



**12643 Jefferson Hwy.**

Baton Rouge, LA 70816

### Property Features

- Office/Warehouse Available For Lease
- Excellent South Baton Rouge Location
- +/- 4,840 Total Sq. Ft.
- +/- 1,650 Sq. Ft. of Climate Controlled Warehouse - \$1,000/Month
- +/- 3,190 Sq. Ft of Office - \$3,190/Month
- Can be leased separately
- Property features 10 private offices, lounge area, reception area, three restrooms, kitchen area, controlled climate warehouse, and ample parking
- Pylon signage available
- Excellent visibility and access from Jefferson Hwy



**Asking Price:**  
**\$4,290/Month**  
**Modified Gross**

**Bill Gremillion, CCIM**  
Office: 225.295.0800  
Bgremillion@latterblum.com

**Chris Gremillion, CCIM**  
Direct: 225.297.7445  
Office: 225.295.0800  
Cgremillion@latterblum.com

The floor plan shows a building with a large warehouse section on the left and an office section on the right. The warehouse section is labeled "1,650 SF Climate Controlled Warehouse" and includes a "1-HOUR FIRE WALL". The office section is labeled "3,190 SF Office" and includes various rooms such as "OFFICE 1" through "OFFICE 8", "CORR. 1" through "CORR. 5", "LOUNGE", "RECEPTION", "STORAGE", "TOILET", "CONF.", "SECT. POOL", and "RECEIPT". The plan also shows a "SIDEWALK" and "USE" area. Dimensions are provided for various rooms and overall sections. A note indicates "PROVIDE 5/8\" CABLE & BATT. INSUL. IN THIS ENTIRE HALL AND IN ALL EXTERIOR HALLS EXCEPT OFFICE". Another note says "TYPE 2A10BC (TYPICAL)".

10455 Jefferson Highway, Suite 200  
Baton Rouge, LA 70809 USA  
225.295.0800  
[www.latterblum.com](http://www.latterblum.com)