

FOR LEASE



INDUSTRIPLEX SMALL WAREHOUSE WITH OFFICE

11616 INDUSTRIPLEX BOULEVARD • BATON ROUGE, LA 70809

Highlights

Unit Size SF:	1,000
Lease Rate:	\$850 MO
Offices:	2
Overhead Door	10x10 (One)
Parking	2
Zoning:	Industrial



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Property Description

Small warehouse with two offices for lease. This is a quiet property located in an industrial corridor minutes from I-10. This 1,000 sf office/warehouse is clean and rent ready. One 10x10 grade level overhead door. Two offices have A/C and heat. Warehouse is insulated and well kept. Tenant pays Electric. Landlord pays water, sewer, trash, property taxes, property insurance.

Highlights

- Owner Pays Water
- Owner Pays Trash Pickup
- Owner Pays Sewer
- Tenant Pays Electricity
- Tenant Pays Internet



Property Photos

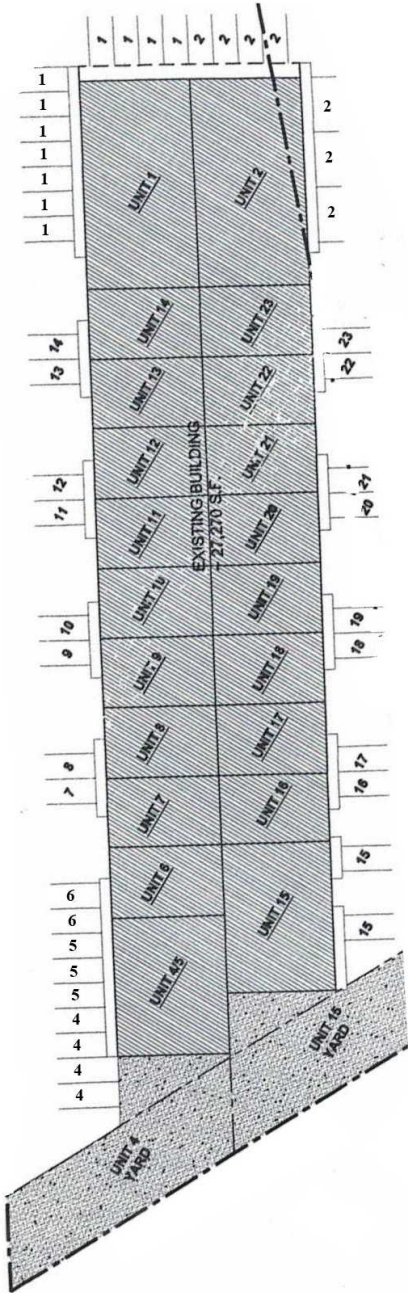


Site Plan

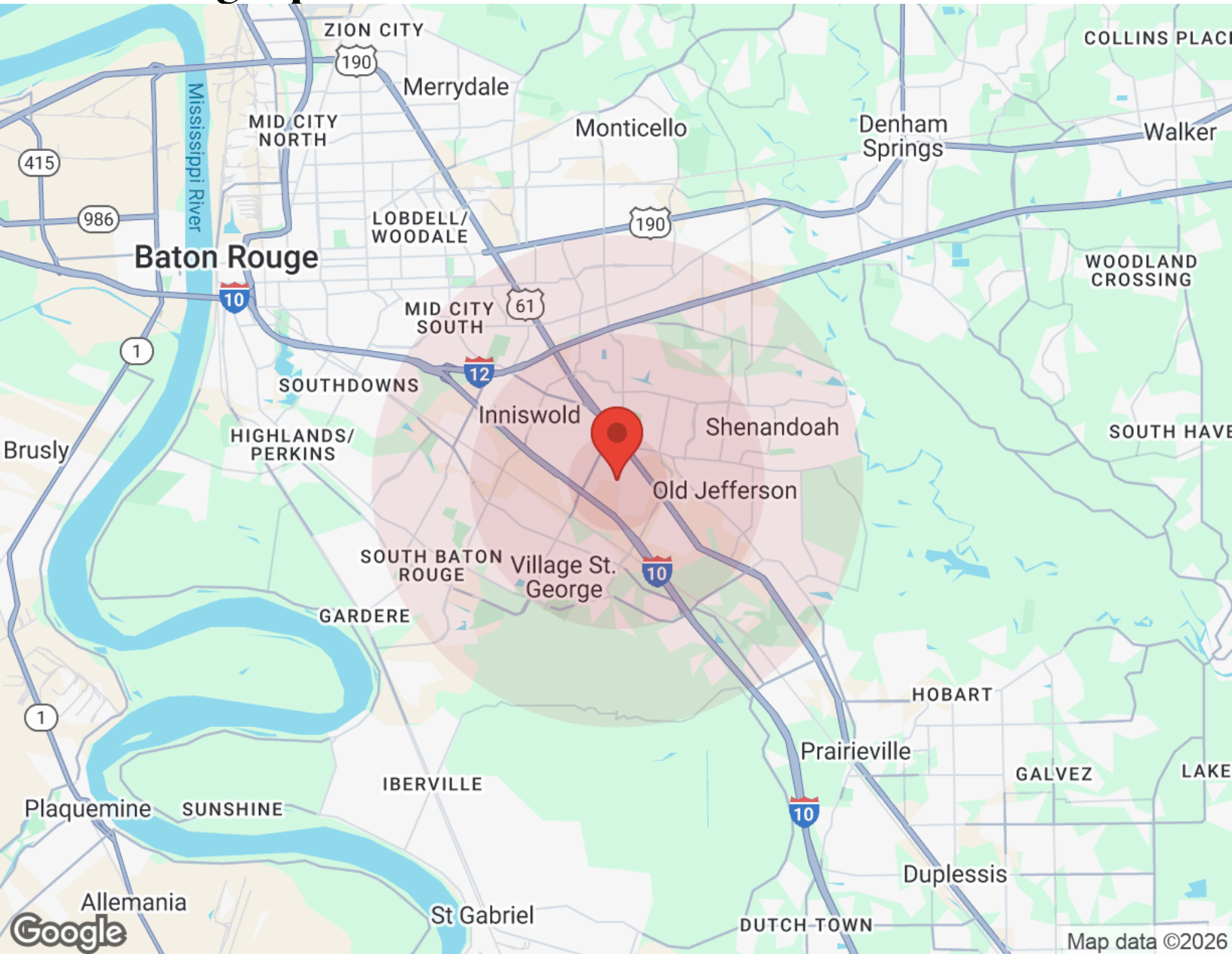


INDUSTRIPLEX BLVD

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Demographics



Population	1 Mile	3 Miles	5 Miles
