



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

12,723 SF INDUSTRIAL WAREHOUSE

7777 GREENWELL SPRINGS RD, BATON ROUGE, LA, LA 70814

\$5,500/MO.

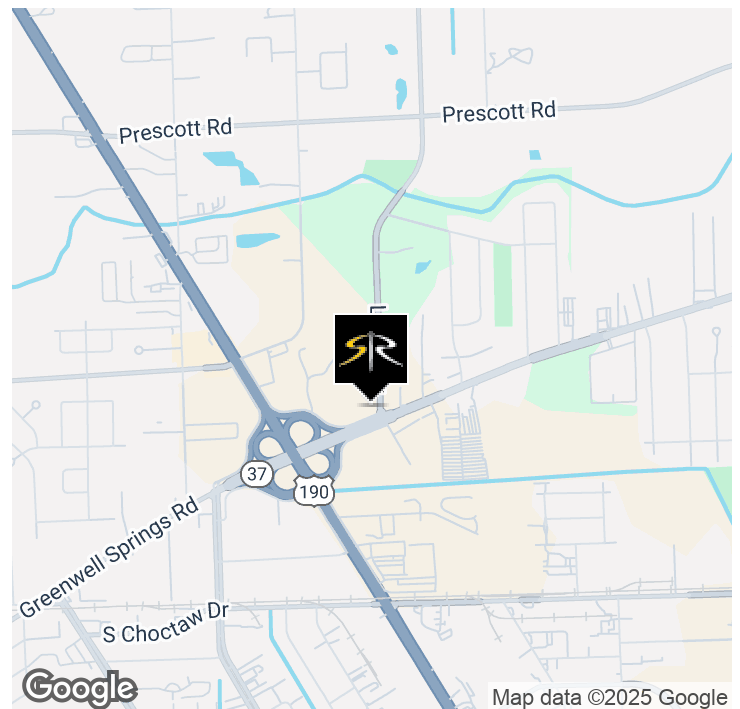


OFFERING SUMMARY

Lease Rate:	\$5,500.00 per month (MG)
Building Size:	12,723 SF
Lot Size:	1.16 Acres
Zoning:	C-1

PROPERTY HIGHLIGHTS

- 12,723 SF Block Side Walls with Metal Roof
- 7,500 SF, 11' Clear and Sprinklered
- 1.16 Acre Site
- Three Phase Power
- Back Up Generator
- Zoned C-1
- Located corner of Greenwell Springs Rd. and Lanier Dr.



BOB KIRBY

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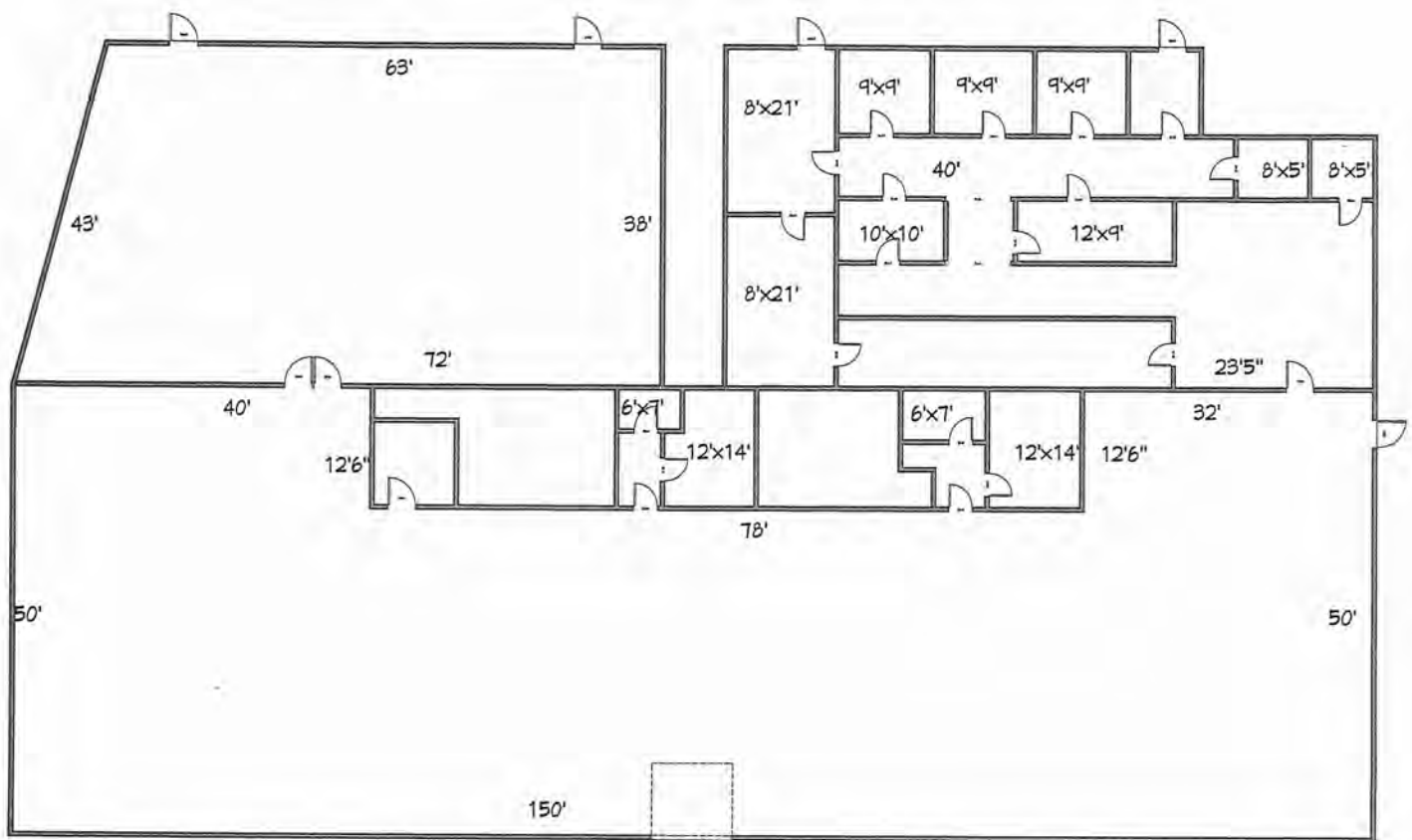
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FLOOR PLAN

