



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# OFFICE/WAREHOUSE SITUATED ON 1.44 ACRES

12137 AIRLINE HWY, BATON ROUGE, LA 70817

FOR LEASE

11,404 SF

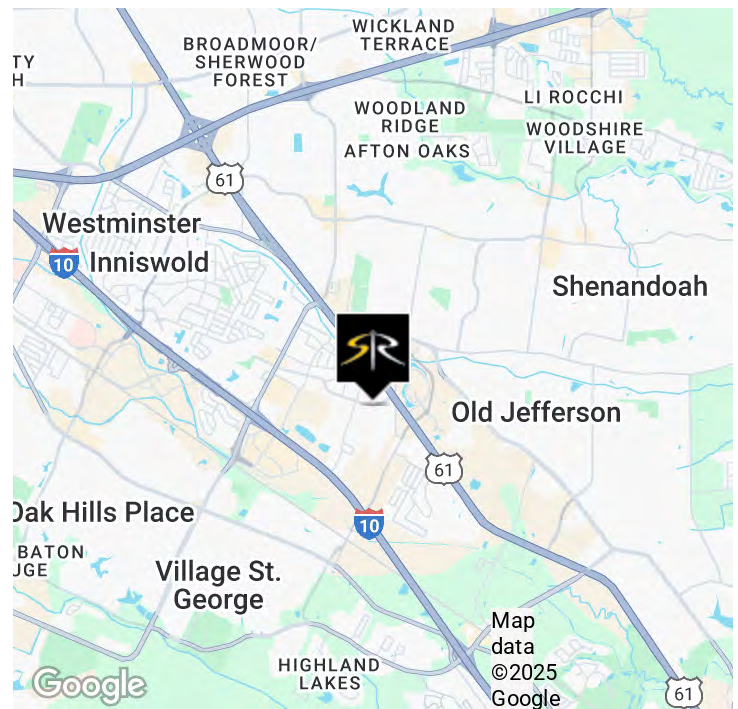


## OFFERING SUMMARY

Lease Rate:	\$11,900.00 per month (NNN)
Available SF:	11,404 SF
Lot Size:	1.44 Acres

## PROPERTY HIGHLIGHTS

- 11,404 total SF Office/Warehouse/Showroom on Airline Hwy.
- 1,479 SF Office
- 4,300 SF Display/Showroom/Parts
- 3,125 SF Shop
- 2,500 SF Warehouse
- Large Ventilation Fans in Shop and Warehouse
- Four (12' x 14') Roll-up Doors
- 1.44 Acre Lot
- Over 1/2 Acre of Fenced and Stabilized Yard
- Zoned M1
- Anticipated availability 3/1/2026. Subject to new facility completion.



**BOB KIRBY**  
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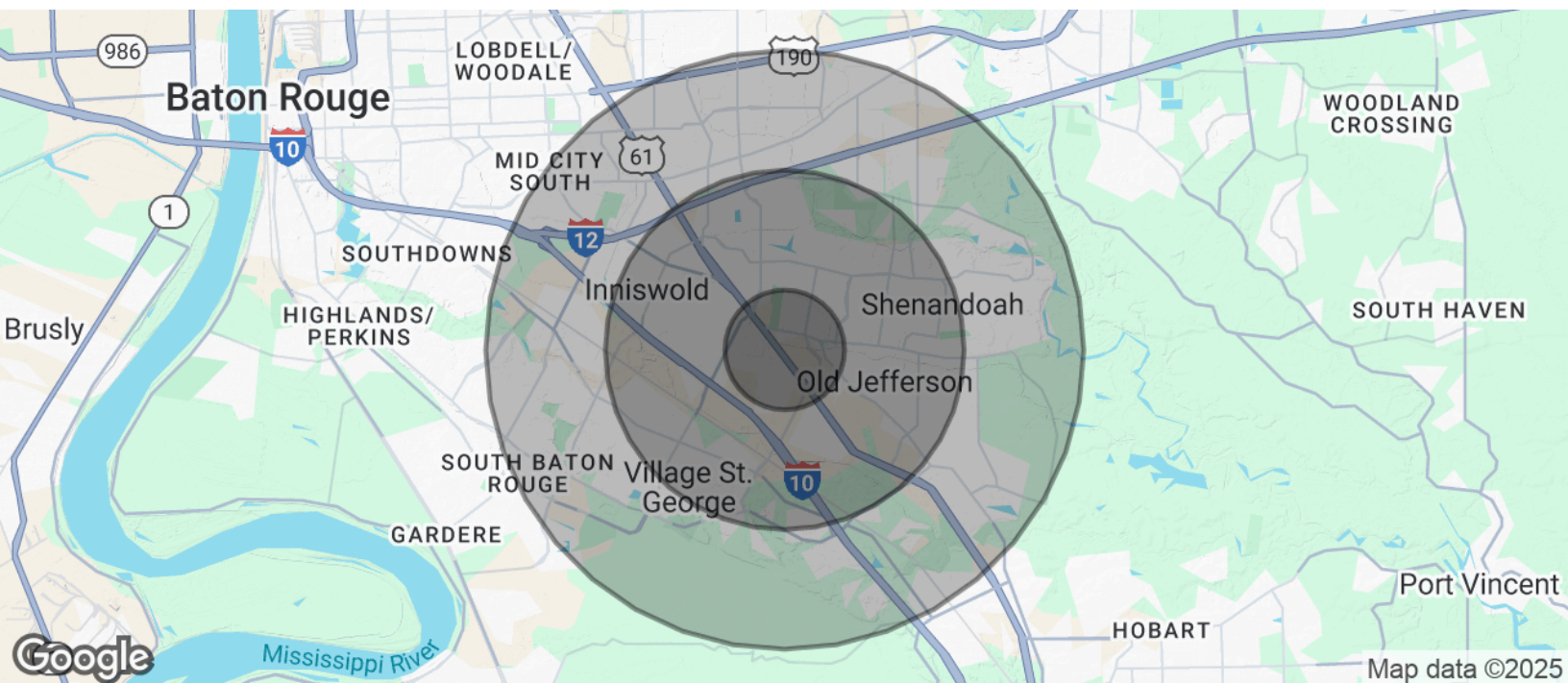


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**11,404 SF**



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,139	68,823	161,579
Average Age	40	40	41
Average Age (Male)	39	39	39
Average Age (Female)	41	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,203	29,815	68,591
# Of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$85,677	\$103,073	\$111,916
Average House Value	\$268,063	\$320,740	\$353,129

*Demographics data derived from AlphaMap*

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