

Baton Rouge West Distribution Center

1850 Grand Terre Ln Port Allen, LA 70767

PROPERTY SUMMARY



Property Description

20,215 SF +/- unit available for lease at Baton Rouge West Distribution Center. BR West is well located just north of I-10 between Hwy. 1 and Hwy. 415 in Port Allen, LA. The subject space features the following:

- 20,215 SF +/-
- Five (5) Dock High Loading Doors
- One (1) OH Grade Level Door
- 2,752 SF Office Area
- 3-Phase 480v Service
- Overhead Bridge Crane - 10 Ton Capacity
- ESFR
- 30' Clear Height
- 50'X50' Column Spacing
- Net Charges \$1.75 PSF
- Available January 1, 2027

Offering Summary

Lease Rate:	\$8.75 SF/yr (NNN)
Available SF:	20,215 SF
Building Size:	220,000 SF

Brent Garrett

225.978.2071

bgarrett@beaubox.com

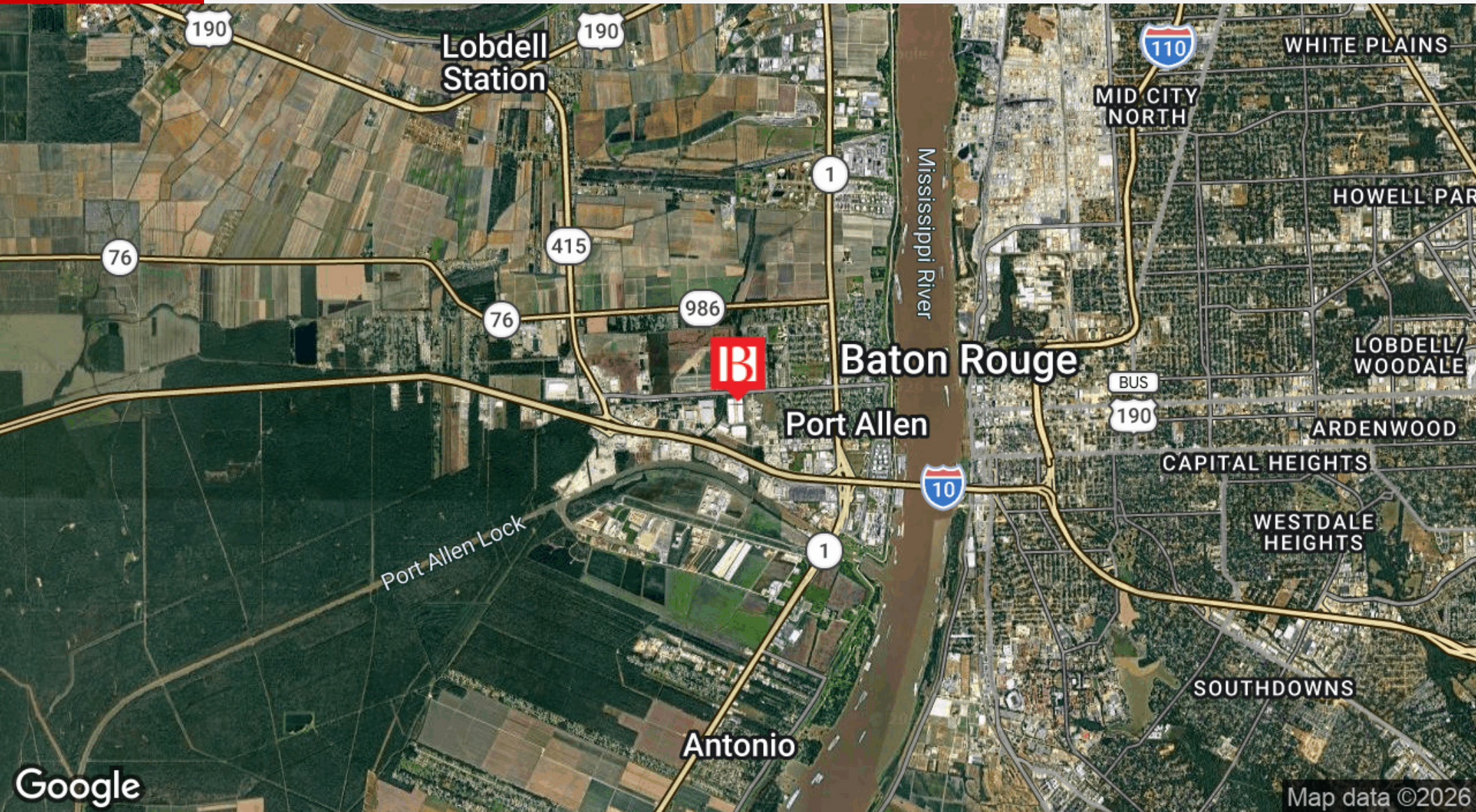
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LOCATION MAP



