



FOR LEASE

# 12025 INDUSTRIPLEX BLVD

12025 INDUSTRIPLEX BLVD, BATON ROUGE, LA 70809

12,000 SF

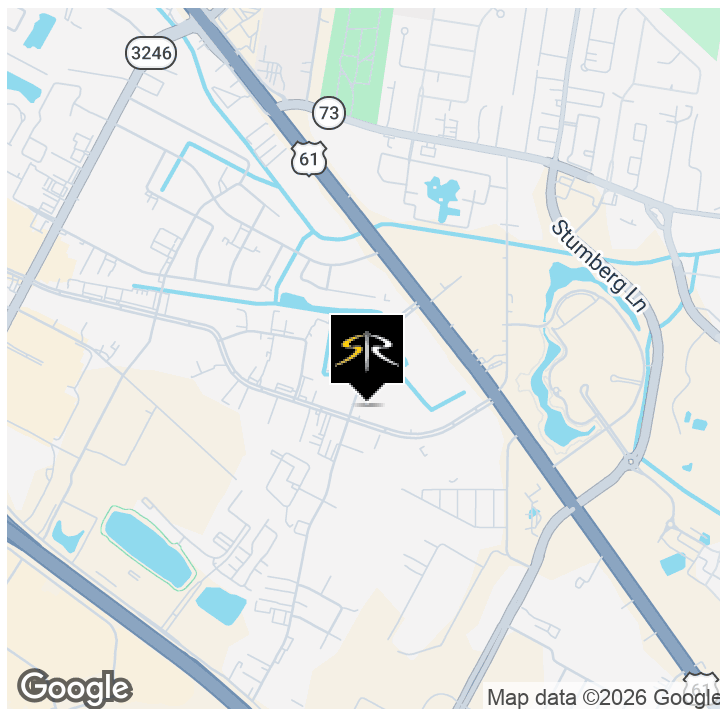


## OFFERING SUMMARY

|                           |                       |
|---------------------------|-----------------------|
| Lease Rate:               | \$11 - 13 SF/yr (NNN) |
| Building Size:            | 12,000 SF             |
| Office SF:                | 3,000 SF              |
| Warehouse SF:             | 9,000 SF              |
| Drive-In Bays:            | 5                     |
| Property Tax & Insurance: | \$1.25 SF/yr          |
| Lot Size:                 | 0.699 Acres           |
| Zoning:                   | Light Industrial      |
| Available:                | 1/1/2027              |

## PROPERTY HIGHLIGHTS

- 12,000 SqFt Office Warehouse in Industriplex
- Flexible Landlord — quick response times



**MATTHEW SHIRLEY**  
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## COMPLETE PROPERTY HIGHLIGHTS

- **12,000 SqFt Office Warehouse in Industriplex**
  - Office: ± 3,000 SqFt
  - Climate-Controlled Warehouse: ± 1,450 SqFt
  - Warehouse: ± 7,550 SqFt
- **Customization Opportunity | Or As-Is |** Landlord embarking of large remodel. - perfect timing for Tenant to enter the fold and be involved with construction decisions
- **Lease rate range** \$11-\$13/SF depending on Tenant needs and/or Tenant participation in construction
- **Additional** \$1,250/month collected for Property Tax & Insurance (\$1.25/ft).
- **Flexible Landlord** — quick response times
- **Work Details**
  - Full office remodel
  - Updated bathrooms
  - Overhead door repairs
  - Breakroom upgrade
  - Exterior metal R-panel reskin
  - Update mansard roof
  - Façade improvements
  - Remove crape myrtles in front of building
- **Owner/Agent**

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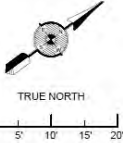
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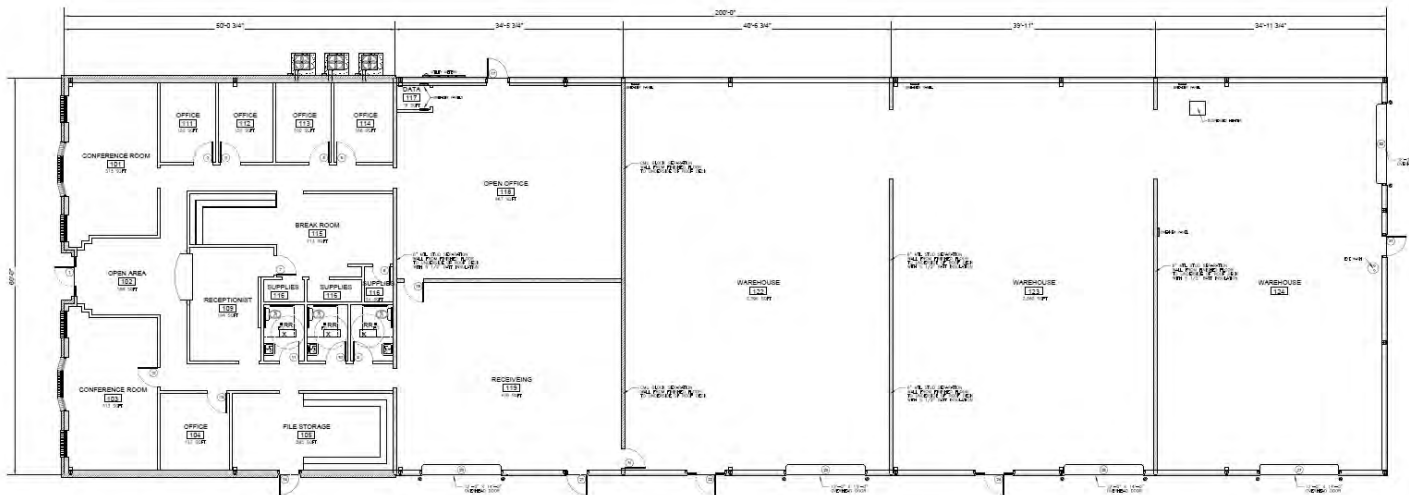
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VICINITY MAP



SCALE: CUSTOM

DATE: 08/25/2028

12025 INDUSTRIPLEX BLVD.  
BATON ROUGE, LA 70809  
EAST BATON ROUGE PARISH

TOTAL OFFICE AREA: 4,432 SQFT  
TOTAL WAREHOUSE AREA: 7,568 SQFT

DISCLAIMER: THIS PLAN HAS BEEN  
PREPARED FOR MARKETING  
PURPOSES ONLY. INTERESTED  
PARTIES SHALL TAKE THEIR OWN  
MEASUREMENTS AND VERIFY THE  
ACCURACY OF THE INFORMATION HEREIN.  
ALL DIMENSIONS SHALL BE VERIFIED  
ON SITE.

MEASURED & PREPARED BY:



GAUTHIER & ASSOCIATES, LLC  
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PRAIRIEVILLE, LA 70769  
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