FOR LEASE

OFFICE WAREHOUSE
11765 DARRYL DRIVE, BATON ROUGE, LA 70815



PROPERTY OVERVIEW

Approximately 51,200 SF office/warehouse building
43,200 SF warehouse and 8,000 SF office
Zoned M1 Light Industrial
Flexible leasing options from 6,000 SF up to the full building
Warehouse-only space: 6,000 SF minimum; 18,000 SF vacant and immediately available
Unit A: Approximately 9,200 SF of existing office/warehouse space; warehouse area can be expanded in 6,000 SF increments
20-foot eave height
Wet sprinkler system
Nine 12' x 14' grade-level overhead doors
20-foot-wide canopy along the full delivery side of the building
40-foot-wide paved truck apron
New LED lighting throughout

OFFERING SUMMARY

Space Available: 51,200 SF

Lease Rate: $7.00/SF Modified Gross Lease

Zoning: M1- Light Industrial

AREA DESCRIPTION

Minimum Lease Space: 6,000 SF

Immediately Available: 18,000 SF Warehouse

Bay Sizes: 80' x 75' - Clear Span

DERBES FALGOUST COMMERCIAL REAL ESTATE
10455 Jefferson Hwy, Suite 210
Baton Rouge, LA USA 70809

SCOT GUIDRY, CCIM
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COMMERCIAL REAL ESTATE

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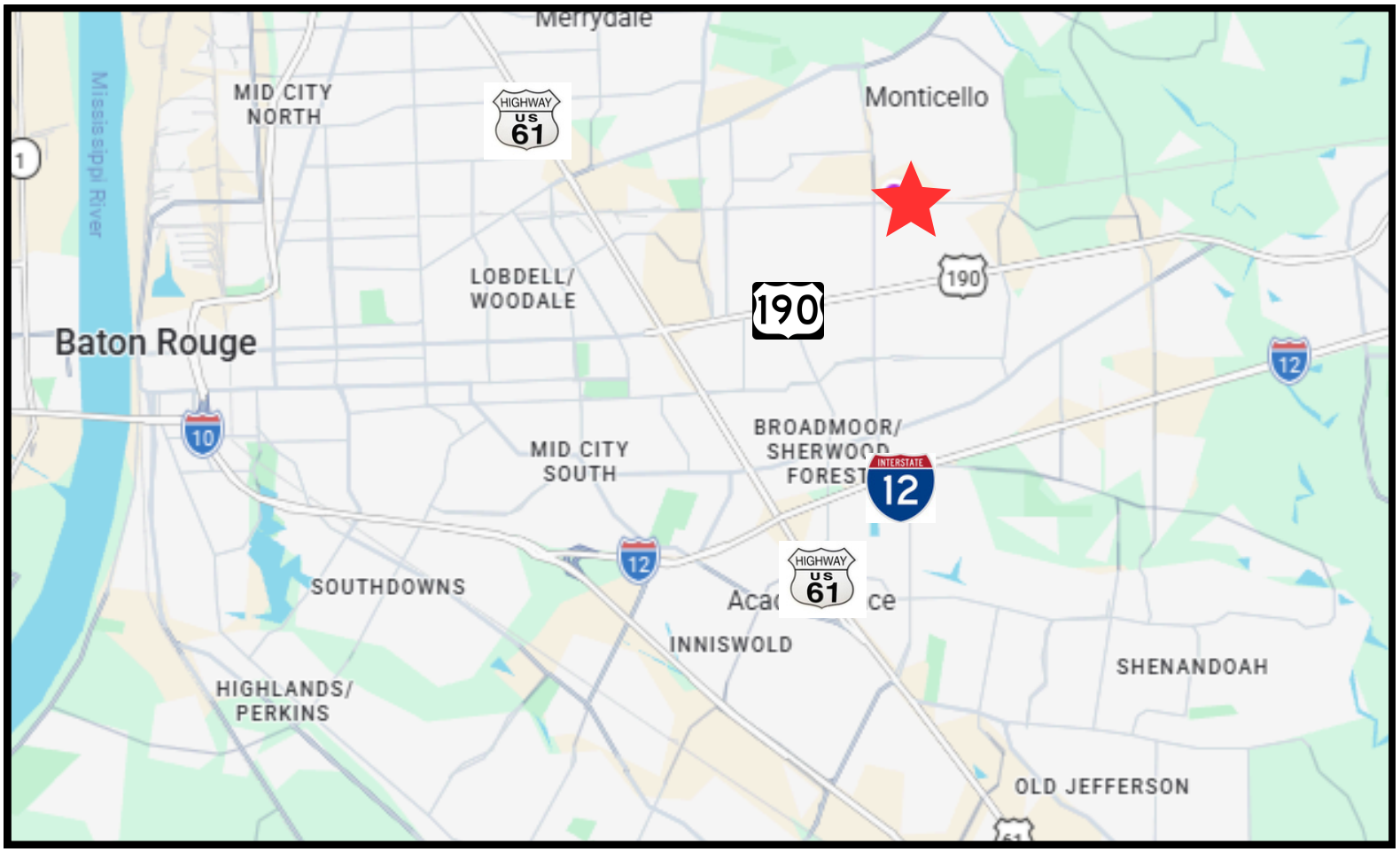



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