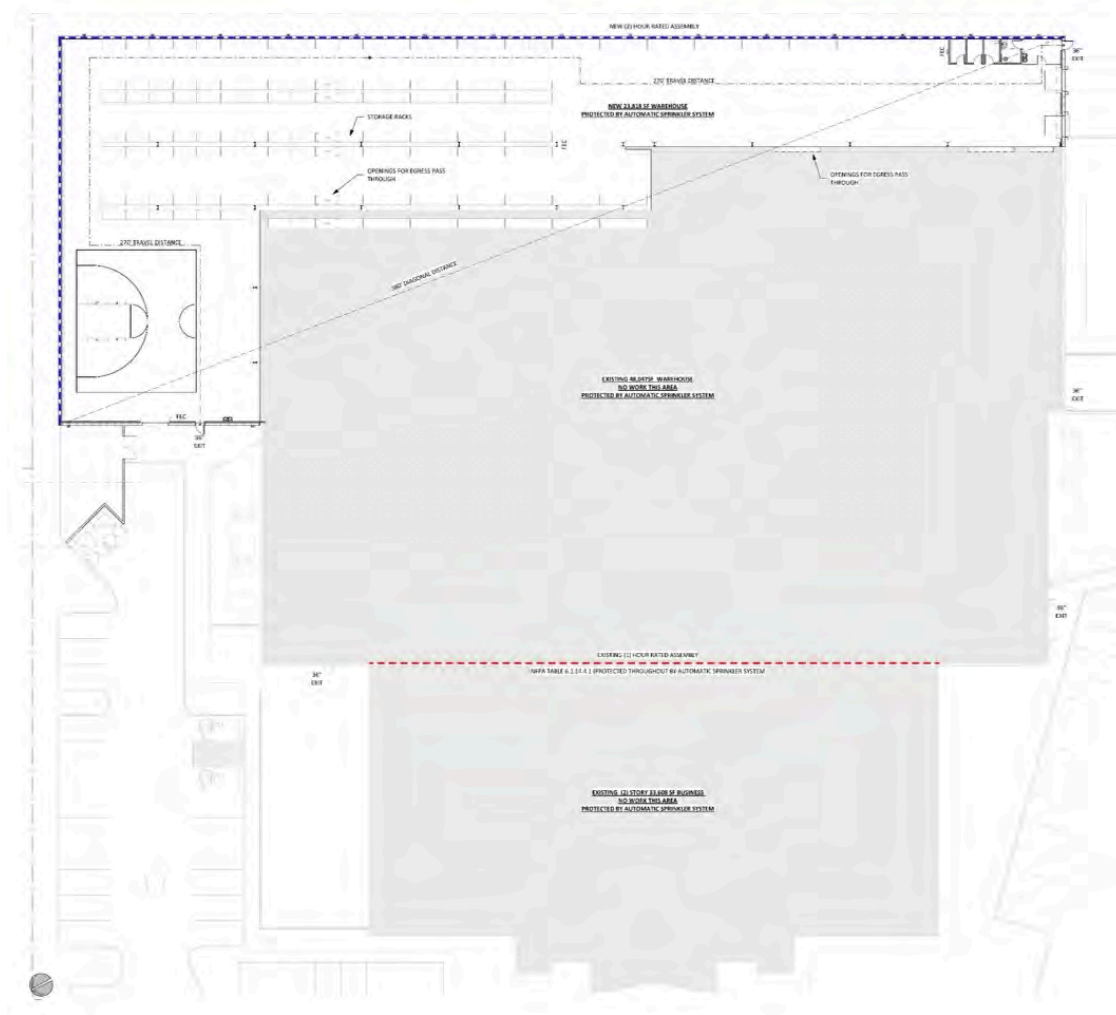
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