

INDUSTRIAL FOR LEASE 4301 JEFFREY DRIVE

Baton Rouge, LA 70816



LOCATION DESCRIPTION

This is a 5,000-square-foot office warehouse property located at 4301 Jeffrey Dr., Baton Rouge, LA. The property consists of approximately a large warehouse space with roughly 1,500 SF of office space. It is situated within a well-established industrial park and is zoned for industrial use. The property has a stabilized parking space in front that measures roughly 3,500 SF offering an ample amount of parking. The location offers ease of access to major highways and is in close proximity to logistical points.

PROPERTY HIGHLIGHTS

- Large Roll-Up Door
- Climate Controlled
- Centrally Located in the Baton Rouge MSA

OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
Available SF:	5,000 SF
Building Size:	5,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	340	1,373	5,291
Total Population	707	2,875	10,808
Average HH Income	\$53,239	\$64,004	\$73,524

Tom McGee
tmcgee@lee-associates.com
D 225.427.9200

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY OVERVIEW

Office/Warehouse with climate control. This property provides easy access from I-12 and I-10.

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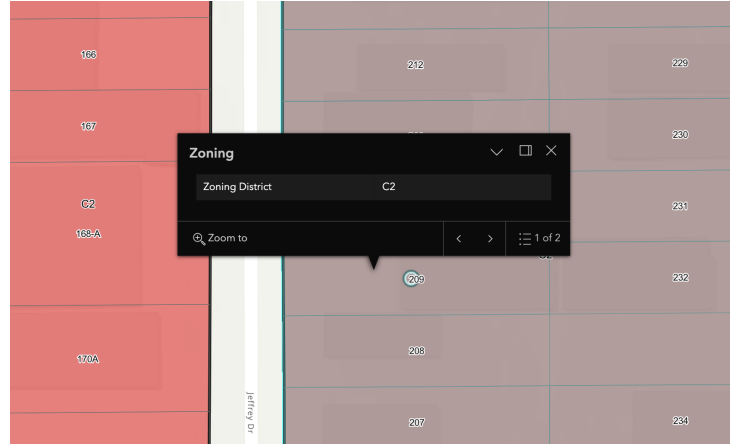
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

