

WAREHOUSE & LAYDOWN YARD AVAILABLE FOR LEASE: Old Baton Rouge Hwy, Close to I-12



SUBJECT PROPERTY SPECIFICATIONS

The subject property is a 15,000 sq ft warehouse located on Old Baton Rouge Hwy, close to I-12. Eve height: drip edge is 14'. Overhead door facing the road is 12' wide by 14' tall, side door featuring 4 truck wells is 20' wide by 10' tall. There is one bathroom with plumbing to add a second one. There is also a 1+ Acre, stabilized laydown yard.

UTILITY & INFRASTRUCTURE NOTES (Detailed)

Water: A 6" water main line is located on Old Baton Rouge Hwy, and water availability can be increased per customer needs.

Power: Entergy can supply a demand of 2 M/Watts.

Gas: There is currently a 2lb gas meter, which can be increased up to 5lbs as demanded.



RATE: \$4.20 / SQ FT PER YEAR
TOTAL MONTHLY: \$5,250



Contact Mike Williams
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EACH OFFICE INDEPENDENTLY OWNED AND OPERATED

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Call For Details.