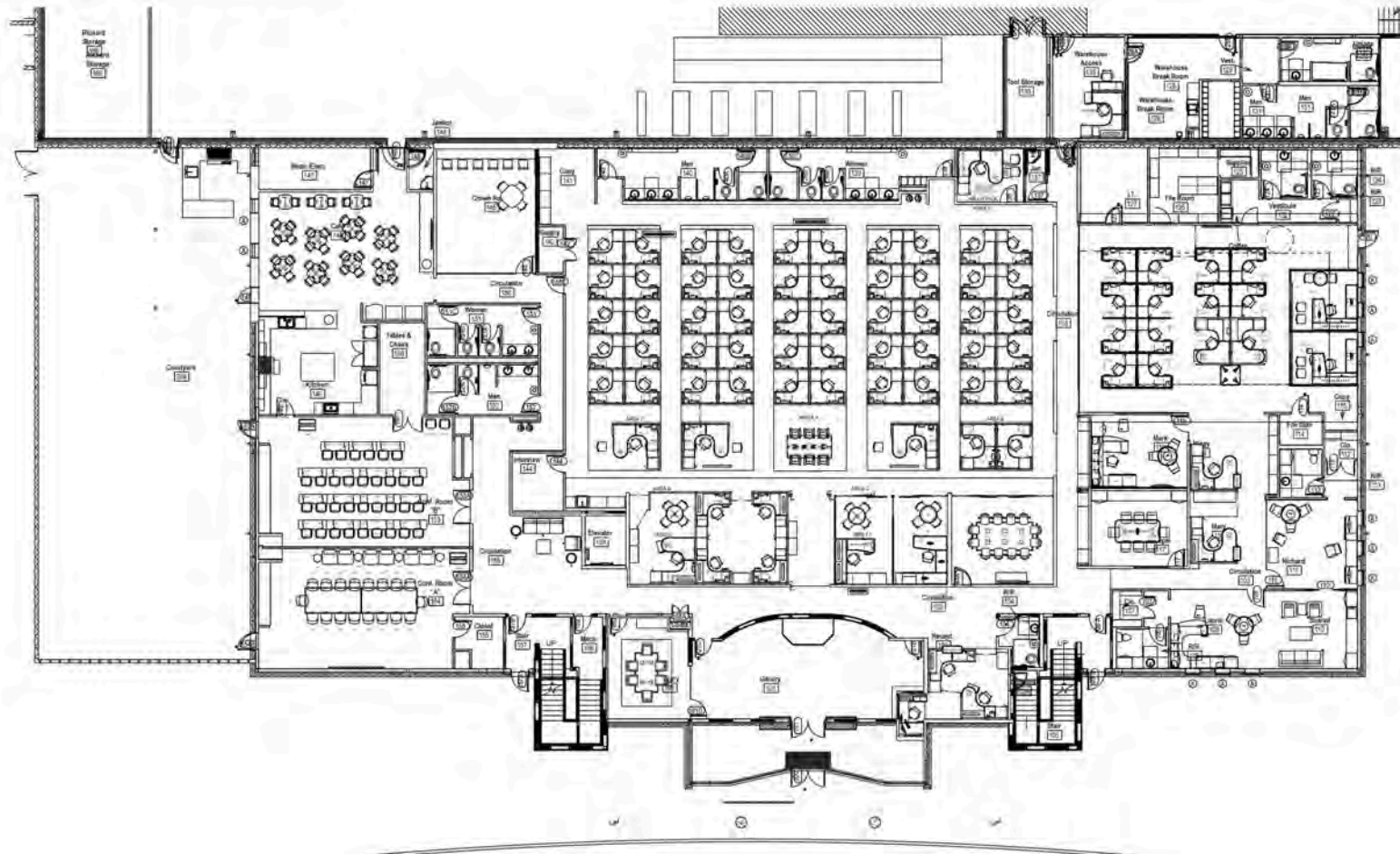
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FF&E - 1ST FLOOR