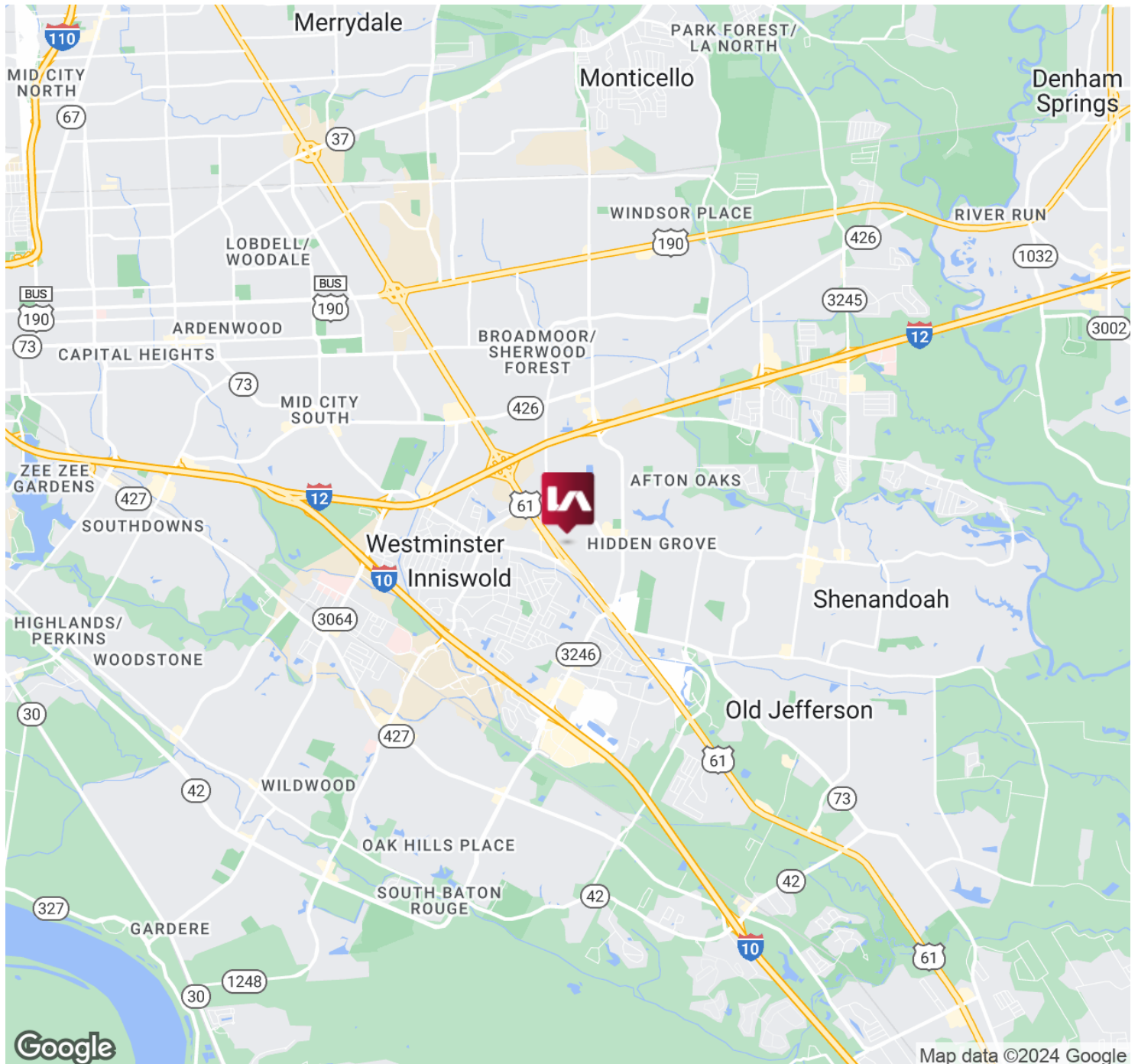


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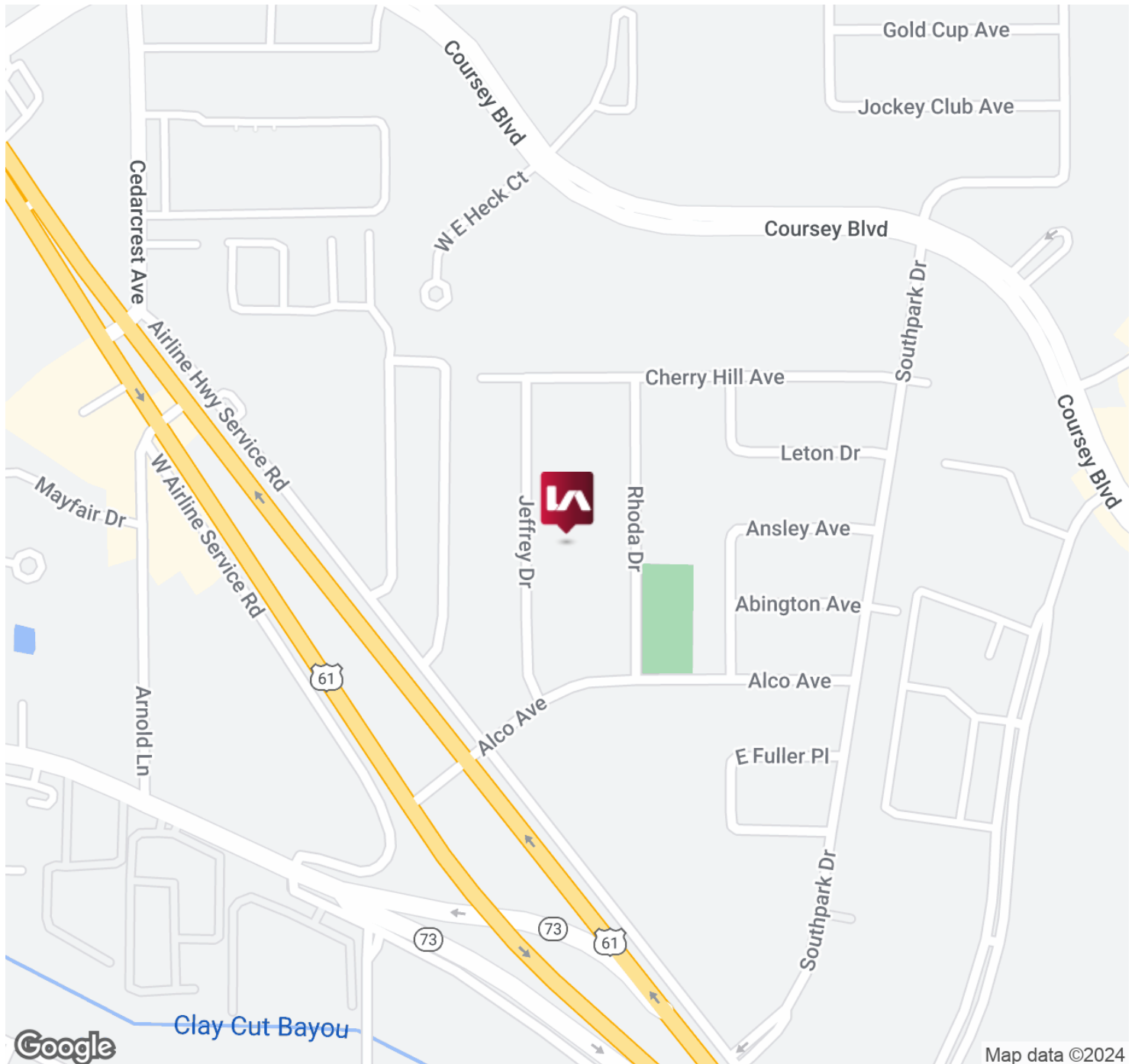


