



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

13,000 SF OFFICE/WAREHOUSE

11800 INDUSTRIPLEX BLVD, #4 & #5, BATON ROUGE, LA 70809

13,000 SF



OFFERING SUMMARY

Sale Price:	\$1,560,000
Building Size:	13,000 SF
Price / SF:	\$120.00

PROPERTY HIGHLIGHTS

- Metro Center II Office/Warehouse For Sale
- Premier Industrial Area
- 13,000 SF; 7,754 SF Office and 5,246 SF Warehouse
- 3-Phase Electrical
- 4 Docks
- 16 FT. Eave Height
- Wet Sprinklers
- Tilt Wall Concrete Construction
- 3 Restrooms
- Conveniently located between Airline, I-10, Siegen and Pecue Lane



BRIAN NICOLICH
Commercial Sales & Leasing
(D)225.229.4371
brian@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

FOR SALE

13,000 SF OFFICE/WAREHOUSE

11800 INDUSTRIPLEX BLVD, #4 & #5, BATON ROUGE, LA 70809

13,000 SF



BRIAN NICOLICH
Commercial Sales & Leasing
(D)225.229.4371
brian@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

FOR SALE

13,000 SF OFFICE/WAREHOUSE

11800 INDUSTRIPLEX BLVD, #4 & #5, BATON ROUGE, LA 70809

13,000 SF



BRIAN NICOLICH
Commercial Sales & Leasing
(D)225.229.4371
brian@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.



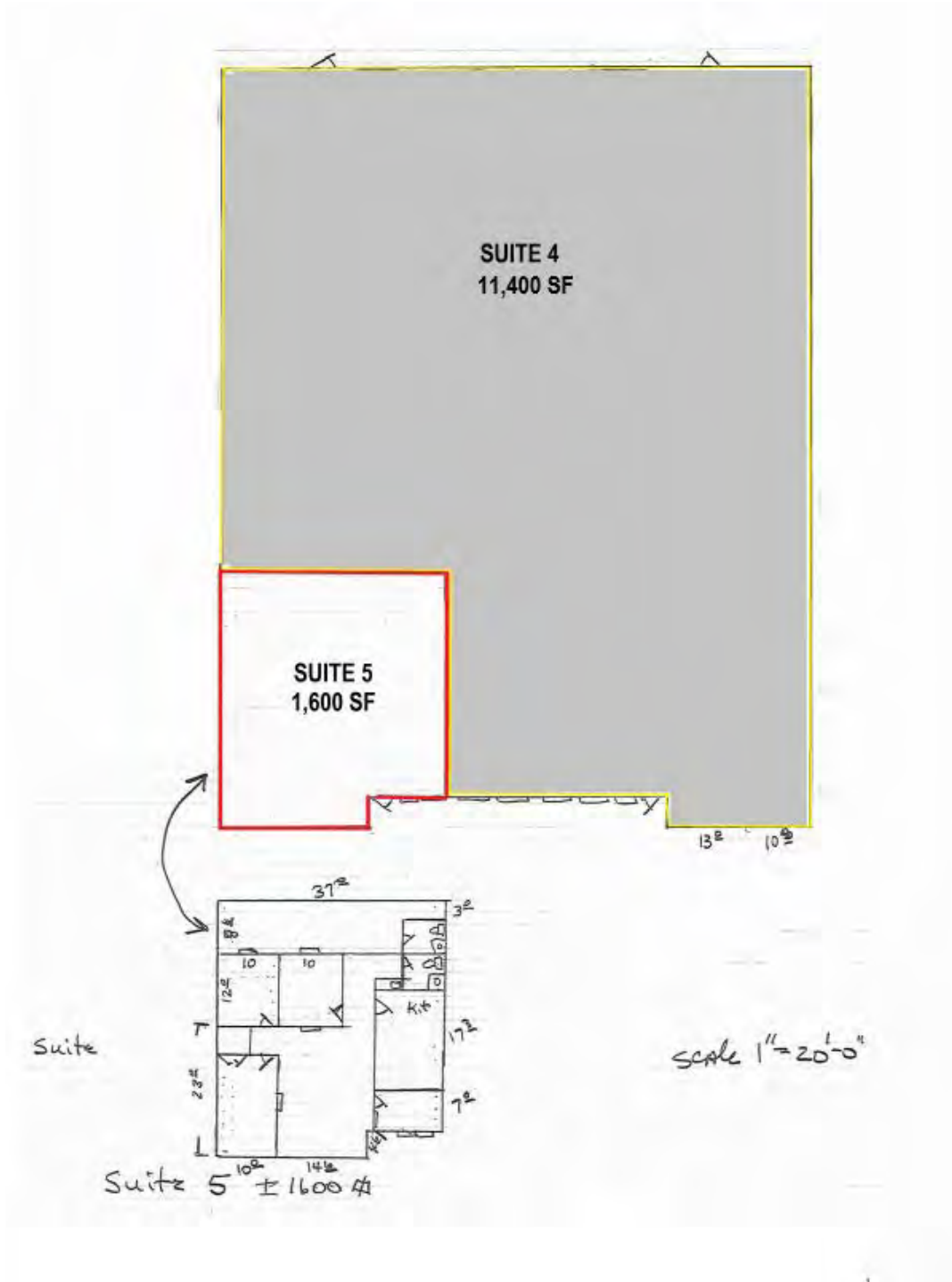
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

13,000 SF OFFICE/WAREHOUSE

11800 INDUSTRIPLEX BLVD, #4 & #5, BATON ROUGE, LA 70809

13,000 SF



BRIAN NICOLICH
Commercial Sales & Leasing
(D)225.229.4371
brian@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.