

Price
Reduced!



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

CLIMATE CONTROLLED OFFICE / WAREHOUSE

10609 N DUAL DR, BATON ROUGE, LA 70814

FOR LEASE

24,179 SF

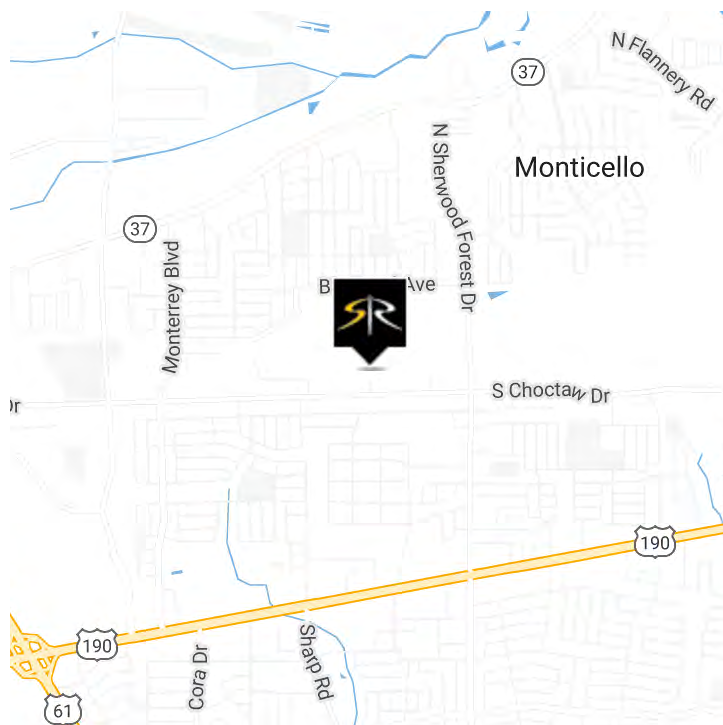


OFFERING SUMMARY

Lease Rate:	\$4,000 per Month (NNN)
Building Size:	8,000 - 24,179 SF
Lot Size:	1 Acres
Zoning:	M-1

PROPERTY HIGHLIGHTS

- 8,000 SF - 24,179 Sq.Ft. Office/Warehouse for Lease
- 40' Concrete Surface
- Truck Well
- 3 Roll Up Doors
- M-1 Zoning
- 3-Phase power
- 2,991 SF Office
- 21,188 SF Total Warehouse
- * 12' Clear Height in Front Warehouse
- * 22-26' Clear Height in Rear Warehouse (Climate Controlled)



