



PROPERTY FOR LEASE

Baton Rouge Warehouse Space For Lease

2308 N. Third Street, Baton Rouge, LA 70802

Presented By:

Dex Shill

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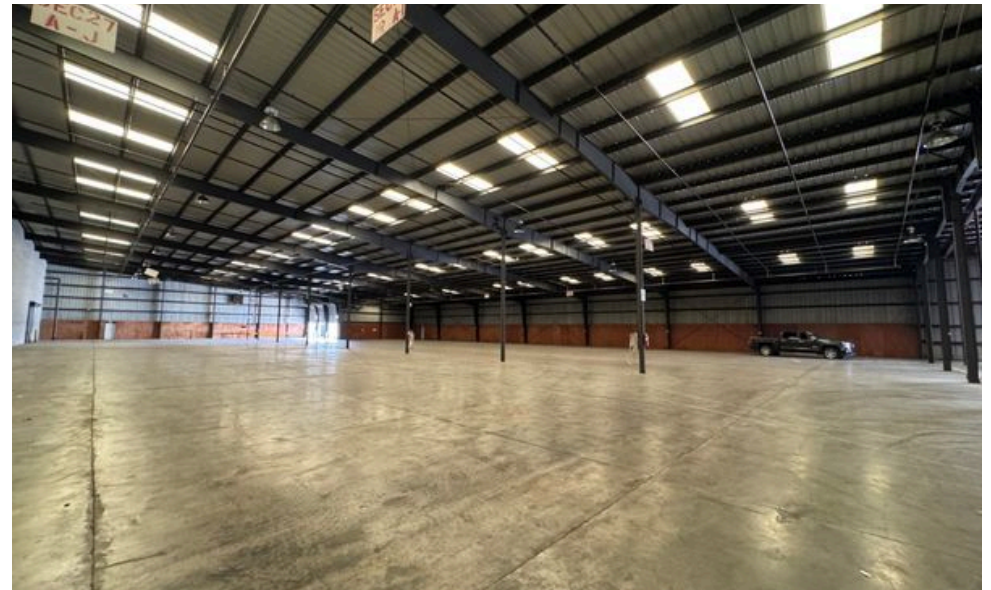
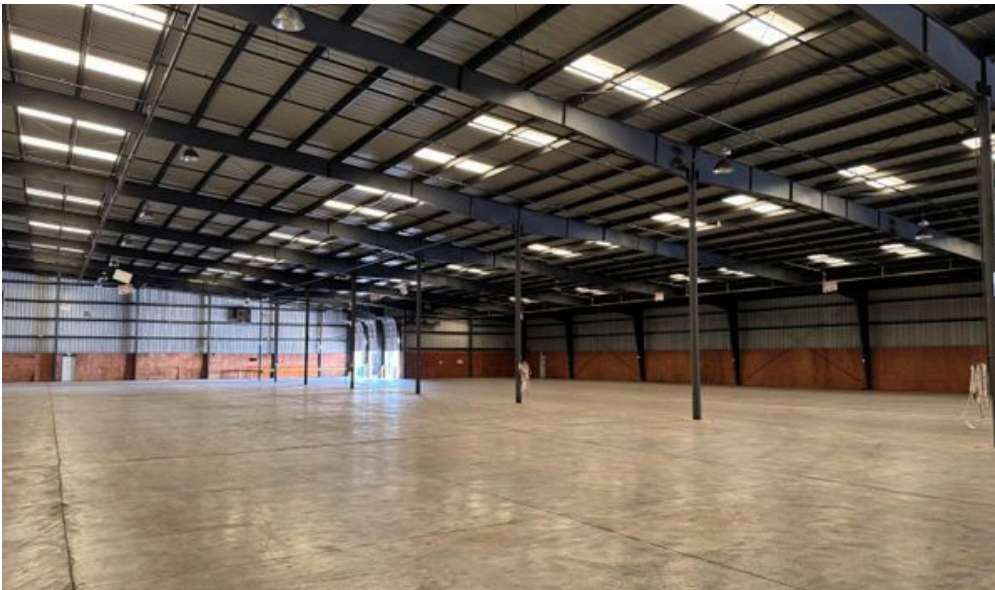


