



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

22' - DOCK-HIGH - SPRINKLERED - 100% HVAC

3625 LA-14, LAKE CHARLES, LA 70607

FOR SUBLEASE

10,025 SF

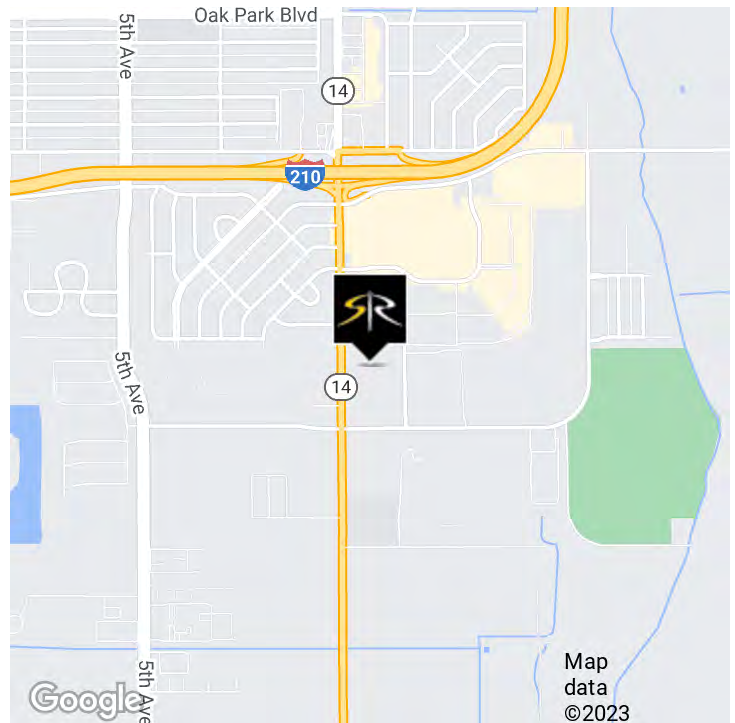


OFFERING SUMMARY

Sublease Rate:	\$4.75 SF/yr (NNN)
Available SF:	10,025 SF

PROPERTY HIGHLIGHTS

- 22' - Dock-High - Sprinklered - 100% HVAC - Distribution Space
- 10,025 SqFt Available for Sublease
- Five (5) Dock-High Doors with Edge of Dock Levelers
- 22' 6" to Main Metal Ceiling Truss
- 24' 6" to Metal Roof Deck
- Column Spacing 41' (Column to Column - See Attached Floor Plan)
- 39' from Column to Side Wall
- Concrete Floor, LED Lighting



