



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

METROCENTER II

11800 INDUSTRIPLEX BLVD, #11-14, BATON ROUGE, LA 70809

26,000 SF

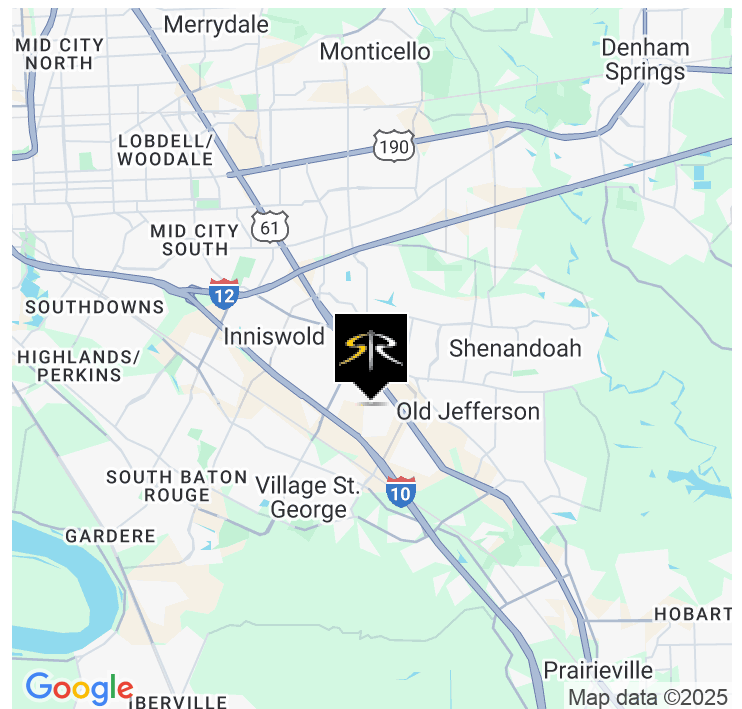


OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	6,500 - 26,000 SF
Zoning:	M-1

PROPERTY HIGHLIGHTS

- 26,000 SF of Warehouse/Distribution Space Available
- 6,500 SF Sub-Lease included
- Dock High & Grade level loading
- 16' Eave
- Sprinklered
- Climate Controlled Warehouse
- Located in premier Industrial Park of Baton Rouge with excellent access to I-10 & I-12



LARRY DIETZ, CCIM

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BILL JEANSONNE

Commercial Investment Specialist
(D)225.802.2932
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
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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.



