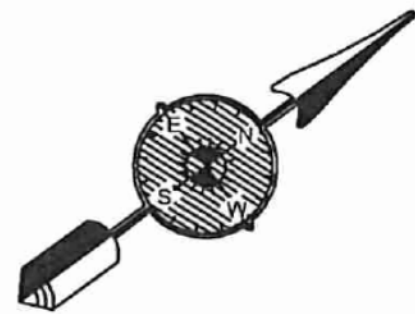
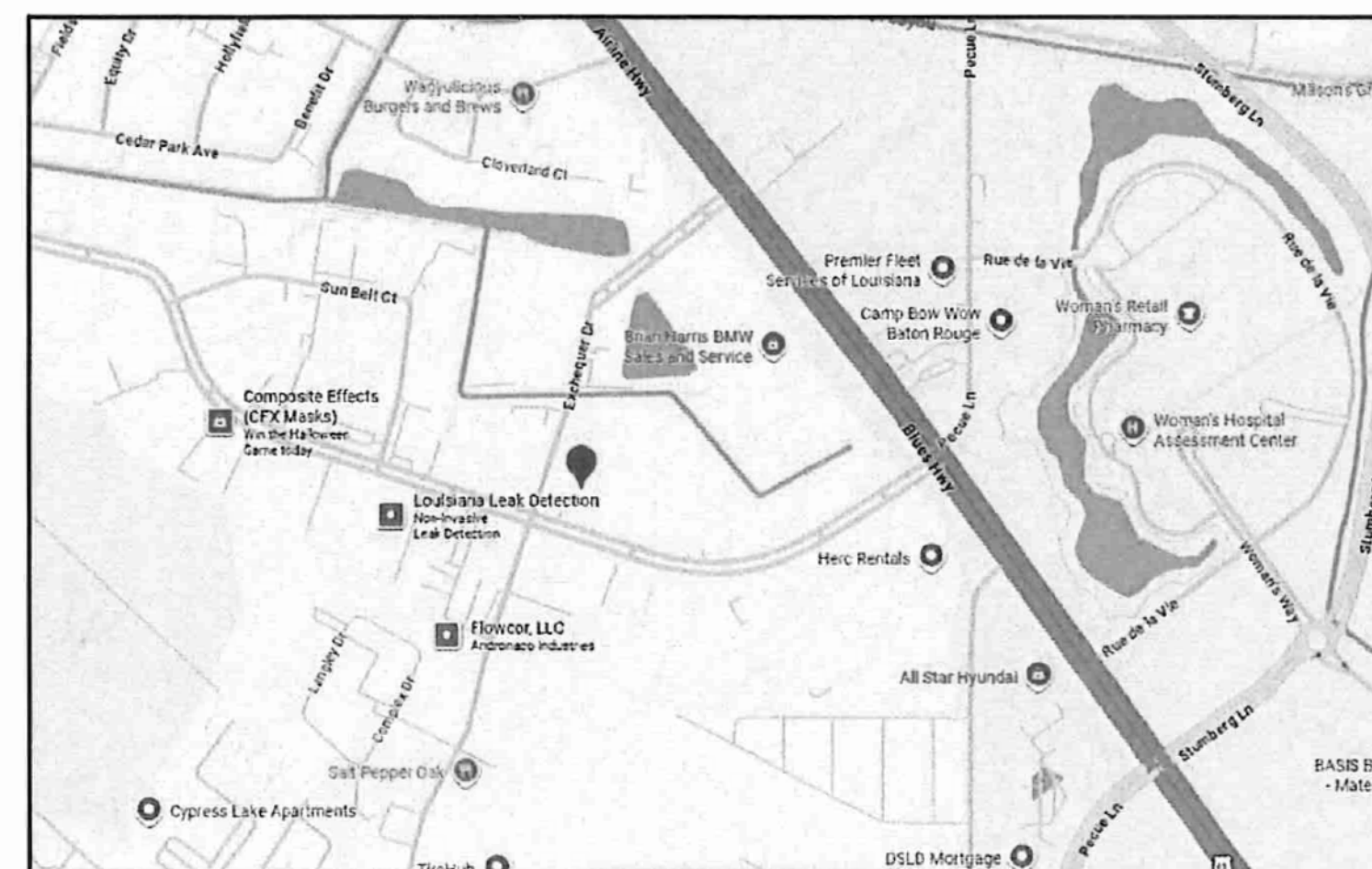
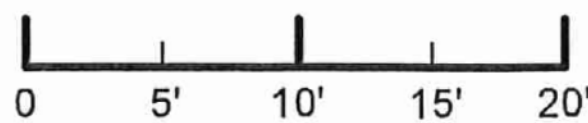


