



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

250,000 SF CROSS DOCK DISTRIBUTION FACILITY

2070 COMMERCIAL DR, PORT ALLEN, LA 70767

FOR LEASE

250,000 SF



OFFERING SUMMARY

Lease Rate:	\$9.25 SF/yr (NNN)
Building Size:	250,000 SF
Lot Size:	10+ Acres

PROPERTY HIGHLIGHTS

- 250,000 SF Cross Dock Distribution Facility
- Built in 2019
- 10+ Acres
- Fenced in with Card Access Gates
- 33' Clear Height
- 54 - 4' Dock High Doors with Levelers and Tie Backs
- 4,500 SF Office
- LED Lighting throughout
- Dual Access to I-10



H. N. "HANK" SAURAGE, IV, CCIM
Managing Broker & Partner
(D)225.229.2594
hank@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.



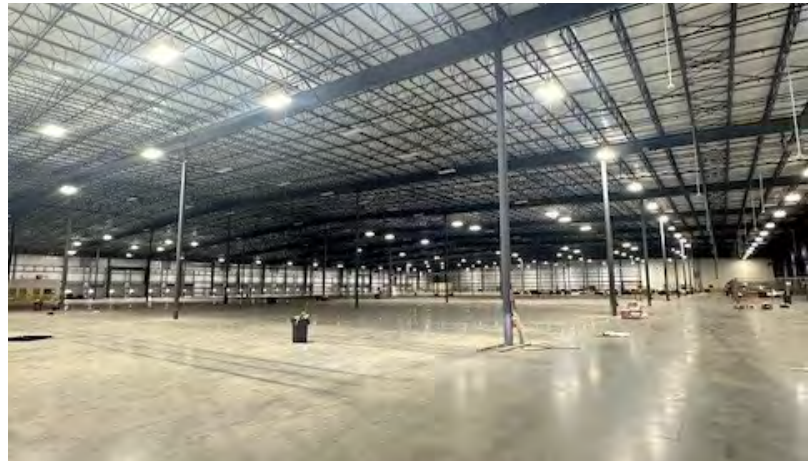
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

250,000 SF CROSS DOCK DISTRIBUTION FACILITY

2070 COMMERCIAL DR, PORT ALLEN, LA 70767

FOR LEASE

250,000 SF



H. N. "HANK" SAURAGE, IV, CCIM
Managing Broker & Partner
(D)225.229.2594
hank@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

250,000 SF CROSS DOCK DISTRIBUTION FACILITY

2070 COMMERCIAL DR, PORT ALLEN, LA 70767

FOR LEASE

250,000 SF



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

H. N. "HANK" SAURAGE, IV, CCIM
Managing Broker & Partner
(D)225.229.2594
hank@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.



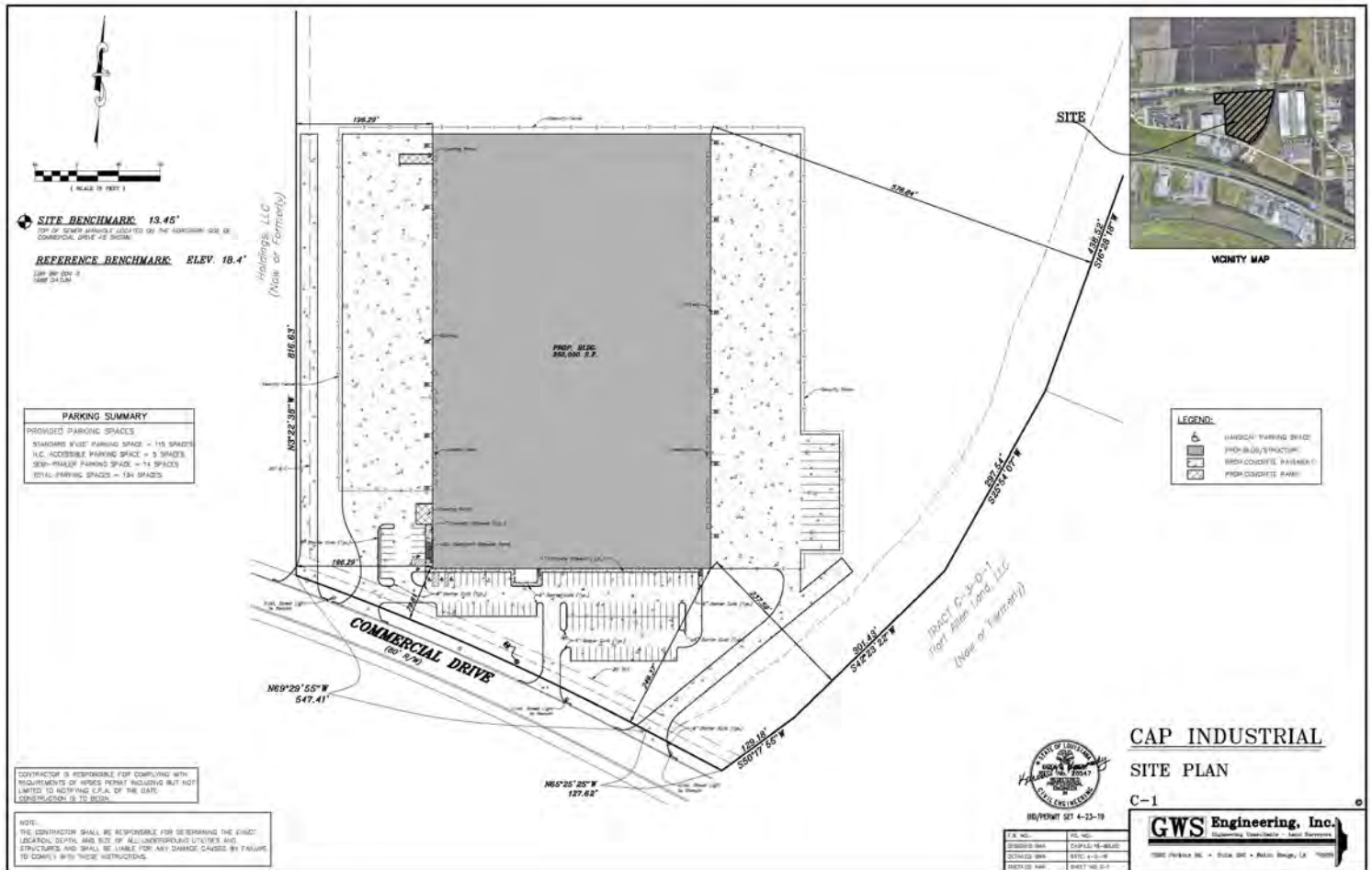
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

250,000 SF CROSS DOCK DISTRIBUTION FACILITY

2070 COMMERCIAL DR, PORT ALLEN, LA 70767

FOR LEASE

250,000 SF



H. N. "HANK" SAURAGE, IV, CCIM
Managing Broker & Partner
(D)225.229.2594
hank@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.