



FOR SALE OR LEASE

2392 E SMILEY AVE.
BATON ROUGE, LA 70806



PROPERTY OVERVIEW

- 24,900 SF OFFICE-WAREHOUSE (22,500 SF + 2,400 SF)
- MASONRY BLOCK CONSTRUCTION WITH CONCRETE TRUSS ROOF SYSTEM
- SUPERIOR CONSTRUCTION QUALITY COMPARED WITH TYPICAL PRE-ENGINEERED METAL BUILDINGS
- 20-FOOT EAVE HEIGHT
- THREE DOCK-HIGH TRUCK WELLS
- GRADE-LEVEL LOADING
- OVERHEAD DOORS: 12'6" WIDE × 16' HIGH
- HEAVY THREE-PHASE ELECTRICAL SERVICE
- 1.7-ACRE FULLY PAVED SITE
- ADDITIONAL 2,400 SF BUILDING WITH 1,500 SF CANOPY
- SUITED TO BUSINESSES SERVING HEAVY INDUSTRIAL, PETROCHEMICAL, DATA CENTER, AND MANUFACTURING OPERATIONS

DERBES FALGOUST COMMERCIAL REAL ESTATE

10455 Jefferson Hwy, Suite 210
Baton Rouge, LA USA 70809
225.778.5858

OFFERING SUMMARY

Buildings Size: 24,900+/- SF Total

Zoning: M-1 "Light Industrial"

Sale Price: \$795,000.00 (\$31.93/sf)

