



INDUSTRIAL PROPERTY FOR LEASE

6768 Complex Dr
Baton Rouge, LA 70809

Presented By:

Dex Shill

Commercial Sales & Leasing

225.284.9092

dexshill@rampartcre.com



PROPERTY DESCRIPTION

±2,450 SF office-warehouse consisting of one private office and bathroom with the balance dedicated to warehouse space. The building features concrete tilt-wall construction, providing superior durability and structural quality. The warehouse is equipped with two wide grade-level doors and is well maintained. Well located within an established business park, the property is ideal for service, light industrial, or contractor users seeking functional and reliable space.

PROPERTY HIGHLIGHTS

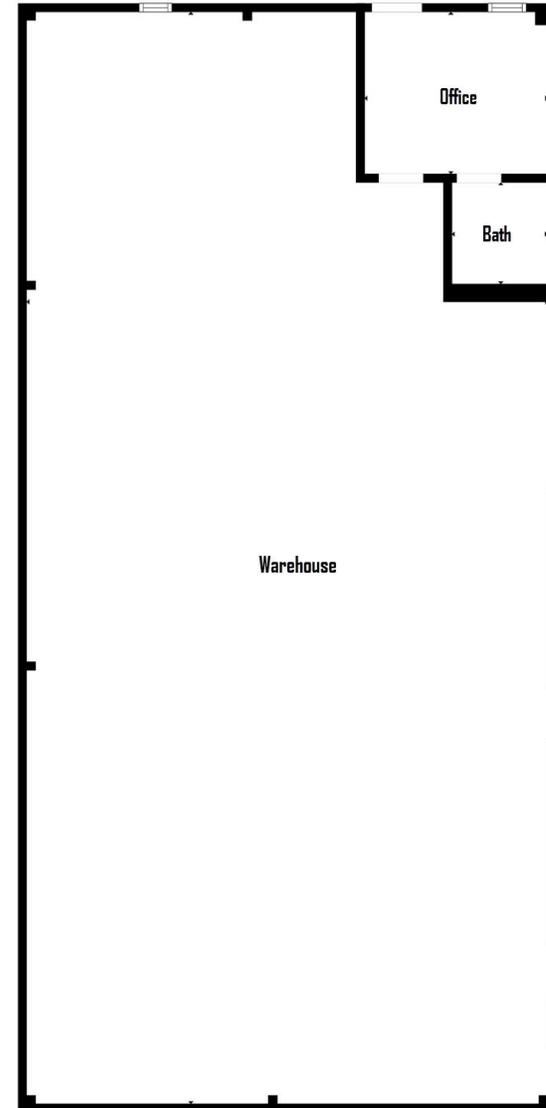
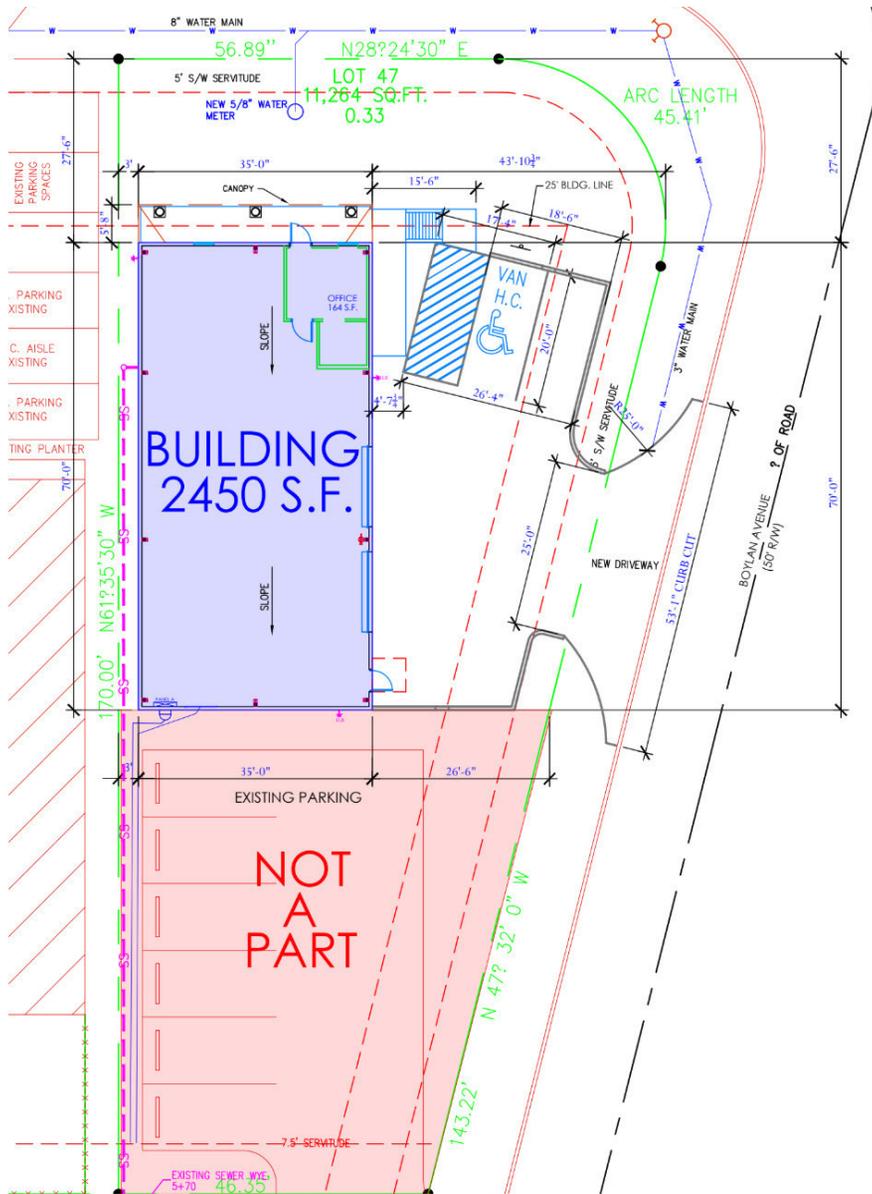
- ±2,450 SF Office-Warehouse
- One (1) private office and bathroom; balance warehouse
- Concrete tilt wall construction
- Two (2) wide grade-level roll-up doors
- Well maintained building
- Well located within an established business park

OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Available SF:	2,450 SF
Lot Size:	11,160 SF
Building Size:	2,450 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	163	327	1,302
Total Population	387	777	3,151
Average HH Income	\$69,204	\$69,204	\$95,828

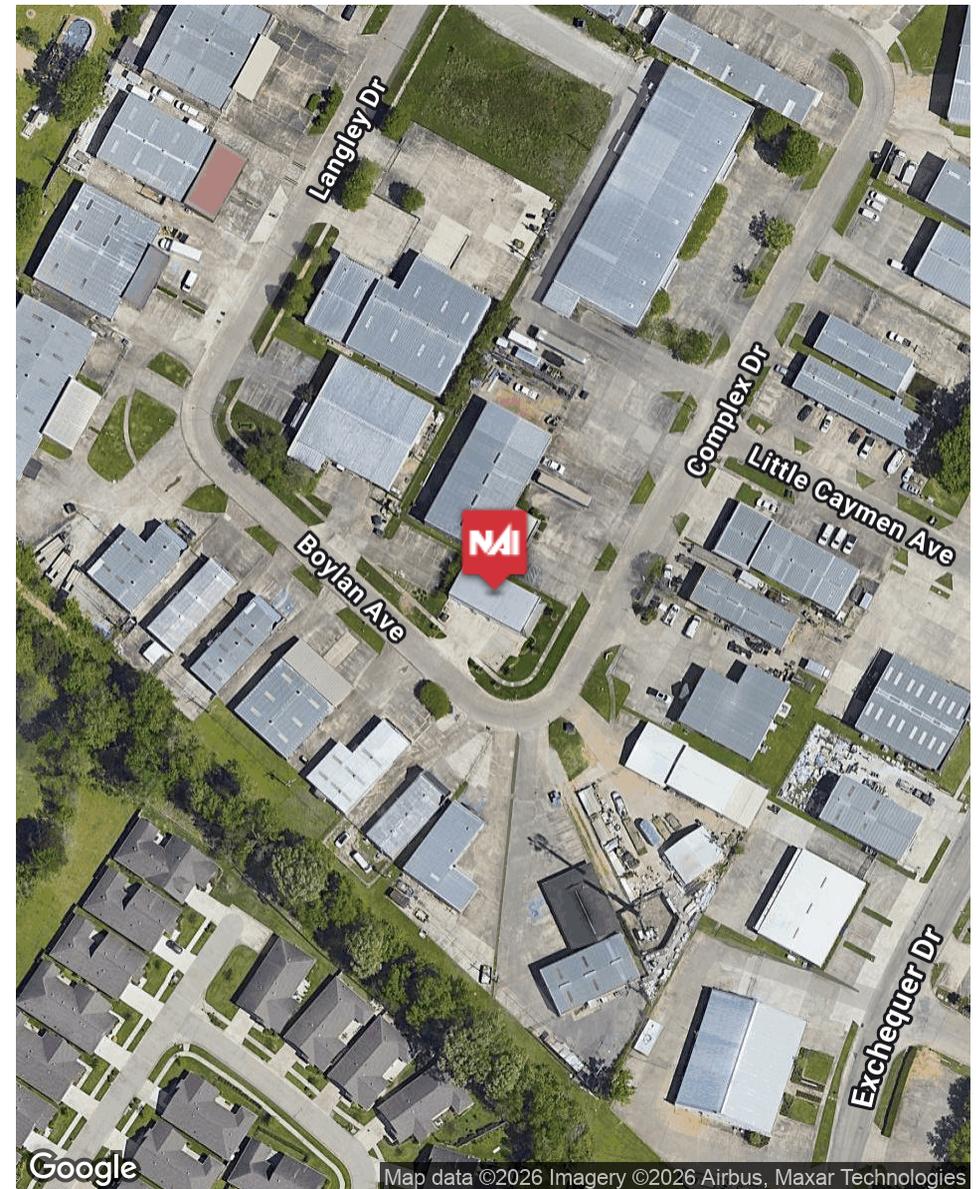
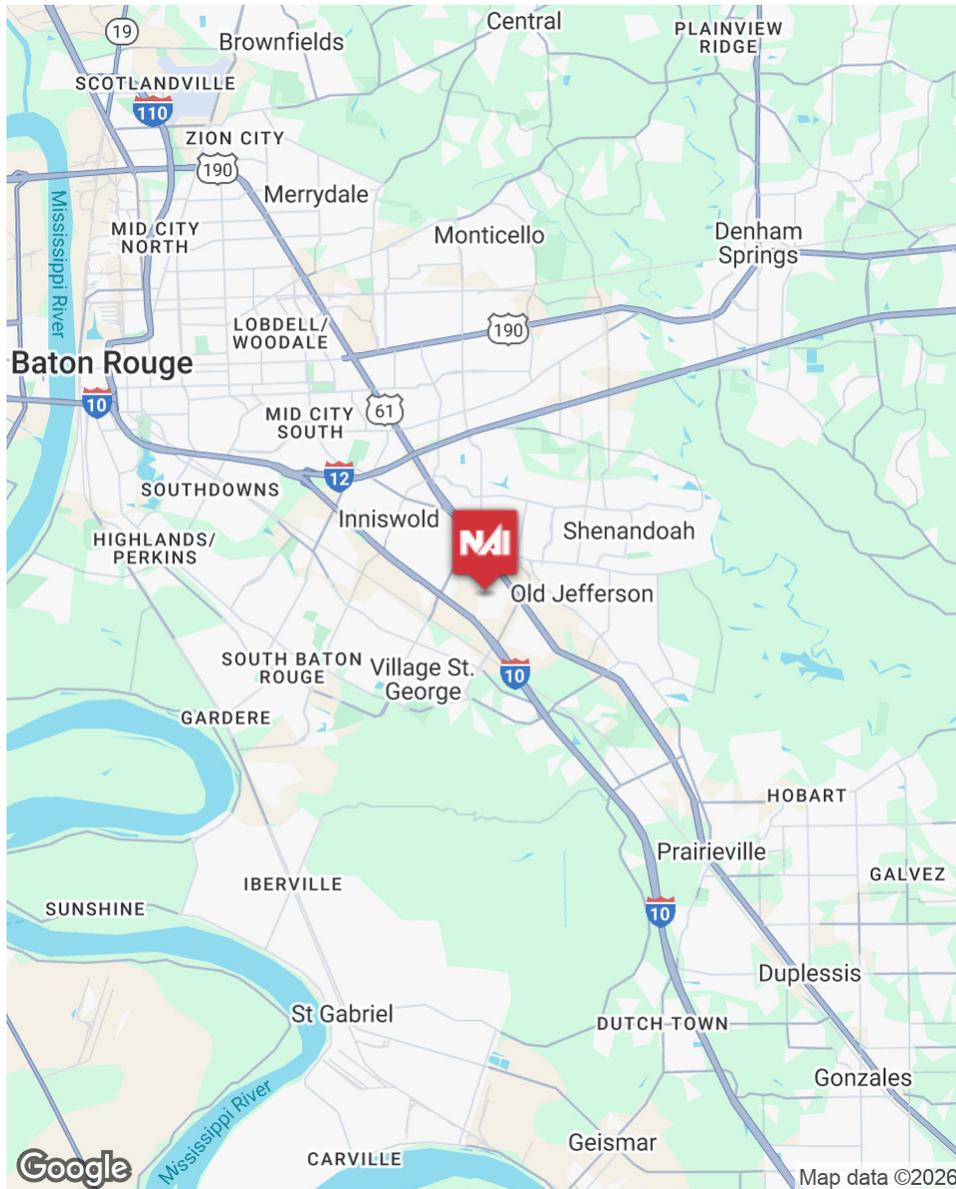
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For More Information:

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NAI Rampart

1700 City Farm Drive
Baton Rouge, LA 70806

www.rampartcre.com