MATTHEW SHIRLEY

Associate Broker
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

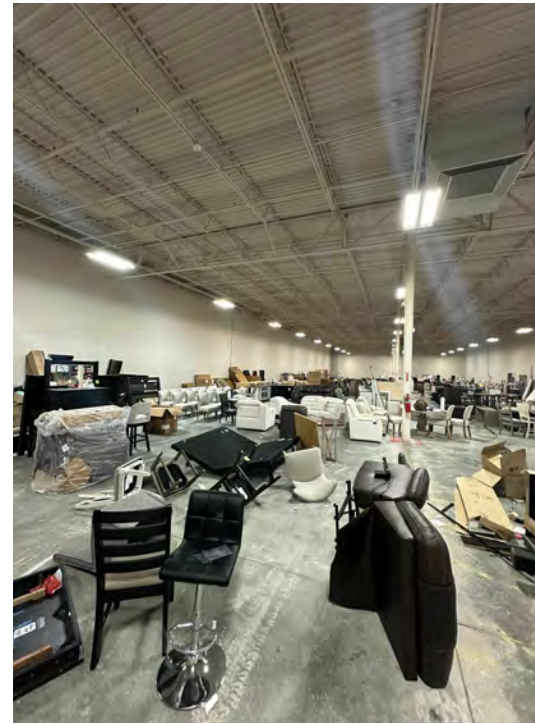


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AERIAL OVERVIEW

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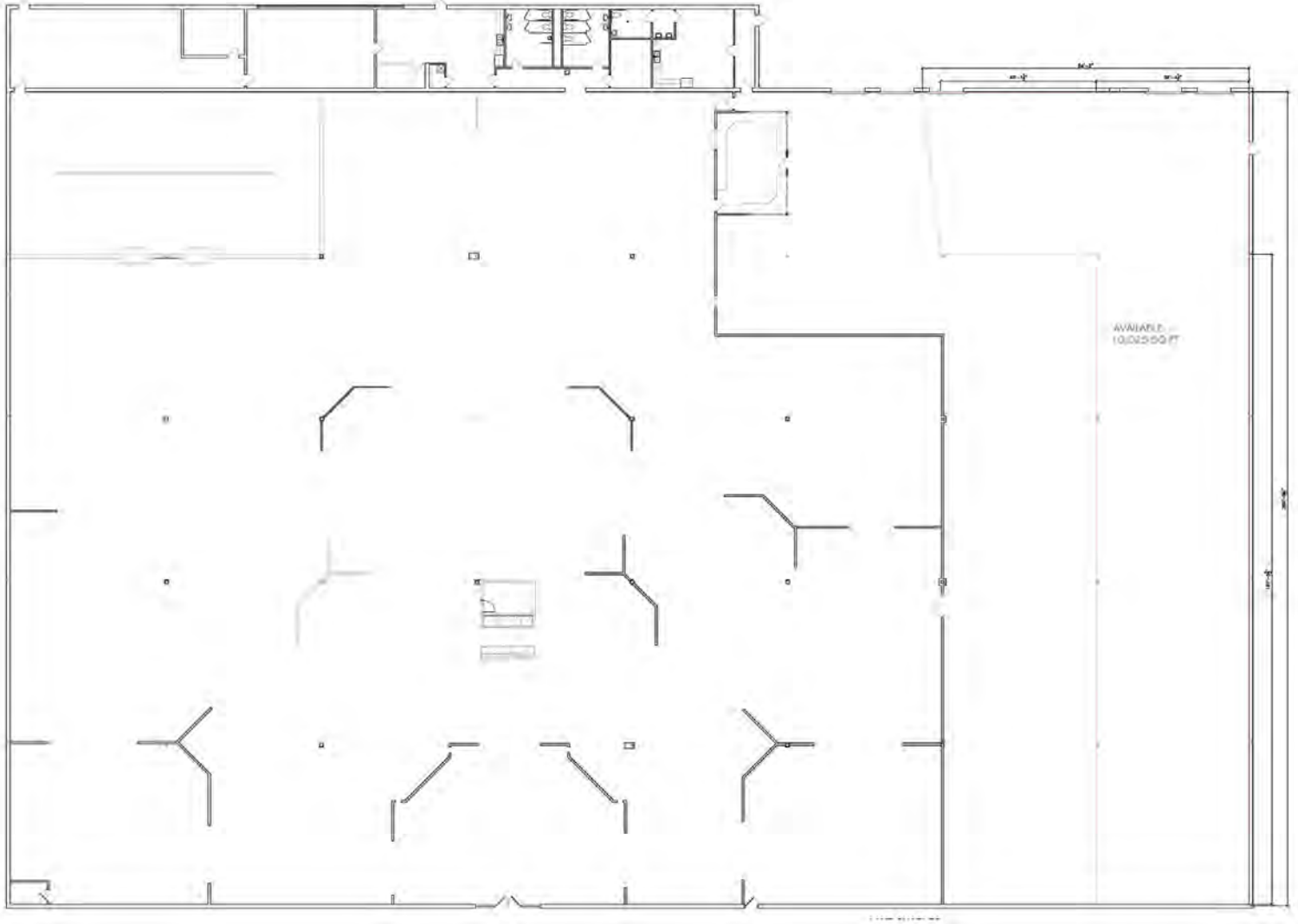
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FLOOR PLAN

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