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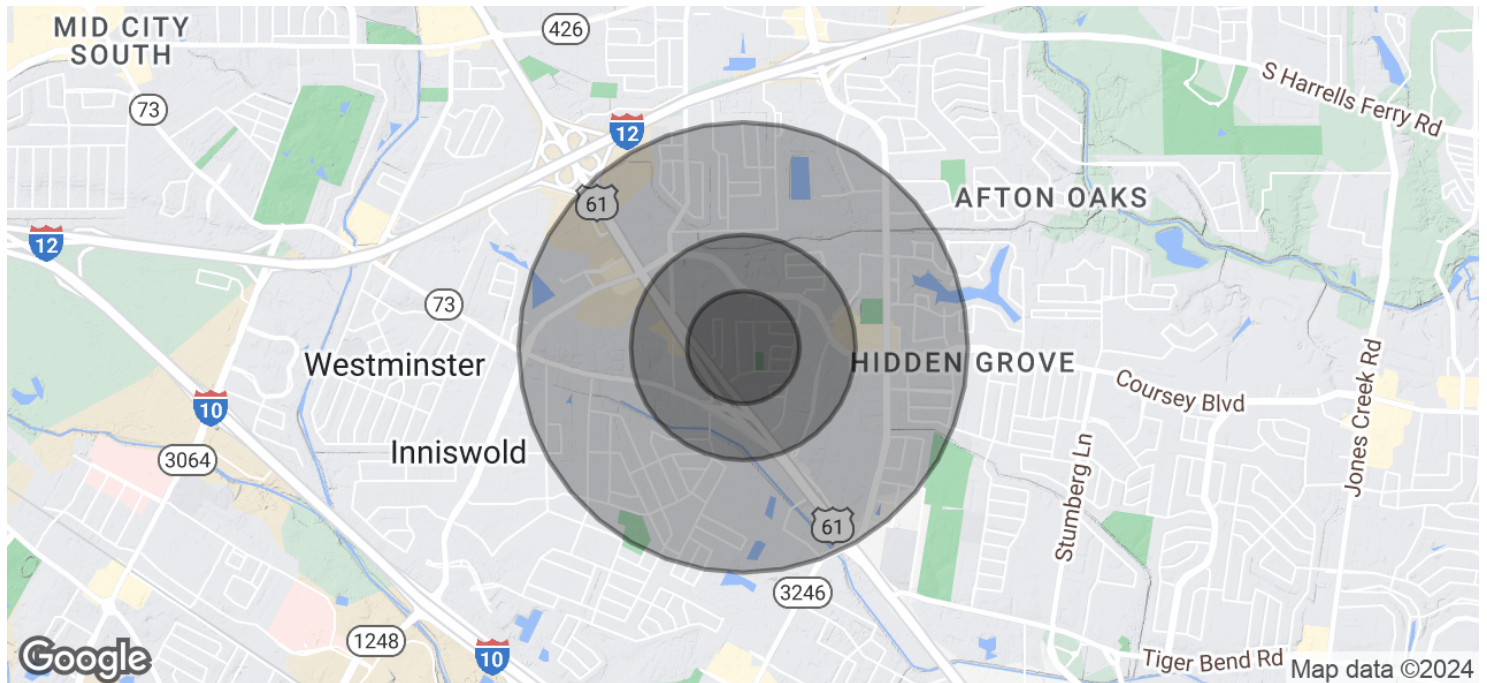


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	707	2,875	10,808
Average Age	31.1	33.6	36.0
Average Age (Male)	30.6	32.1	31.5
Average Age (Female)	31.2	34.4	38.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	340	1,373	5,291
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$53,239	\$64,004	\$73,524
Average House Value	\$56,234	\$105,133	\$161,853

* Demographic data derived from 2020 ACS - US Census

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