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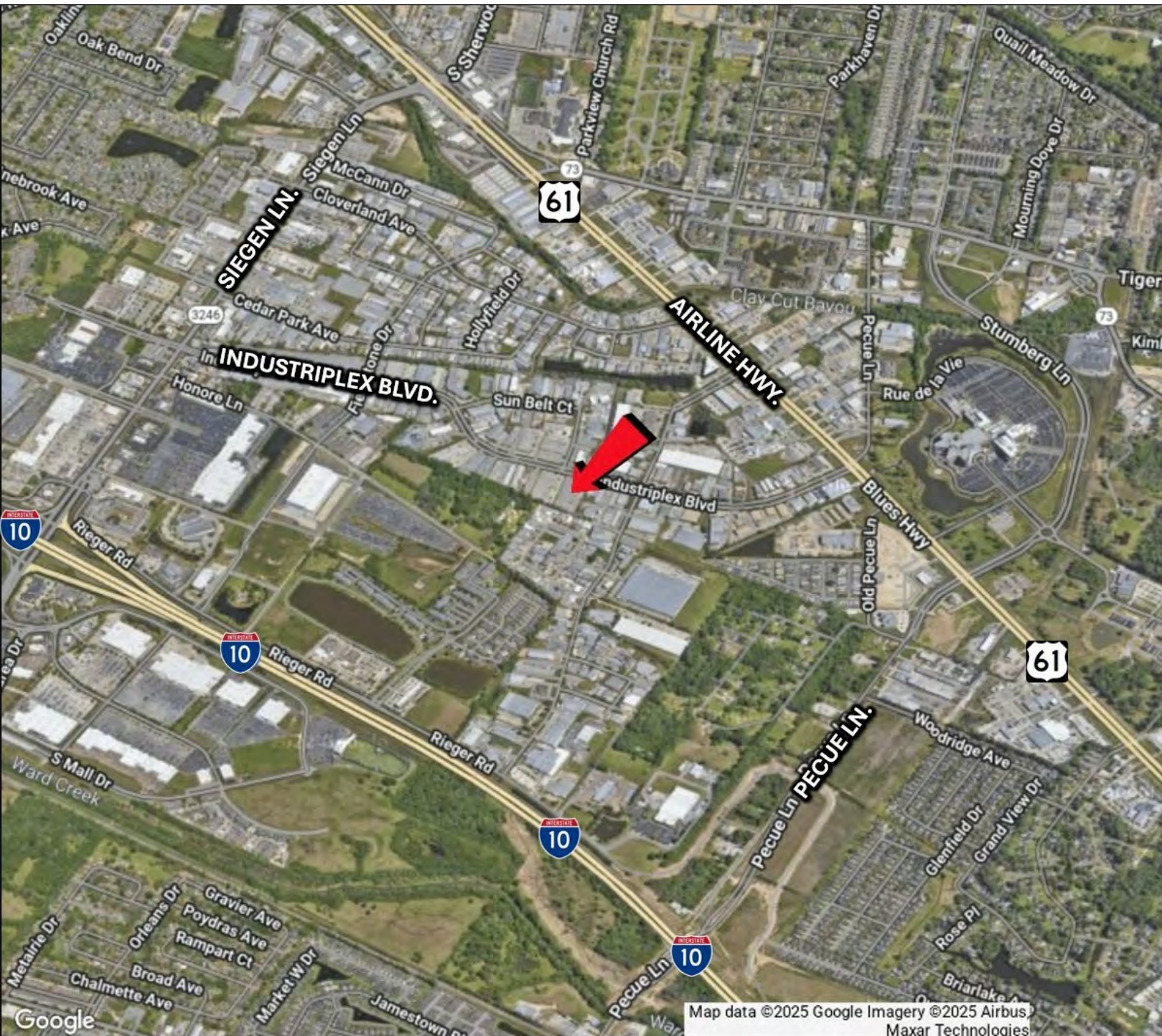
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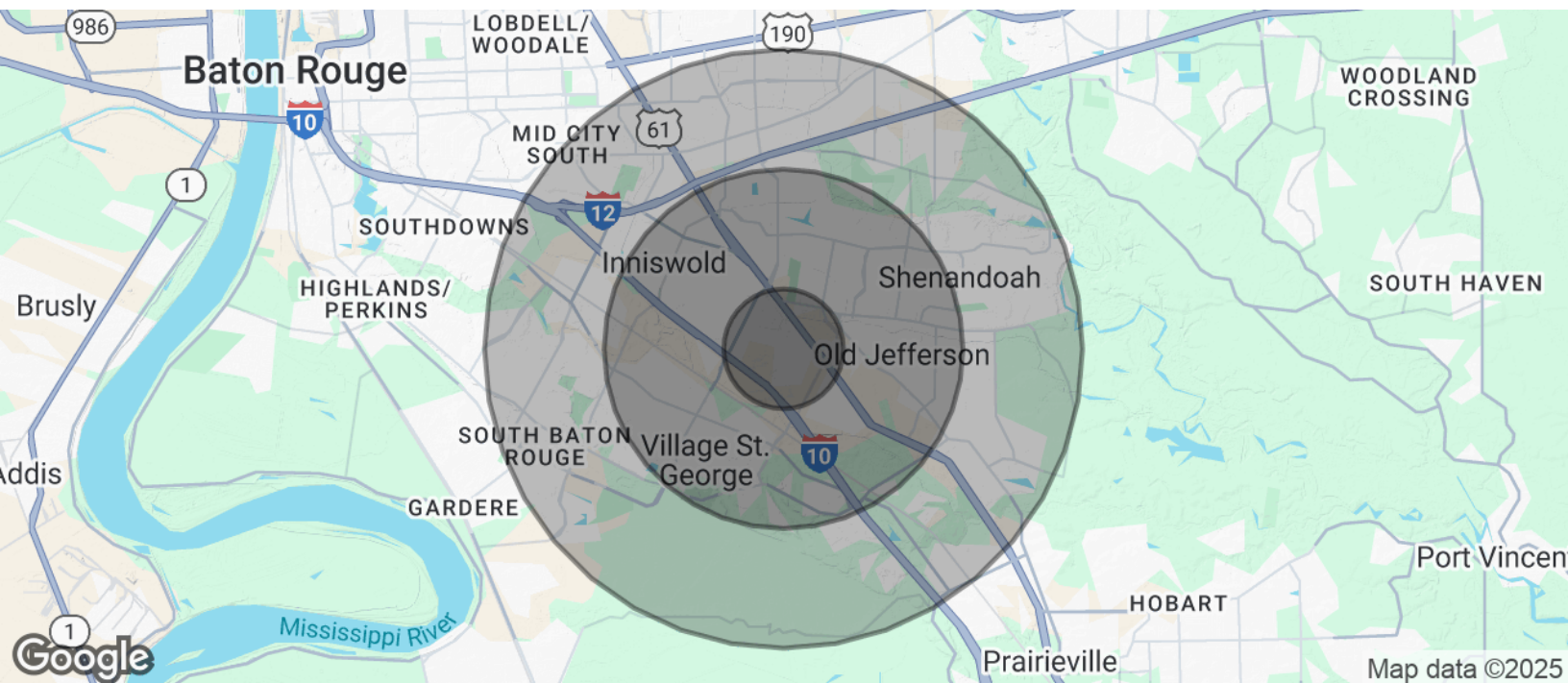
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,204	65,986	157,505
Average Age	38	41	41
Average Age (Male)	37	40	39
Average Age (Female)	39	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,335	28,866	67,033
# Of Persons Per HH	2.4	2.3	2.3
Average HH Income	\$84,884	\$106,574	\$114,738
Average House Value	\$277,631	\$336,533	\$363,637

Demographics data derived from AlphaMap

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