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WAREHOUSE PHOTOS



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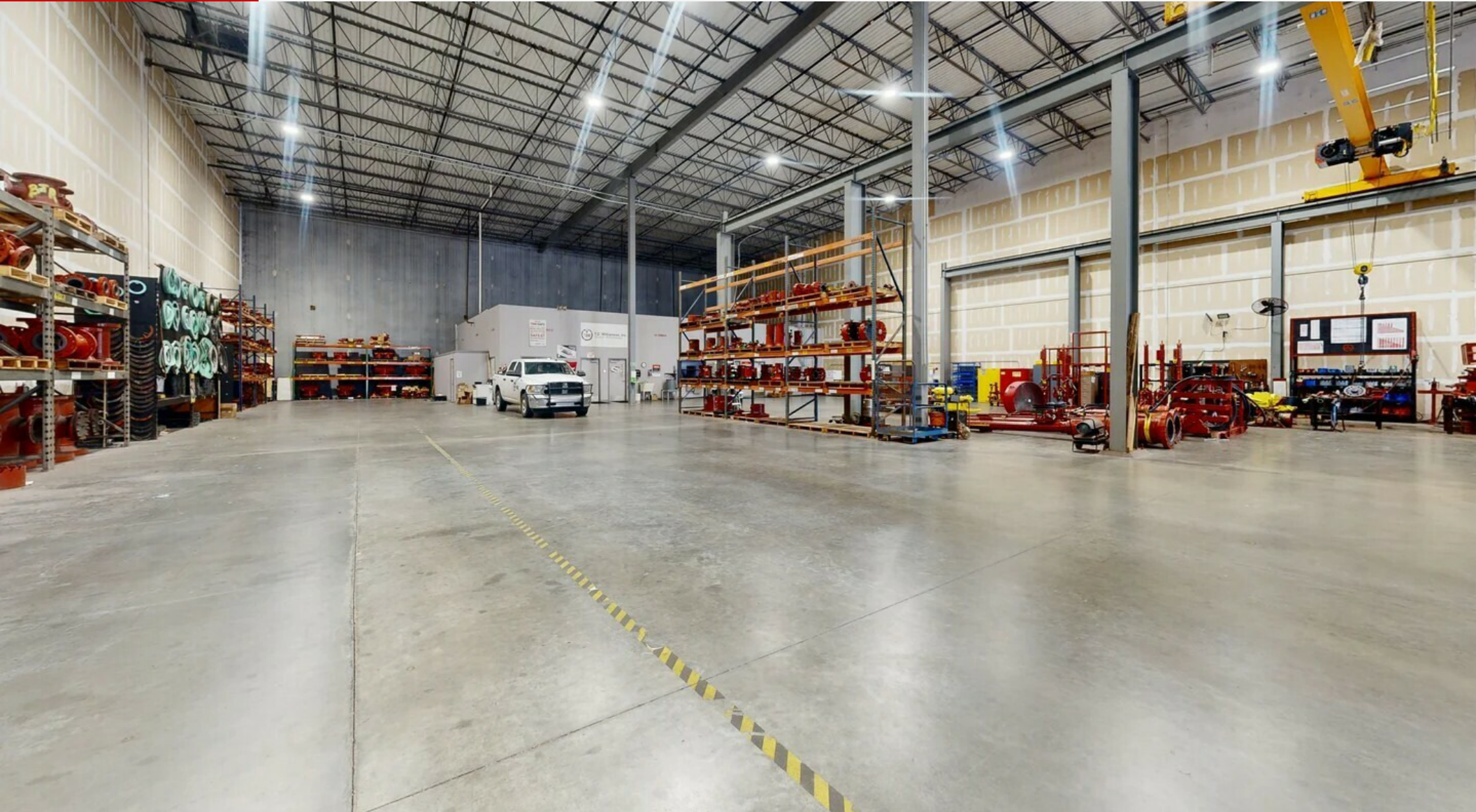
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AERIAL PHOTO