FINISHED PRODUCT PLAN

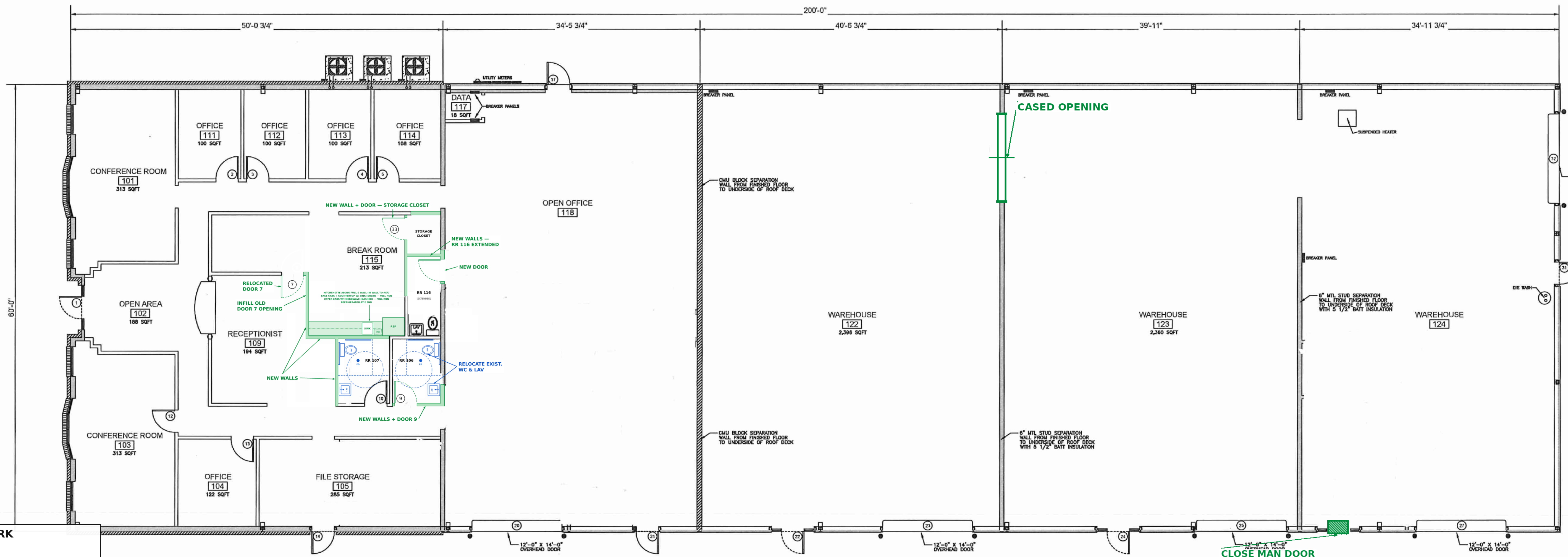
12025 INDUSTRIPLEX BLVD, BATON ROUGE, LA 70809
PROPOSED FLOOR PLAN



TRUE NORTH



VICINITY MAP



LEGEND — NEW WORK

- New / modified wall
- Cased opening
- Close / infill man door
- New door + swing
- New / relocated fixture (WC, LAV, grab bar, FD)
- 60" turning circle / WC clear floor
- Existing to remain

12025 Industriplex Blvd, Baton Rouge, LA 70809

Office ± 3,000 SF · Climate-Controlled Warehouse ± 1,450 SF · Warehouse ± 7,550 SF · Total 12,000 SF

FINISHED PRODUCT PLAN · Date: 2026-10-01

Measured & Prepared by Gauthier & Associates, LLC — for discussion / pricing only

DISCLAIMER: THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY. INTERESTED PARTIES SHALL TAKE THEIR OWN INQUIRIES AS TO THE ACCURACY OF THIS INFORMATION. AREAS ARE APPROXIMATE AND ALL DIMENSIONS SHALL BE VERIFIED ON SITE.

12025 INDUSTRIPLEX BLVD.
BATON ROUGE, LA 70809
EAST BATON ROUGE PARISH

OFFICE AREA: ± 3,000 SQFT
CLIMATE-CONTROLLED WAREHOUSE AREA: ± 1,450 SQFT
WAREHOUSE AREA: ± 7,550 SQFT
TOTAL BUILDING AREA: 12,000 SQFT

FINISHED / PROPOSED SCOPE:

- RESTROOM CORE — two mirrored single-user restrooms behind Doors 10 & 9:
 - RR 107 (ex-Office 107, new W + N walls) and RR 106 (enlarged S, new S wall + Door 9); each: WC w/ 42" + 36" grab bars, LAV, floor drain, 60" turning circle
- RELOCATE existing RR 106 WC & LAV to E wall; new fixtures in RR 107
- RR 116 extended N (new N + W walls); new door from Open Office 118 in demo'd MTL opening
- Break Room 115 — new W + S walls; N wall infilled E to MTL wall; L wall at ex-Door 6 w/ RELOCATED DOOR 7 (Receptionist N wall, swings in); old Door 7 opening infilled; wall below old Door 7 + ex-sink wall removed; NEW KITCHENETTE: base + upper cabs run FULL S wall (sink, MW), REF at E end; NEW STORAGE CLOSET (NE) w/ 3'-0" Door 33
- CASED OPENING — WH 122-123 north (below Breaker Panel)
- CLOSE MAN DOOR — Door 26 only (south wall Office 125)
- See DEMO PLAN for removals that enable this layout

DATE: 07/02/2025

MEASURED & PREPARED BY:



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