



OFFERING SUMMARY

Lease Rate:	\$7.50 SqFt/yr (NNN)
Total Building Size:	23,700 SF
Zoning:	M-1

PROPERTY OVERVIEW

- Stand-alone Dock-high Manufacturing Facility w/Cranes & 3 Phase Power, perfect for a Manufacturing/Distribution Business
- 23,700 SqFt Total Office/Warehouse:
 - 3,700 SqFt Office
 - 3,000 SqFt Second Floor Storage
 - 17,000 SqFt Warehouse

PROPERTY HIGHLIGHTS

- One Dock-High Door
- Five (5) Additional Grade-level Doors
- Two (2) five (5) Ton Cranes
- 24' 8" Eave Height
- 3 Phase /240 Volt / 1,200 Amp Service in Warehouse
- Approx. 24 Parking Spaces plus 1 Handicapped
- Two (2) points of access - Exchequer Dr. & Complex Blvd.
- Door Measurements:
 - 1 - Main Entrance on Exchequer: (14'x14')
 - 2 - Parking Area Entrance: (10'x10')
 - 1 - Exchequer Rear: (16'X20')
 - 1 - Complex Blvd: (22'x20')
 - 1 - Side on left of Building: (10'x10')
- Taxes: \$15,092.54
- Insurance: \$11,163.38
- Stand-alone Building so any CAM is contracted and paid directly by Tenant

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FOR LEASE
STAND ALONE DOCK-HIGH MANUFACTURING FACILITY W CRANES & 3 PHASE POWER
6640 EXCHEQUER DR., BATON ROUGE, LA 70809

23,700 SF



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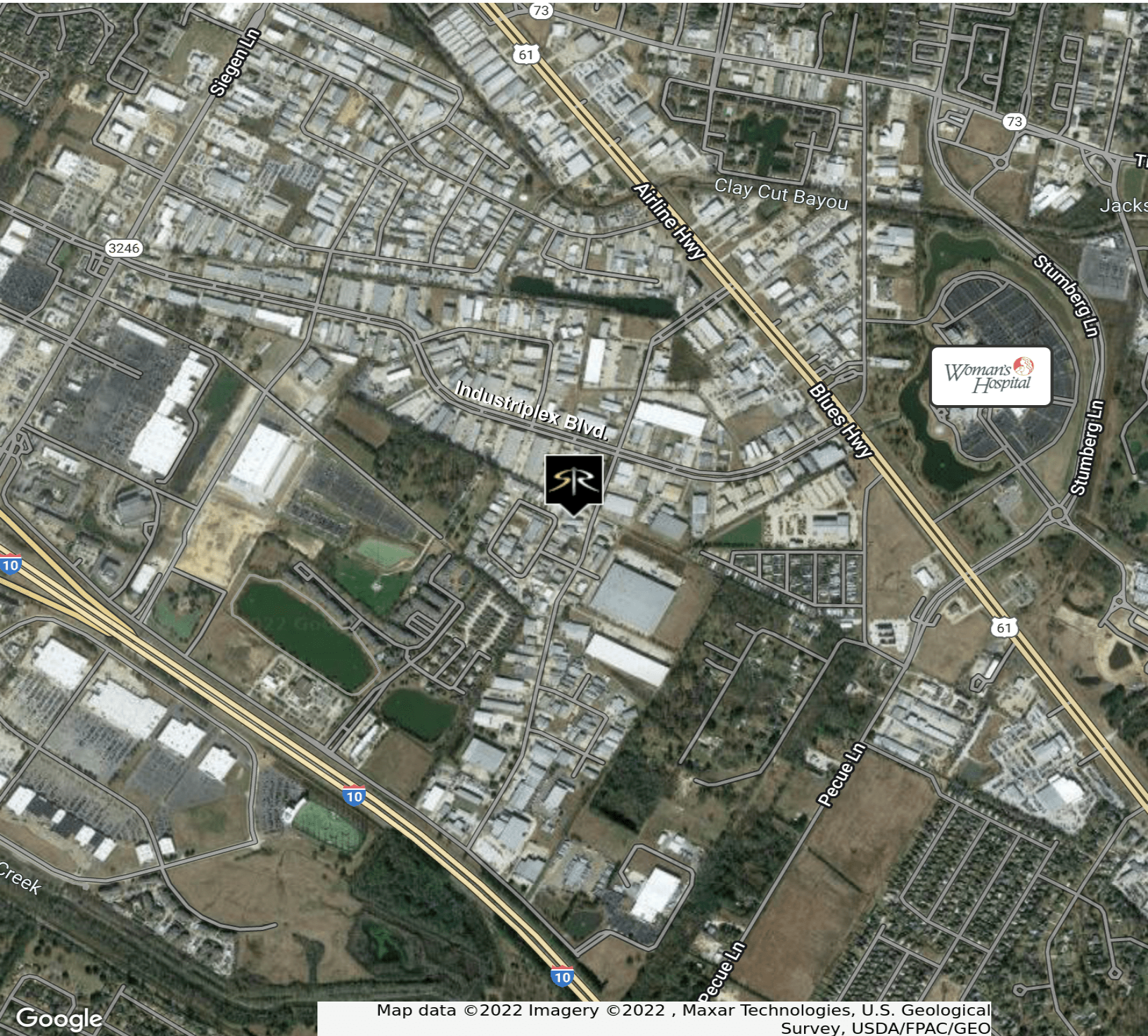
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