PROPERTY DESCRIPTION

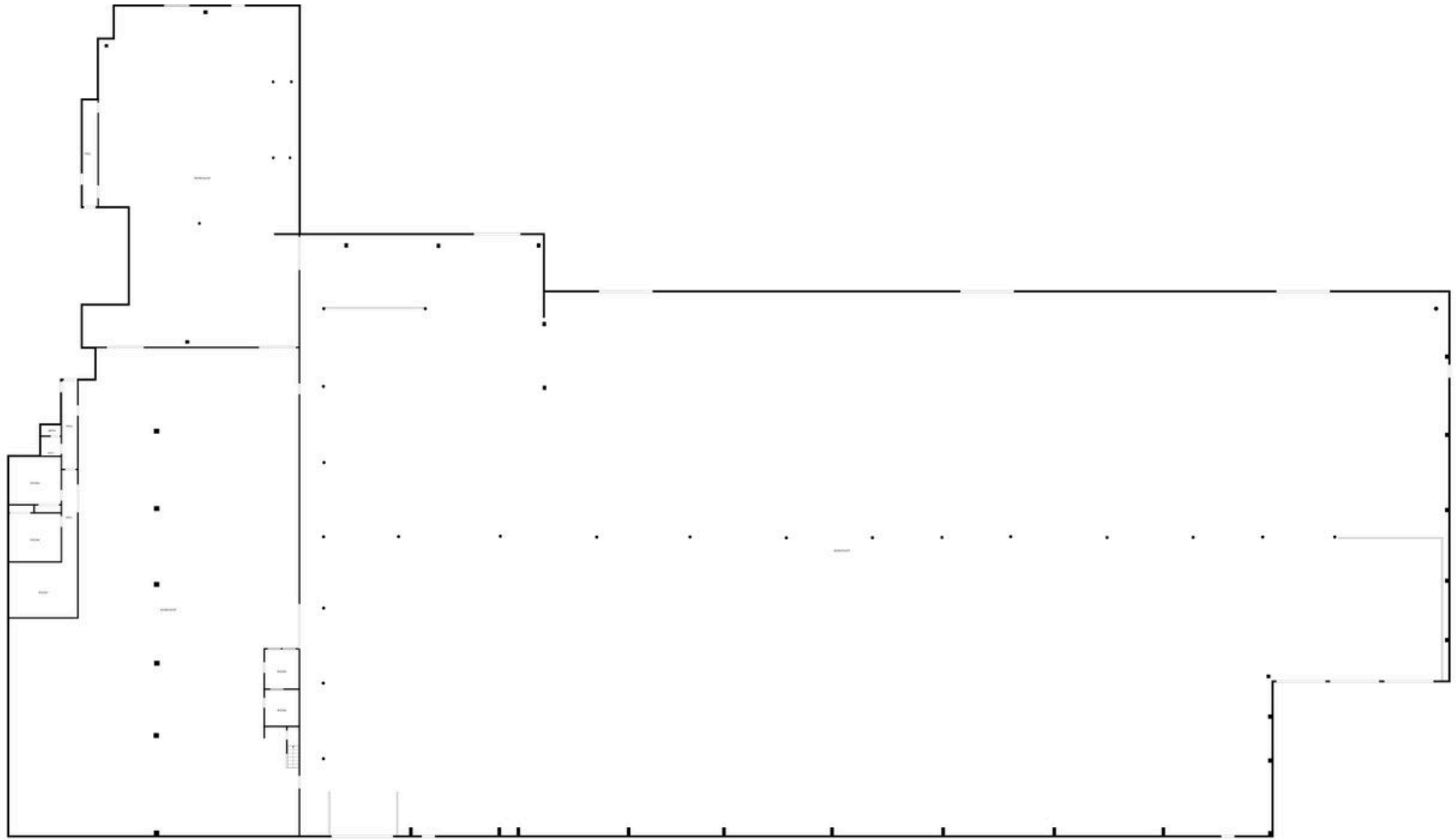
Available for lease, this ±65,000 SF industrial/warehouse facility offers an efficient loading configuration with three (3) dock-high doors and one (1) 14' wide drive-in door, accommodating both trailer and grade-level freight access. The building is fully sprinklered, with the system rated for Class IV commodity storage up to 18' in height, and is served by three-phase power — supporting a broad range of warehousing, distribution, and light industrial users. Located within Baton Rouge's established industrial corridor with convenient access to regional distribution routes.

