

15035 Jefferson Hwy. – Leasing Summary

Baton Rouge, LA 70817

We are preparing to offer a portion of our existing office/warehouse facility for lease beginning **September 2026**. The property is configured as a shared contractor/operations campus, with defined areas dedicated exclusively to the tenant and adjacent warehouse/yard areas retained by the property owner.

Proposed Lease Offering

Office: Approximately 3,643 SF

- 8 private offices
- 8 cubicle/workstations (cubicles not provided)
- Large conference room
- Small conference/huddle room
- Reception/lobby
- Copy/supply area
- Full kitchen and breakroom
- 4 restrooms
- Access control, security cameras and security system
- Water fountain and bottle filler
- Conference rooms dedicated to tenant use

The architectural floor plan reflects the renovated office configuration and supporting spaces.

Dedicated Warehouse: Approximately 1,020 SF

- Conditioned space
- Pneumatic piping along one wall with overhead drop
- Approximately 25'-6" x 5' mezzanine storage
- 8' wide x 7' high manual overhead door connecting to adjoining warehouse
- Separate conditioned warehouse office approximately 12' x 8'-11"

Dedicated Laydown Yard: Approximately 2,250 SF

- 150' x 15'
- Dedicated tenant laydown area
- Located within the larger shared contractor campus

Parking: 16 dedicated concrete parking spaces

Additional Operational Features

- 24/7 warehouse and yard access
- Covered exterior canopy approximately 20' x 19'-3"
- 12' wide x 11'-6" high manual overhead door at canopy
- 400A, 120/240V manual transfer switch for connection of a roll-up generator
- Tenant signage rights
- Jefferson Highway frontage

Shared Campus Configuration

Tenant will receive exclusive use of approximately **3,643 SF of office space, 1,020 SF of warehouse space, and a dedicated 2,250 SF laydown yard**. Property owner will retain use of adjacent warehouse and yard areas within the campus. **Restroom and breakroom facilities within the office building are shared with property ownership.**

The property owner will also retain roadside delivery signage rights; tenant signage can be accommodated as part of the lease arrangement.

Proposed Lease Terms

Availability: September 2026

Initial Term: 12 months

Proposed Asking Rent: \$7,500/month NNN

Utilities: Tenant responsibility

Zoning: Rural

Ideal Tenant Profile

The property should fit companies needing a combination of professional office space, warehouse/operations space and secure outdoor storage, including:

Electrical • Telecom • Utility • Industrial Services • Specialty Construction •
Engineering/Field Services • Mechanical/Controls Contractors