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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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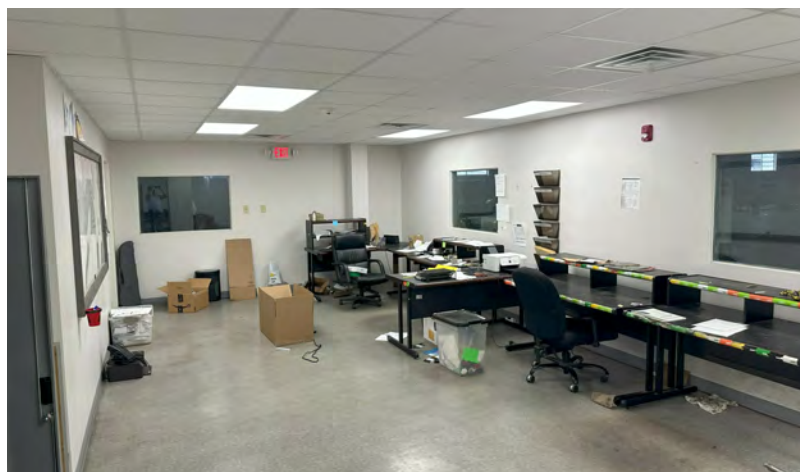
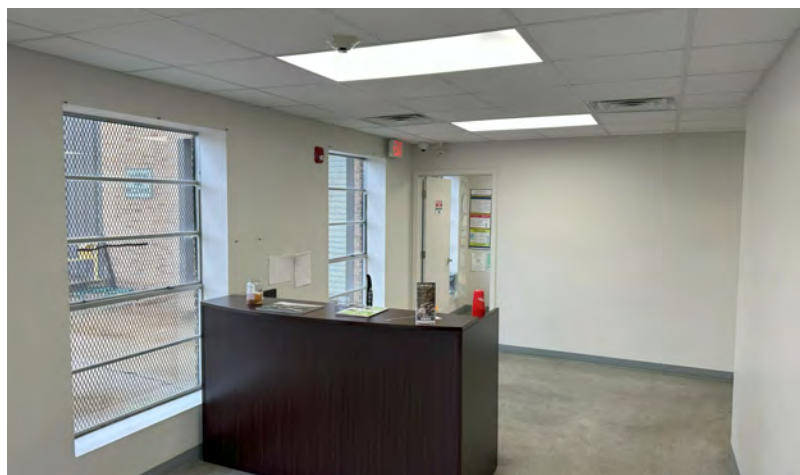
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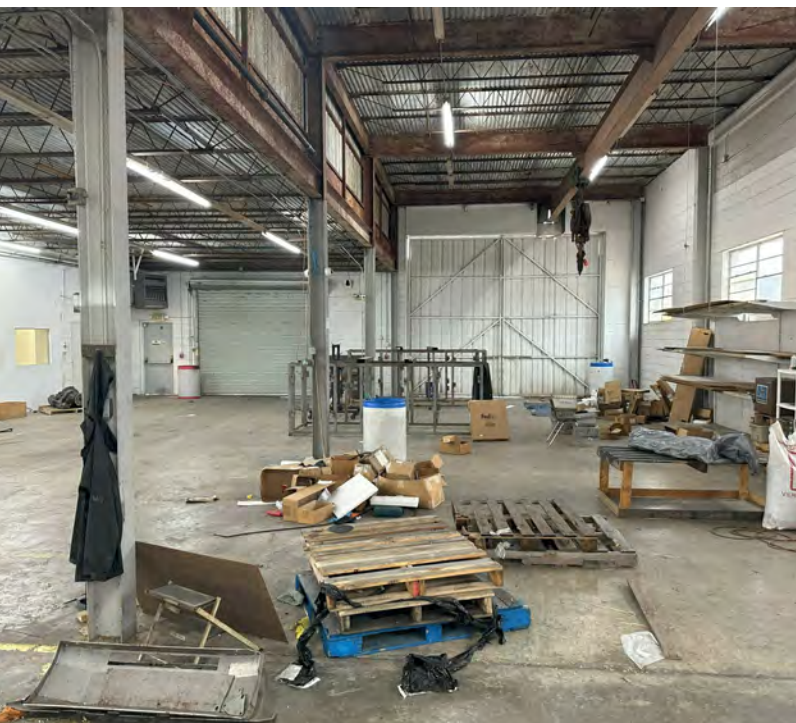
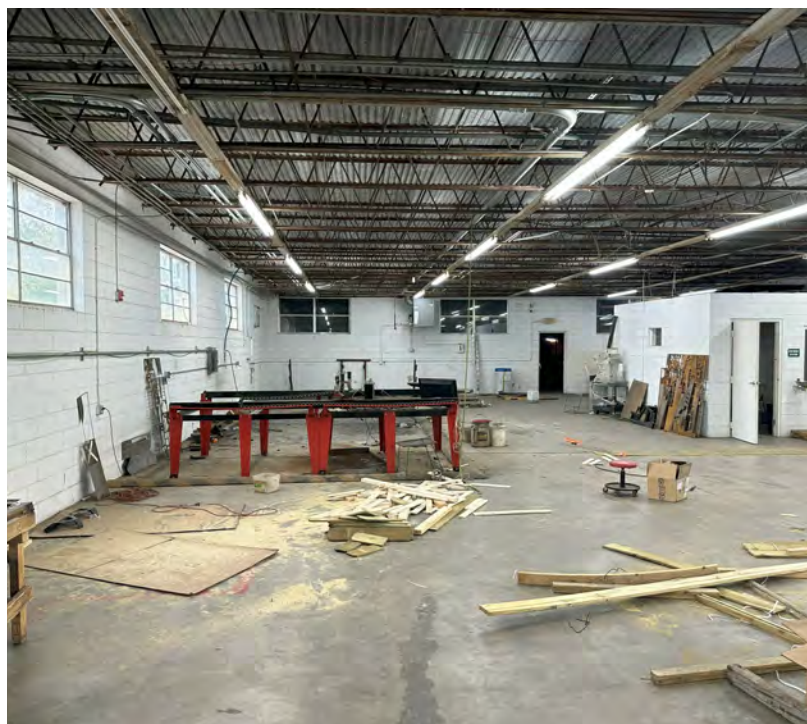
