

# DOCK-HIGH WAREHOUSE W. 3.0+ ACRES LAYDOWN YARD

14510 SCENIC HWY, BATON ROUGE, LA 70807

FOR LEASE

5,000 SF

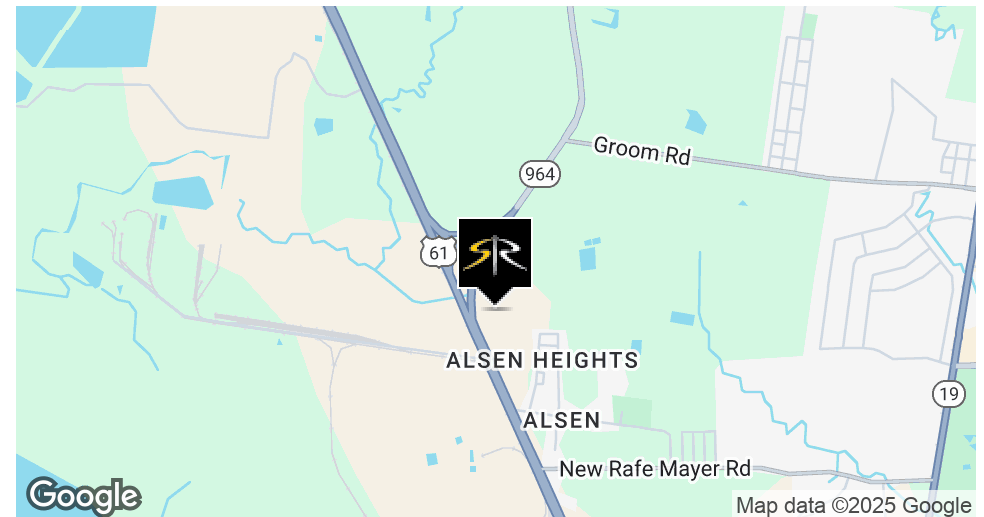


## OFFERING SUMMARY

Lease Rate:	\$5,900.00 per month (NNN)
Building Size:	5,000 SF
Lot Size:	4.5 Acres
Laydown Yard:	3.0+ Acres
Overhead Doors:	13
Office Square Footage:	+/- 1,000 SF
Zoning:	M1

## PROPERTY OVERVIEW

Prime 5,000 SF truck terminal situated on 4.5 acres, offering an ideal setup for logistics, transportation, and distribution operations.



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## COMPLETE PROPERTY HIGHLIGHTS

- Prime 5,000 SF truck terminal situated on 4.5 acres, offering an ideal setup for logistics, transportation, and distribution operations. The property features 13 overhead doors, ample trailer parking, and convenient ingress/egress for large trucks.
- The terminal building includes 1,000 SF of office space, driver facilities, and warehouse/service areas, making it a functional hub for fleet operations.
- Strategically located with easy access to major highways, this site provides exceptional regional connectivity and efficiency for freight movement.
- The expansive yard allows for truck circulation, parking, and storage, while the terminal's efficient layout supports high-volume transportation activity.
- Perfect for freight carriers, logistics companies, or distribution users seeking a well-positioned facility with both building and yard capacity.