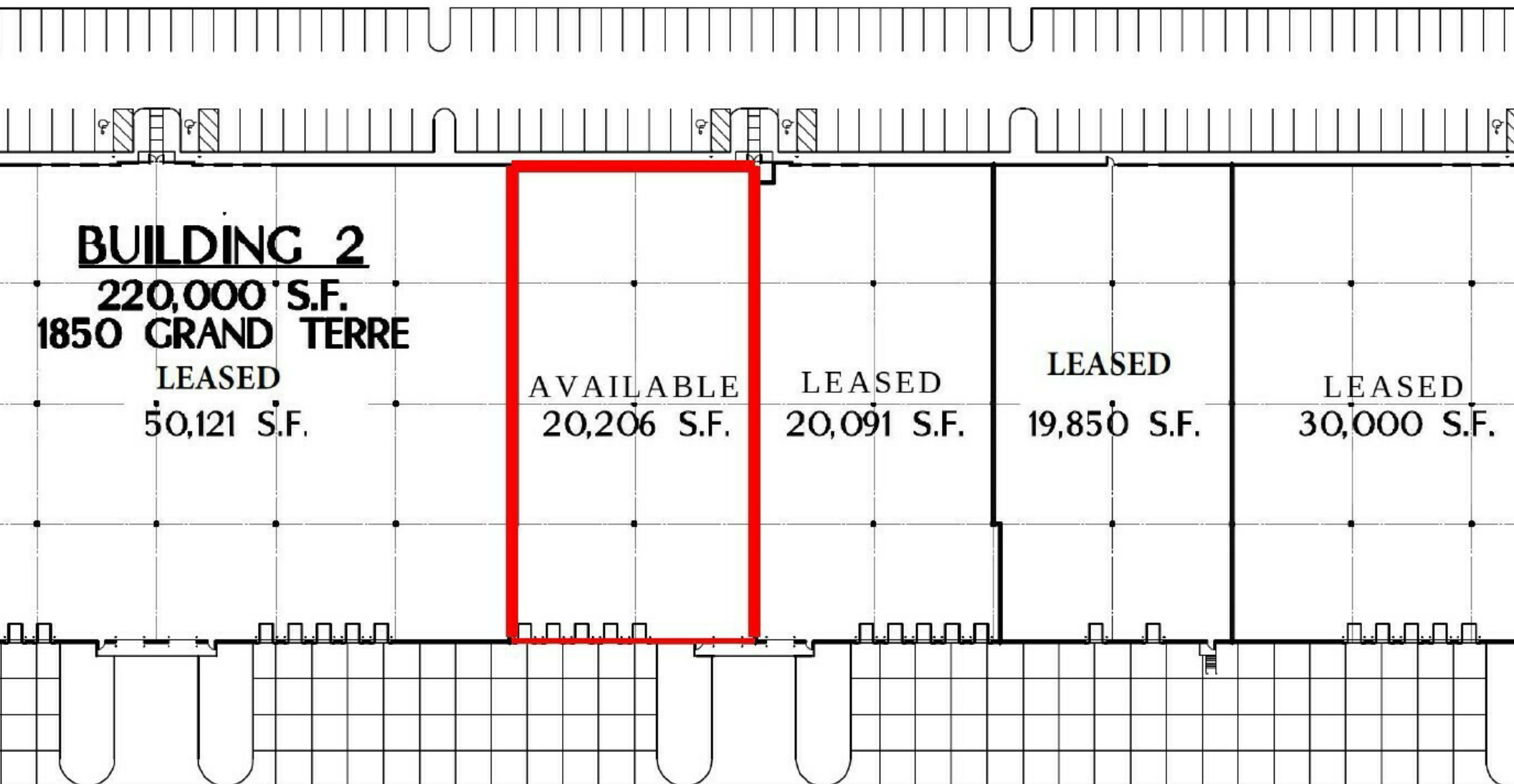
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SUBJECT SITE PLAN



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