

Single-Tenant NNN Industrial Investment for Sale 609 Centerville St NE Denham Springs, LA 70726

Table of Contents



Single-Tenant NNN Industrial Investment for Sale 609 Centerville St NE Denham Springs, LA 70726

Executive Summary

Single-Tenant NNN Industrial Investment for Sale

The Offering – NAI/Latter & Blum, as exclusive Broker to the Owner, is pleased to present the opportunity to acquire 609 Centerville St NE, a 55,000 square-foot single-tenant NNN leased warehouse on ±4.67 acres located in Denham Springs, LA.

Solid Location – Centerville St NE is conveniently located in the heart of Denham Springs. The property has easy access to both S Range Ave, Hatchell Ln, and Florida Blvd. This location provides access to Baton Rouge, Walker and I-12.

This property is located in close proximity to a large labor supply force. This location also allows for convenient access to employees travelling to and from work.

Opportunity —Purchase a 55,000 SF Single-Tenant NNN Industrial Investment located on in Denham Springs, LA. This property provides value add potential as the tenants are currently paying below market rent.

Financing – Property shall be delivered free and clear.



Offering Summary

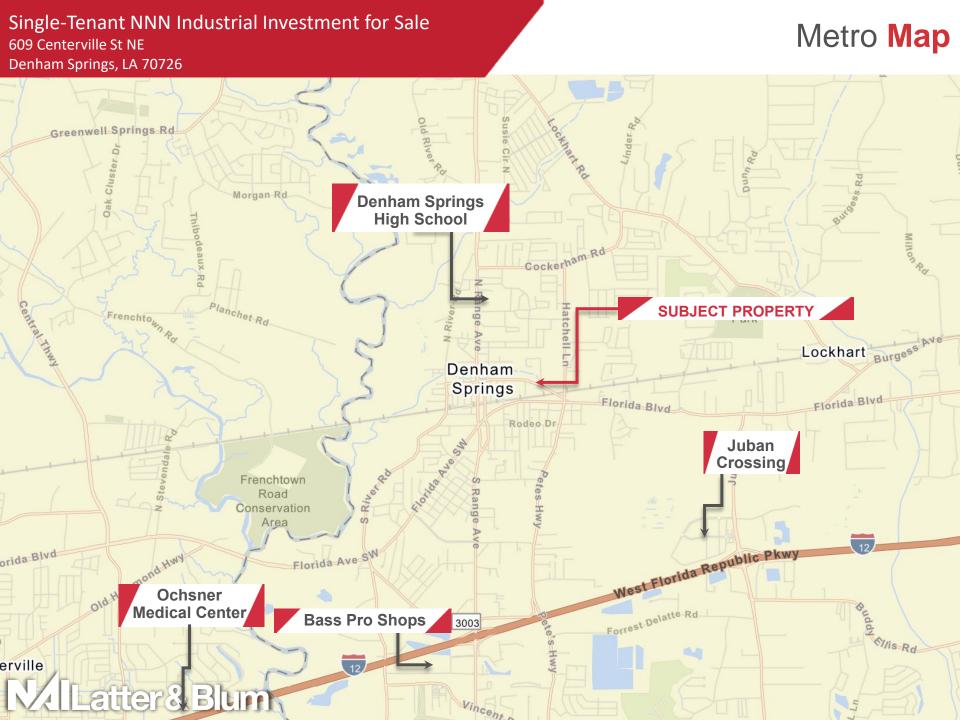
Property Location: 609 Centerville St. NE,