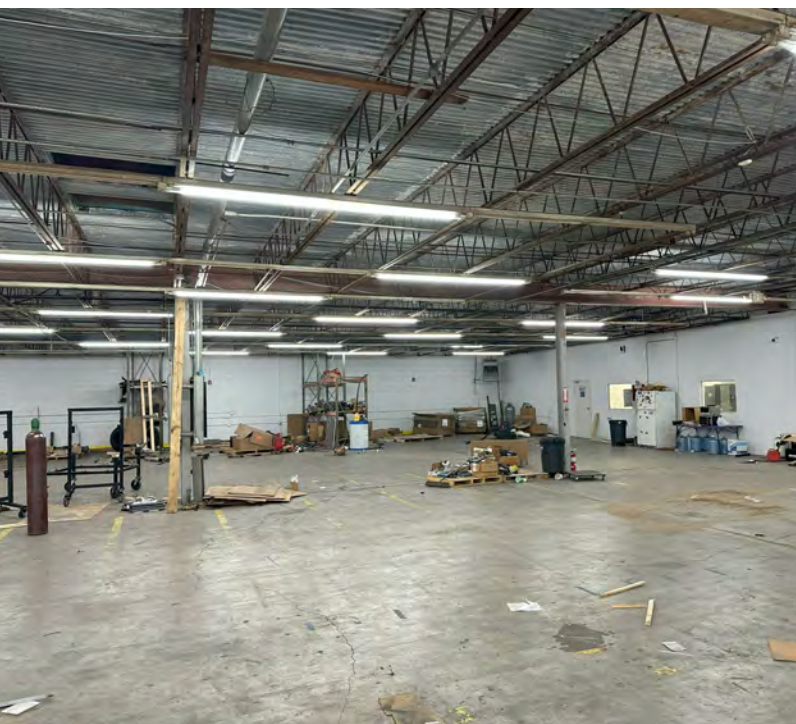
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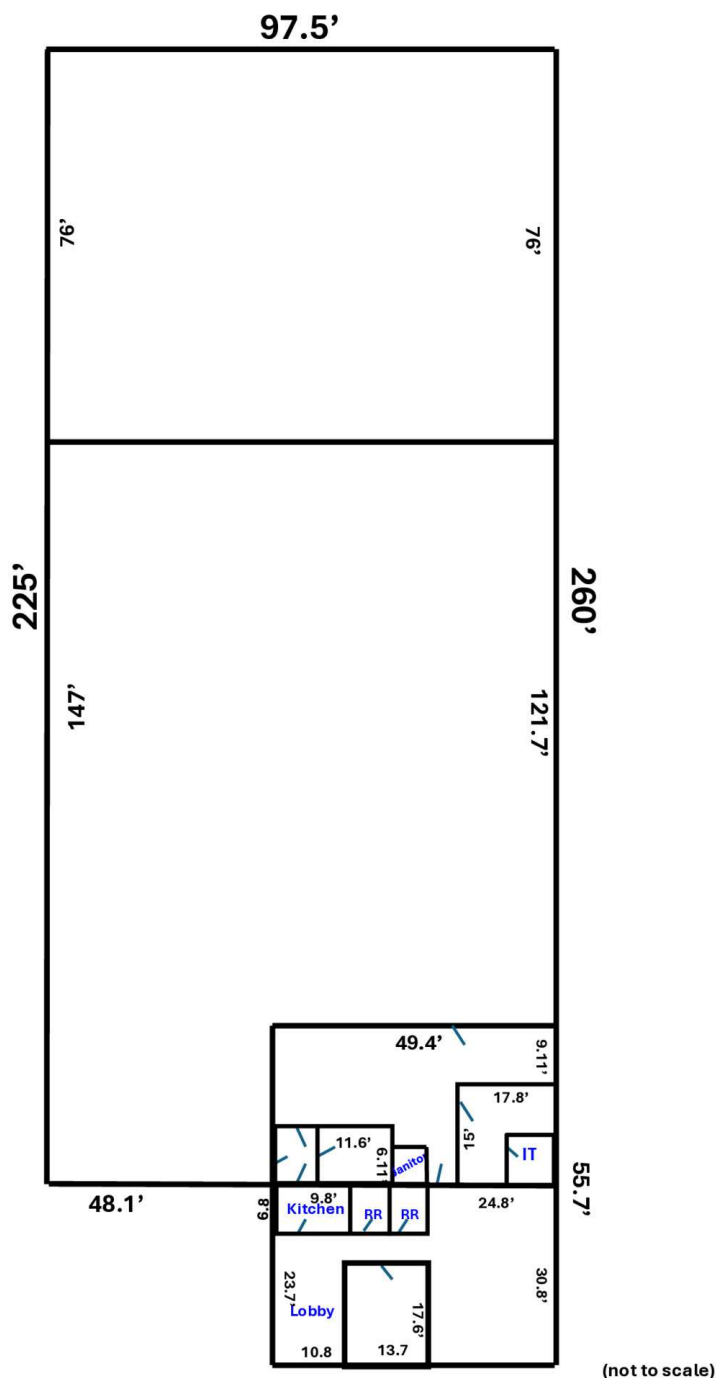
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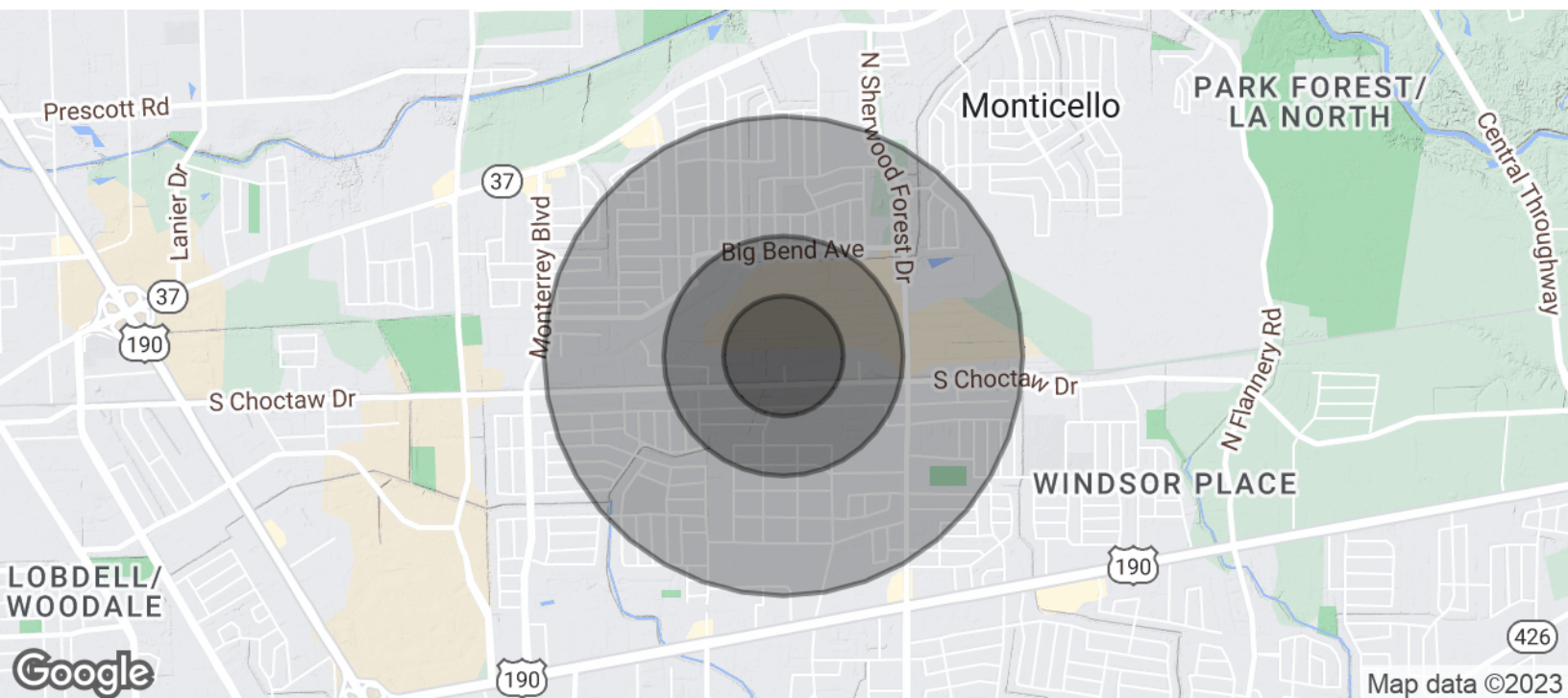
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	170	1,017	7,639
Average Age	40.9	37.3	35.8
Average Age (Male)	26.8	25.6	29.1
Average Age (Female)	50.8	47.6	42.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	66	409	3,053
# Of Persons Per HH	2.6	2.5	2.5
Average HH Income	\$46,015	\$40,981	\$46,604
Average House Value	\$140,769	\$129,029	\$135,260

* Demographic data derived from 2020 ACS - US Census

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