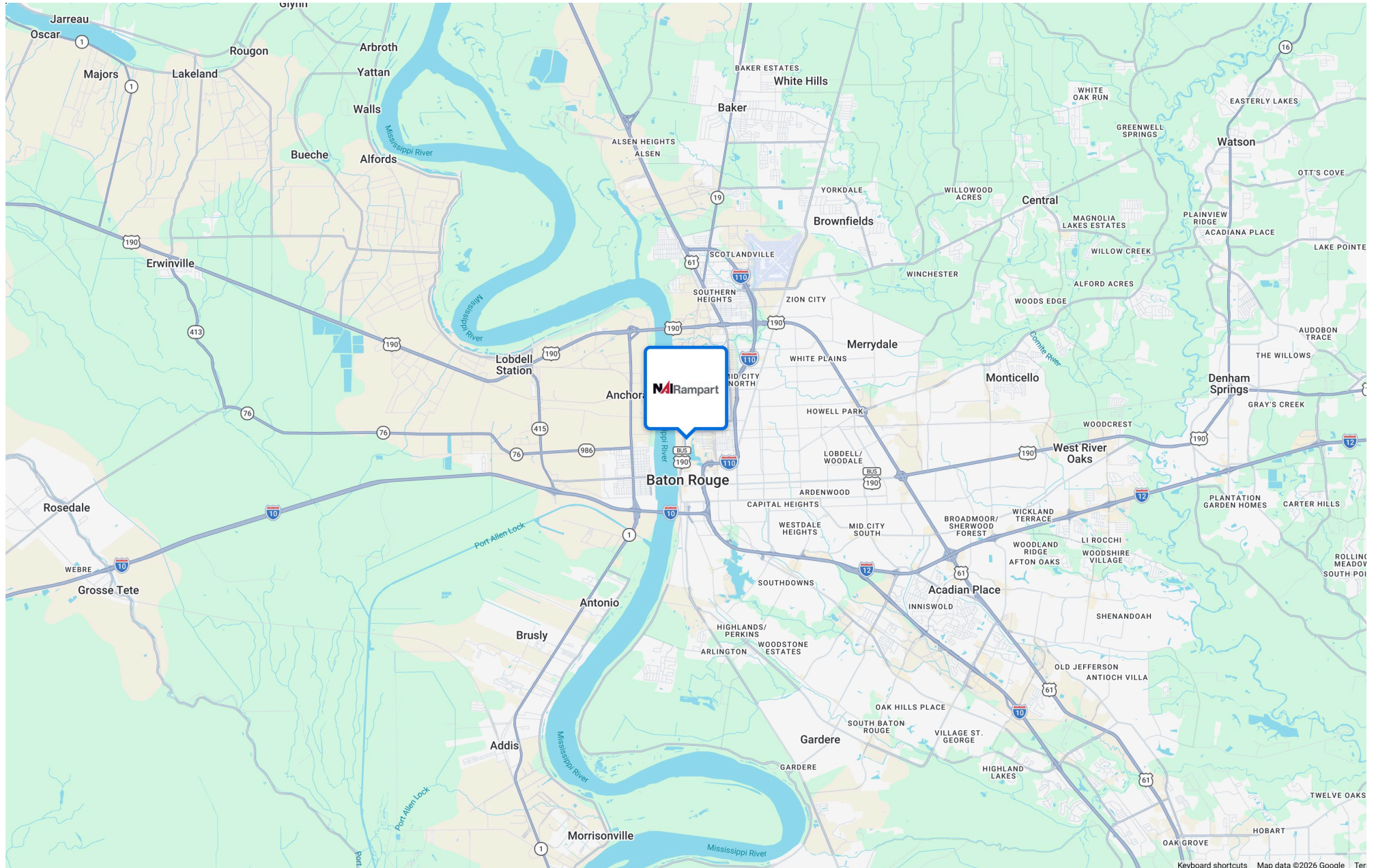
OFFERING SUMMARY

Lease Price	\$8.31/SF MG
Size:	65,000 SF
Zoning:	M2 (Heavy Industrial)
Office SF:	+/- 1,500 SF
Power:	225-amp, 3-phase (120/208V)
Column Spacing:	+/- 25'