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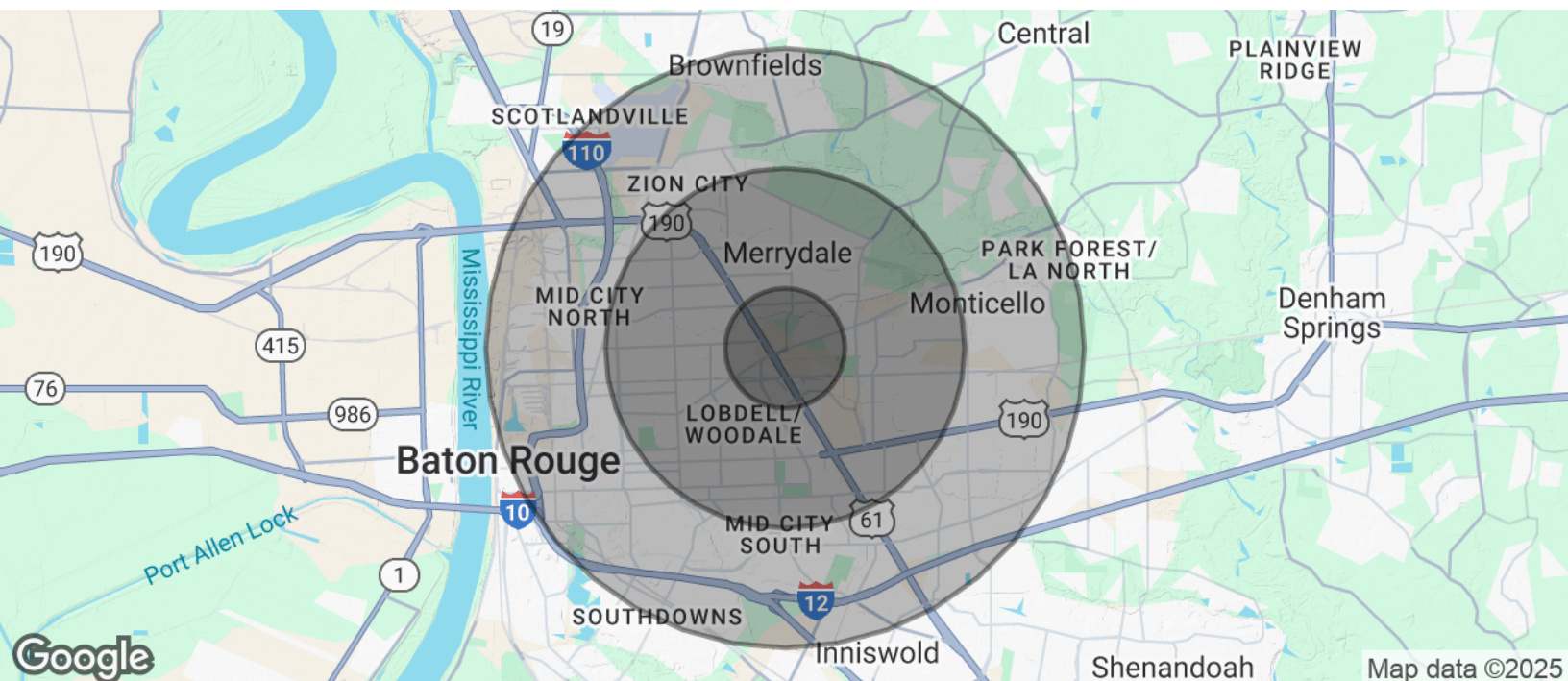
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DEMOGRAPHICS

12,723 SF INDUSTRIAL WAREHOUSE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,208	70,461	169,161
Average Age	37	39	40
Average Age (Male)	35	37	38
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,089	28,012	69,732
# Of Persons Per HH	2.5	2.5	2.4
Average HH Income	\$44,822	\$54,072	\$70,686
Average House Value	\$179,600	\$192,113	\$247,611

Demographics data derived from AlphaMap

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