Denham Springs, Louisiana

Building Size: 55,000 SF
Land Size: 4.67 Acres
Zoning: I1 - Industrial

Asking Price: \$3,475,000



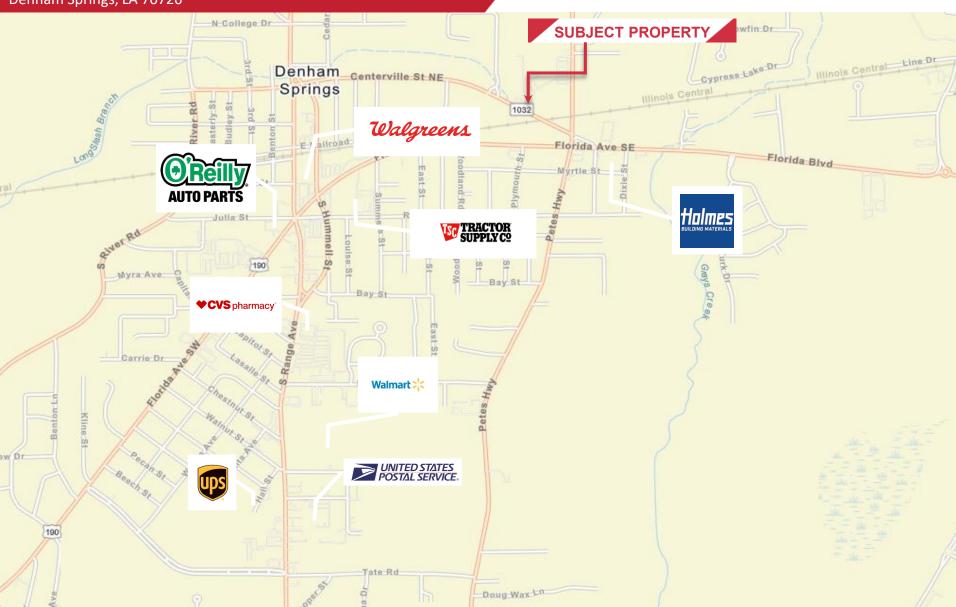


Single-Tenant NNN Industrial Investment for Sale

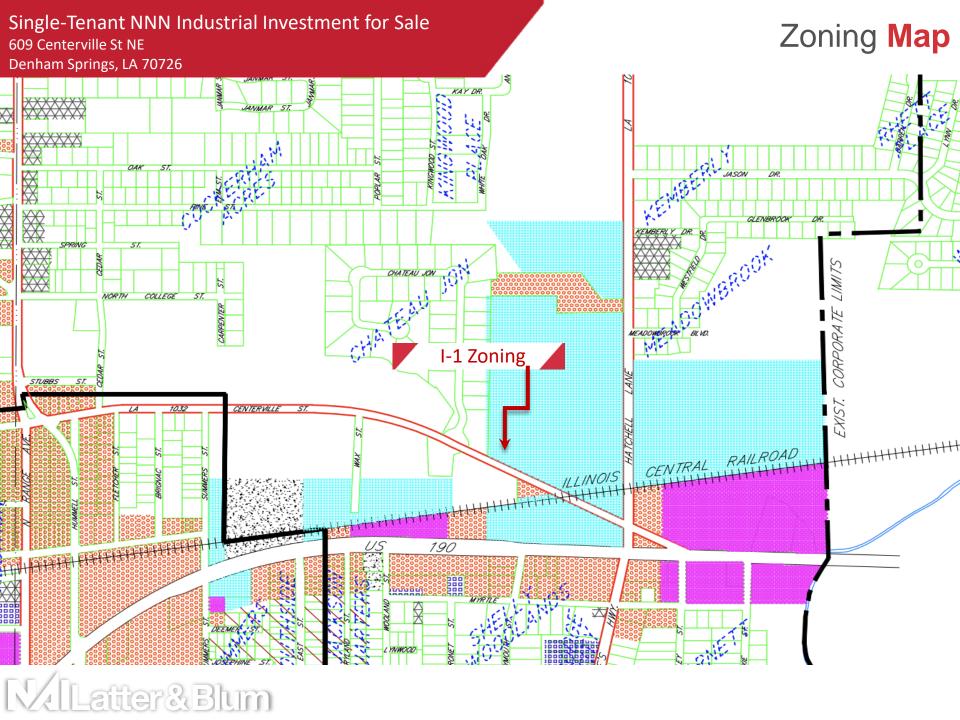
609 Centerville St NE

Denham Springs, LA 70726

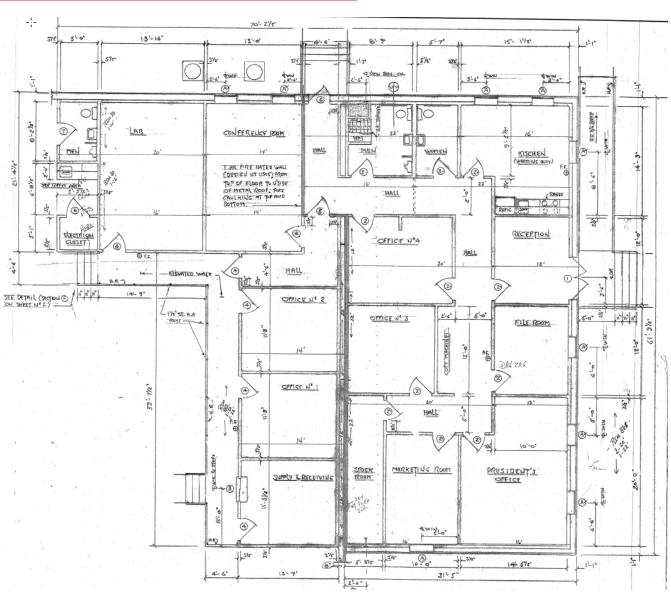
















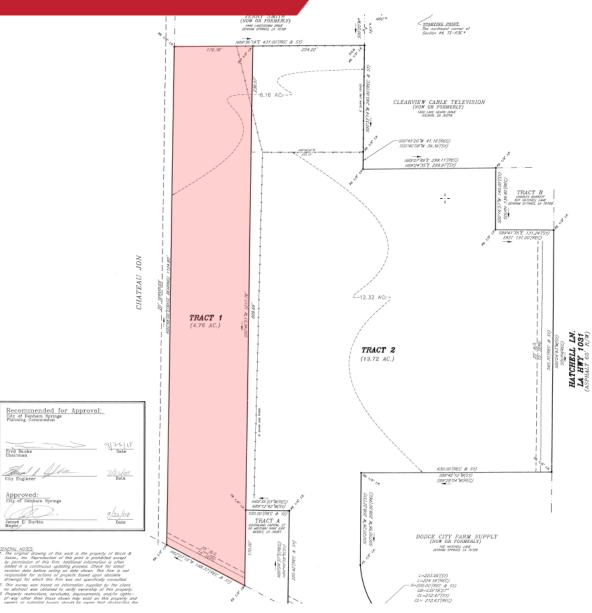




Property **Photos**



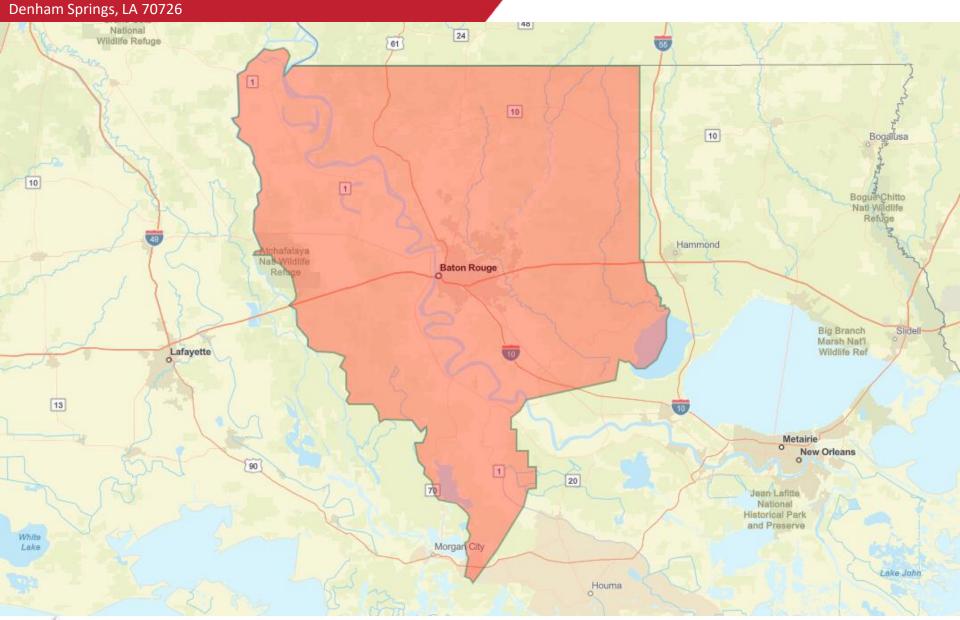






Single-Tenant NNN Industrial Investment for Sale 609 Centerville St NE

Market **Analysis**





Market **Analysis**

62.6

Diversity Index



2020 Census Redistricting Data (Public Law 94-171)

375,423

Housing Units

Baton Rouge, LA Metropolitan Statistical Area 3 Geography: CBSA

870.569

Total Population

KEY FACTS

199.4

Population Density

The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries - a process known as "redistricting."

2010-2020 ANNUAL GROWTH RATE



0.53% Population 1.89%

0.78%

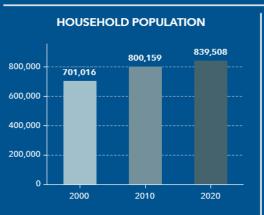
Group Quarters

Households

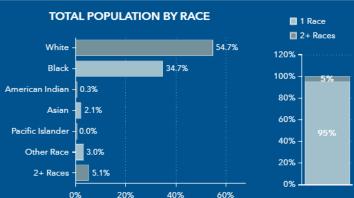




Source: U.S. Census Bureau, 2020 Redistricting Data (P.L. 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.







2.52

Average Household Size

POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	202,952	667,617
1 Race	188,063	637,795
White	95,110	381,138