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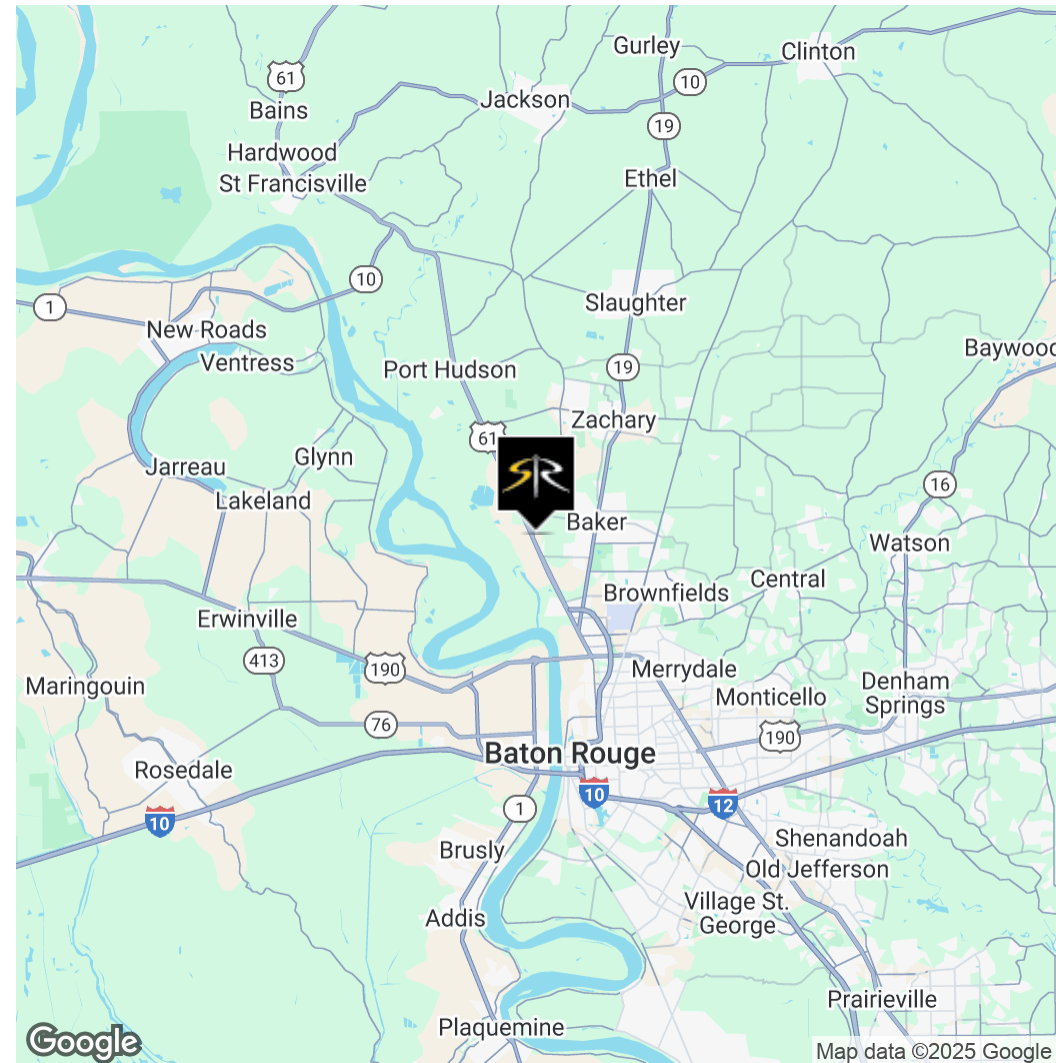
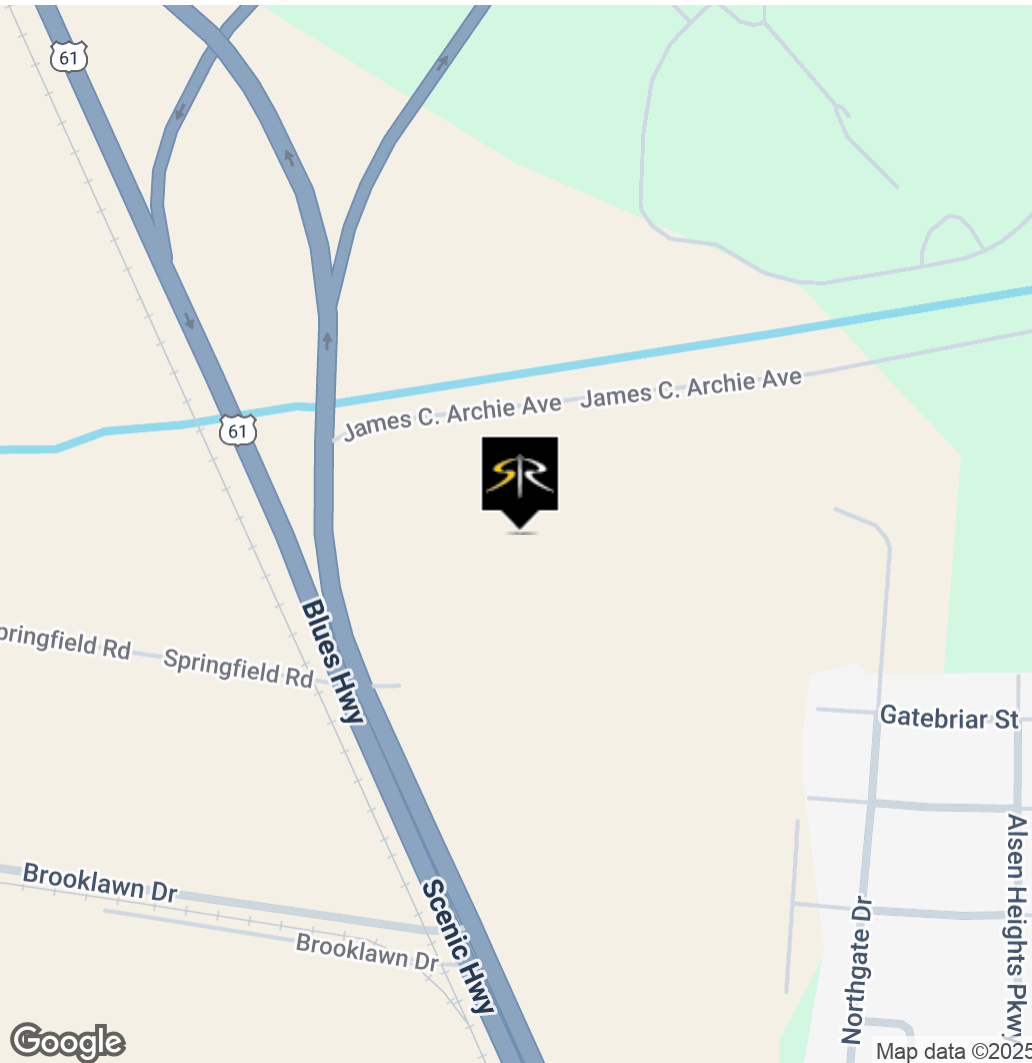
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LOCATION MAPS



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