108,000 SF

FLOOR 1 - EXISTING FURNITURE PLAN



1st Floor - FF&E

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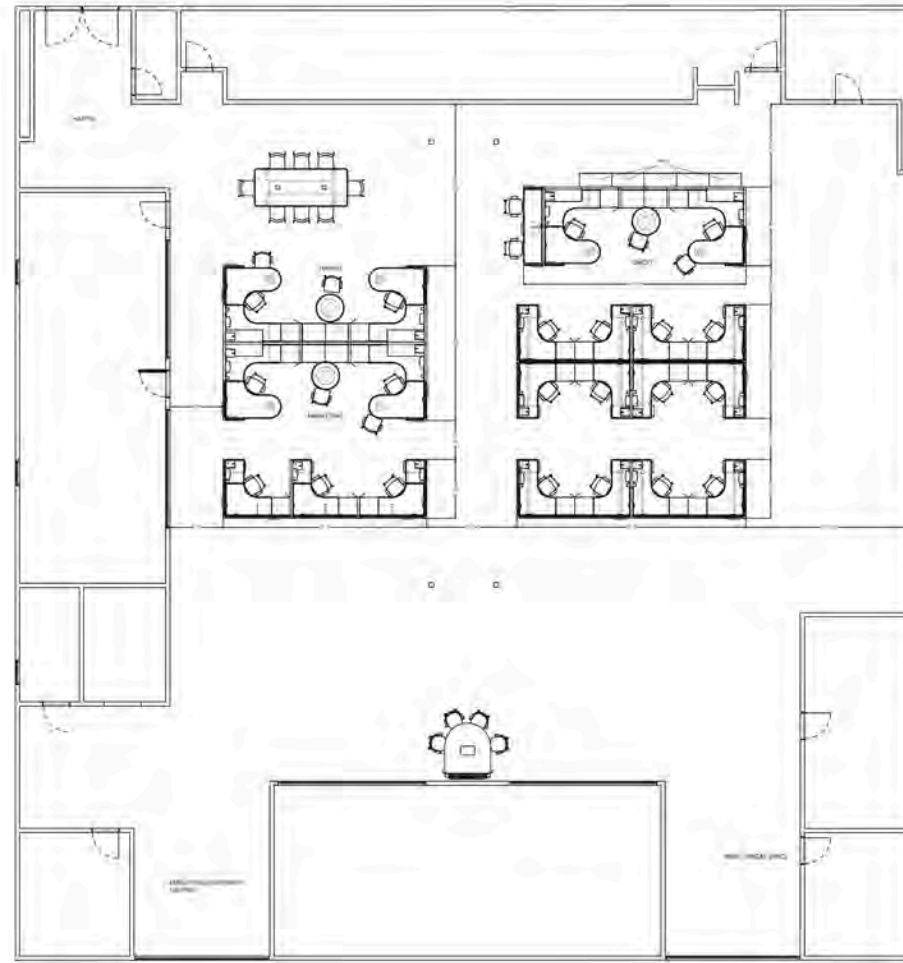
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FF&E - 2ND FLOOR