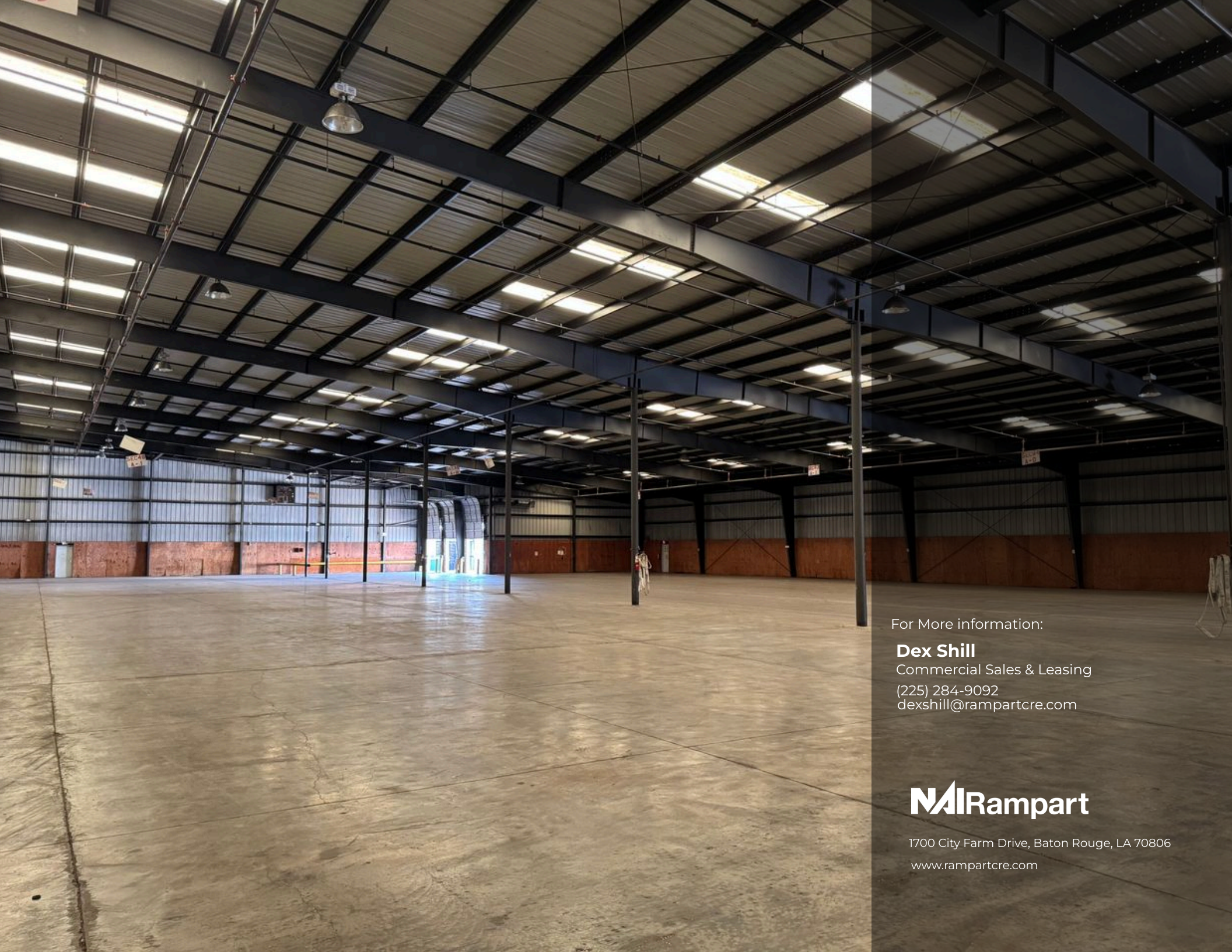


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For More information:

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