Black	79,887	222,590
American Indian/Alaska Native	661	2,109
Asian	3,905	13,994
Pacific Islander	35	205
Some Other Race	8,465	17,759
2 or More Races	14,889	29,822



Market **Analysis**

OVERVIEW

Baton Rouge MSA – The Greater Baton Rouge area is located in the southeast portion of the state comprised of nine parishes. The city is located along the banks of the Mississippi River and I-10, which connects Baton Rouge to key southern cities such as New Orleans, Jacksonville, Mobile, Houston, and San Antonio. Baton Rouge is the capital city in the state of Louisiana and the metropolitan statistical area, as of 2018, has a population estimate of 854,000 and has an average growth rate of about 1% per year.

Baton Rouge offers all the amenities of a big city, while maintaining tightknit parishes within the region. The Baton Rouge area has over 20,000 businesses that draw from a wide variety of disciplines making the area very diverse. The Baton Rouge area has a strong presence in industries such as petrochemicals and specialty chemicals, creative and digital media, and advanced and light manufacturing.

The Baton Rouge region accounts for 65% of the states petrochemicals operations with company plants that include ExxonMobil, Dow Chemical, Shell, and BASF. The Baton Rouge Area Digital Industries Consortium is a growing field that is comprised of both public and private sector organizations that collaborate to develop a digital media hotbed in the area. The Shaw Group (now CB&I), and Albemarle Corporation both headquarter in Baton Rouge along with several regional offices that include IBM, Turner Industries and Lamar Advertising. The area is also home to educational institutions that include Louisiana State University (LSU) and Southern University.

NAILatter & Blum

Tenant **Profile**

CAP Technologies, LLC was founded on September 10, 2001 to commercialize Cathodic Atmospheric Plasma technology. Located on the campus of LSU, in the Business and Technology incubator, CAP began the many years of research and development, which has ultimately brought the technology to the point of commercialization. In June 2011, CAP Technologies began the transition from R&D to commercial production. CAP leased a fully renovated its current 55,000-square-foot facility in Denham Springs, LA and began production at this facility in February of 2013.

The CAP Technologies process, using only electricity and benign electrolytes to clean and coat metals, is environmentally friendly, and eliminates the need for strong acids. This greatly reduces the cost of the process by reducing/eliminating the need for toxic materials handling, storage, and disposal of these harsh chemicals.

In January 2016, CAP Technologies, LLC became ISO 9001:2008 certified.