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2nd Floor - FF&E

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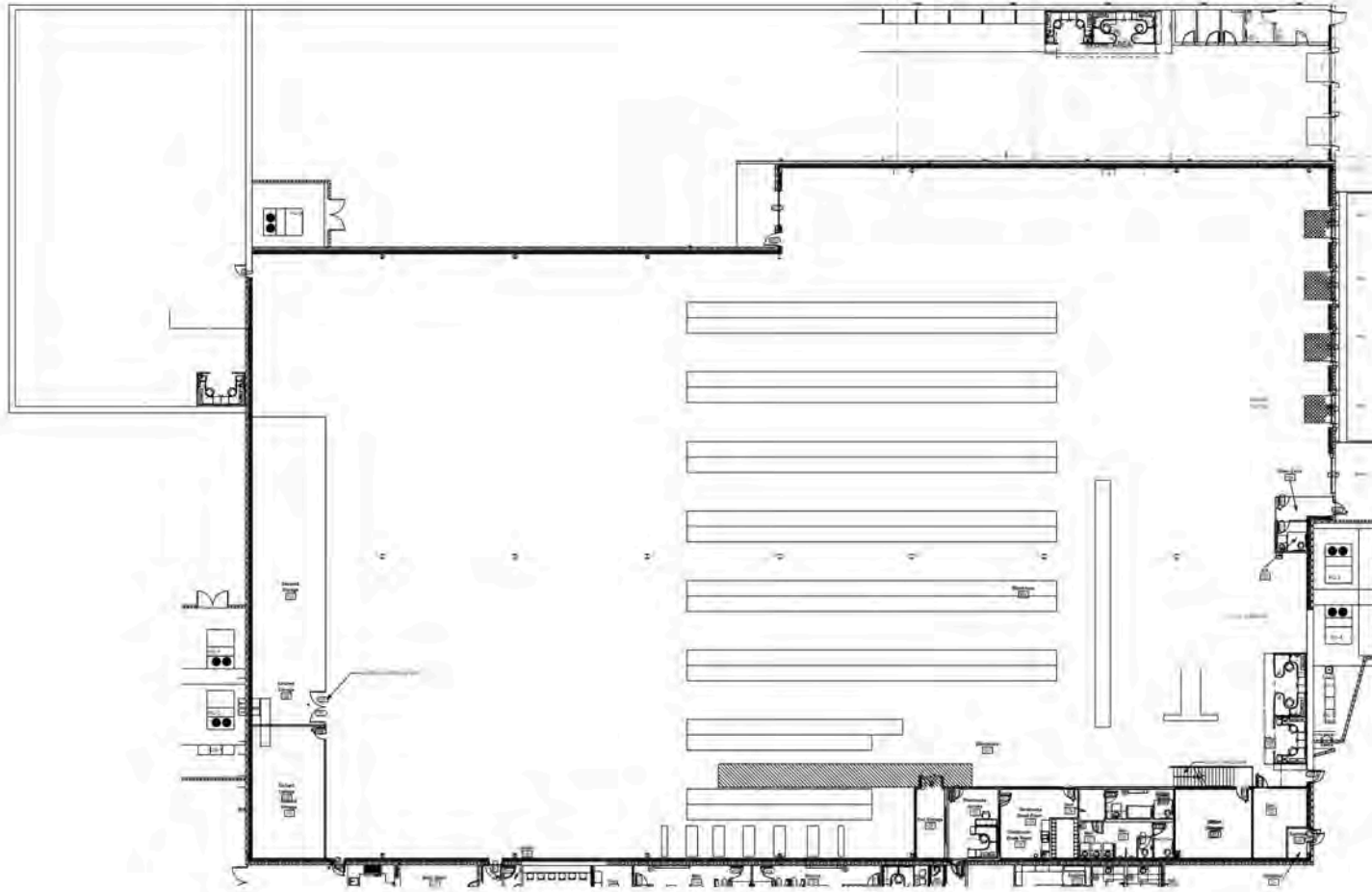
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FF&E - WAREHOUSE