Male	2,703	32,735	79,377
Female	2,887	35,452	85,850
Total Population	5,590	68,186	165,227

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,021	12,498	30,616
Ages 15-24	870	9,334	24,007
Ages 25-54	2,178	25,381	61,517
Ages 55-64	577	7,413	17,885
Ages 65+	944	13,561	31,203

Race	1 Mile	3 Miles	5 Miles
White	2,682	35,368	84,679
Black	1,807	21,731	53,699
Am In/AK Nat	4	41	132
Hawaiian	N/A	14	17
Hispanic	662	5,939	13,945
Asian	346	3,880	9,947
Multi-Racial	87	1,159	2,693
Other	2	55	132

Income	1 Mile	3 Miles	5 Miles
Median	\$79,378	\$81,665	\$83,988
< \$15,000	121	2,132	5,441
\$15,000-\$24,999	102	1,284	3,230
\$25,000-\$34,999	131	2,159	4,570
\$35,000-\$49,999	359	3,499	7,458
\$50,000-\$74,999	471	4,649	10,411
\$75,000-\$99,999	252	4,063	9,660
\$100,000-\$149,999	434	5,115	11,973
\$150,000-\$199,999	310	3,015	6,309
> \$200,000	275	3,696	10,116

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,828	34,074	79,763
Occupied	2,456	29,612	69,168
Owner Occupied	1,088	16,897	42,289
Renter Occupied	1,368	12,715	26,879
Vacant	372	4,461	10,596