Lease Rate: NNN Market Rate subject to

Tenant - As Is condition or Tenant

Improvements

Land Size: 1.7+/- acres

Ideally Suited for Service Center to Industry

Asking Sale Price Reflects needed Roof Replacement

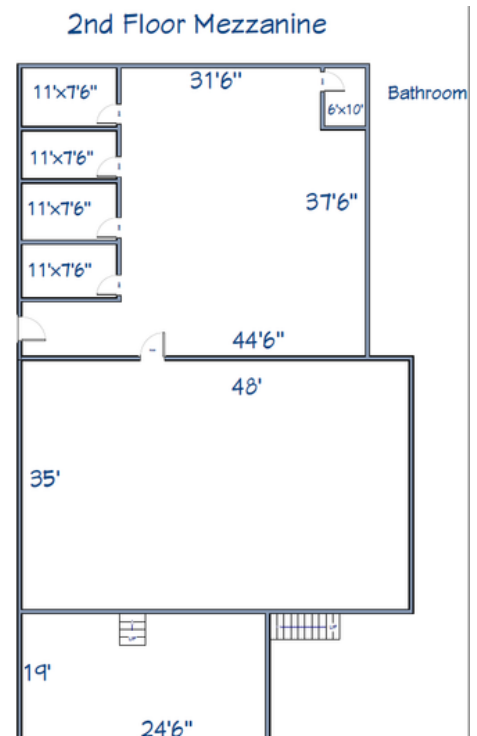
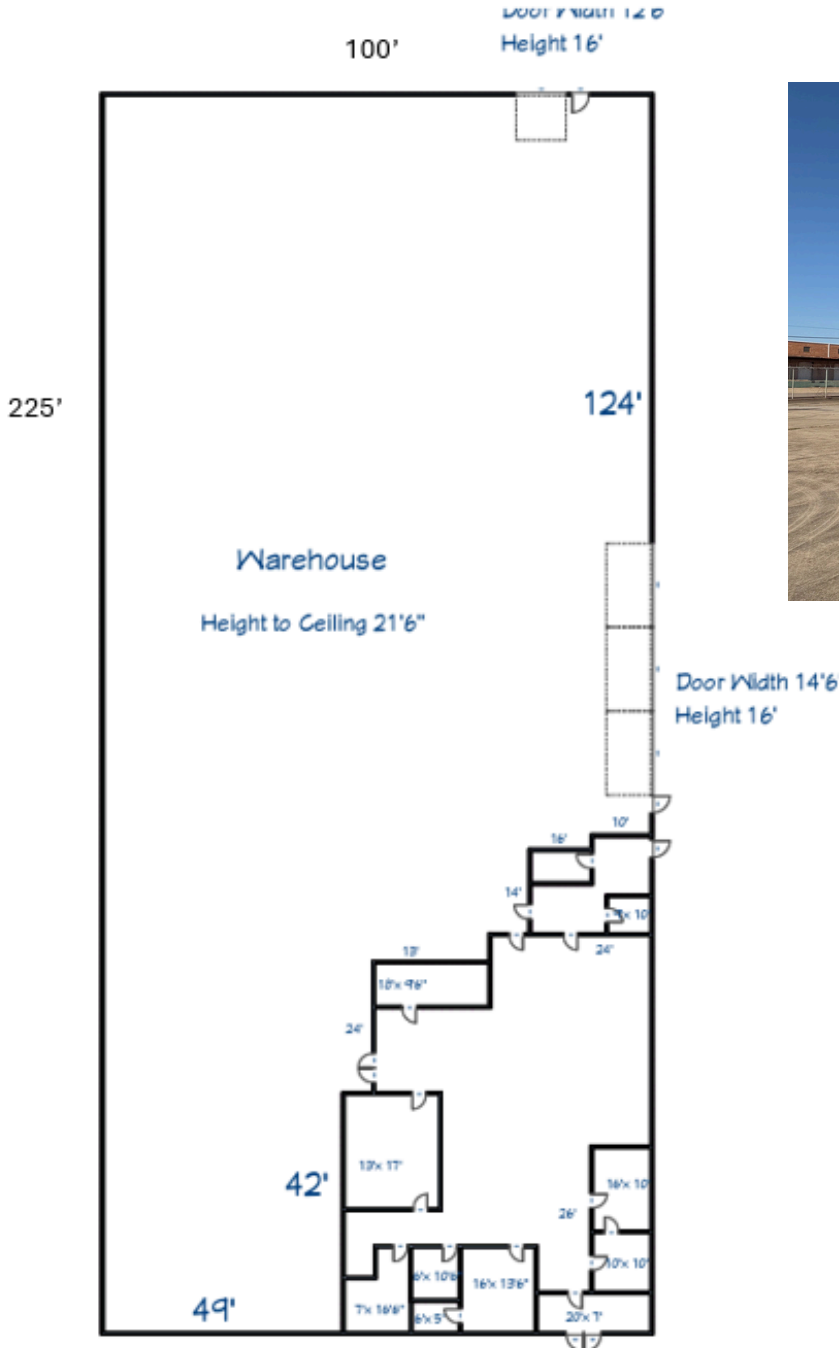
SCOT GUIDRY, CCIM
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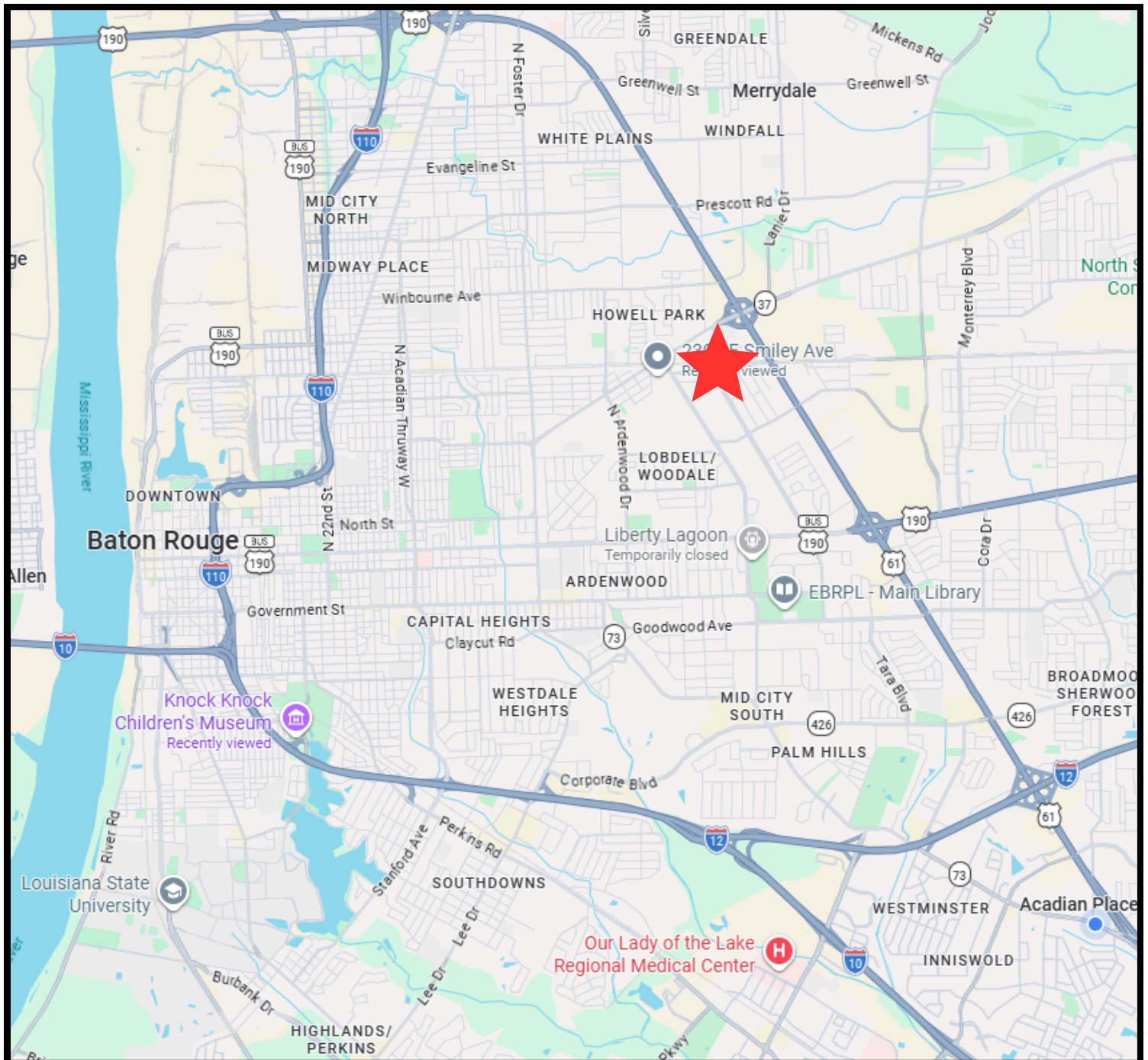
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