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Warehouse FF&E

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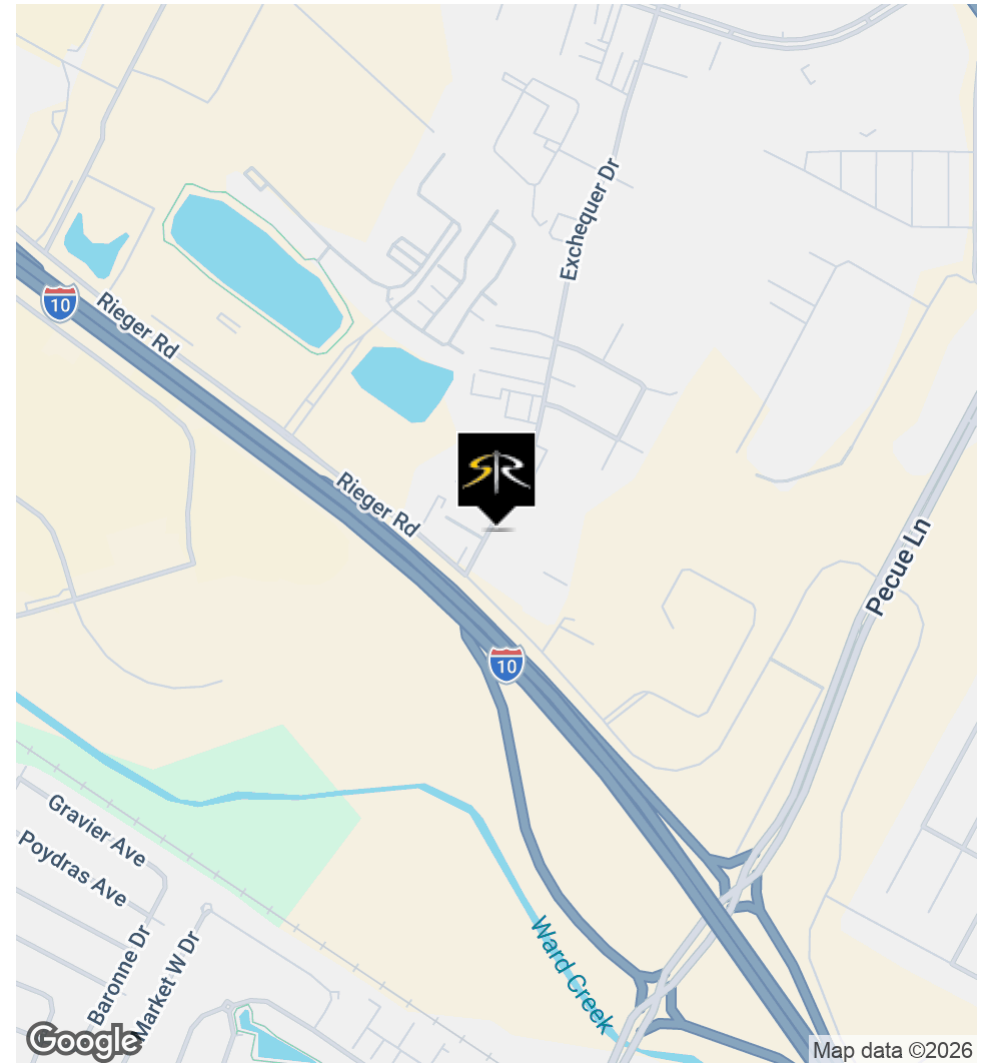
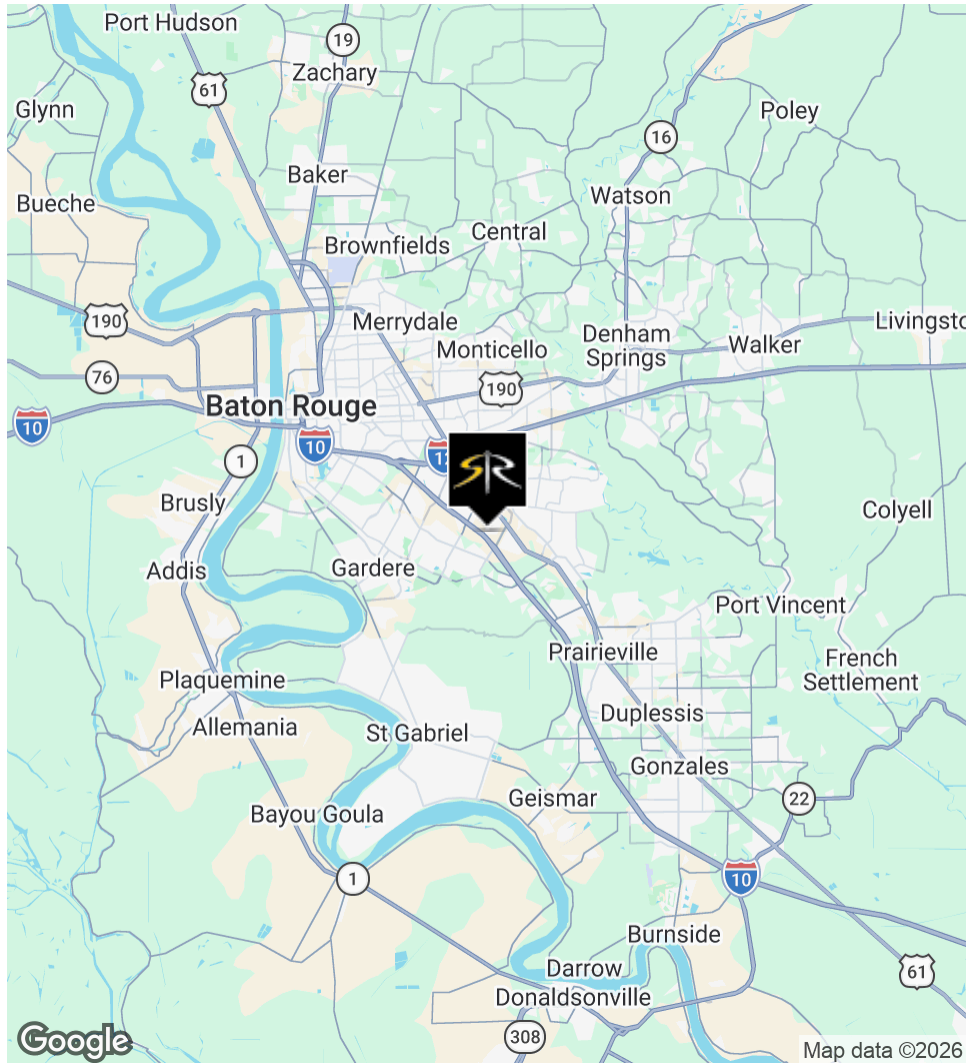


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