



FOR LEASE

OFFICE WAREHOUSE

12525 JEFFERSON HWY., BATON ROUGE, LOUISIANA 70809



PROPERTY OVERVIEW

- PRIME JEFFERSON HWY LOCATION BETWEEN AIRLINE HWY AND PECUE LANE
- THREE-BUILDING COMMERCIAL SERVICE CENTER TOTALING ±19,316 SF
- EXCELLENT FIT FOR AUTOMOTIVE, FLEET, INDUSTRIAL SERVICE, CONTRACTOR, OR EQUIPMENT OPERATIONS
- MAIN BUILDING (±11,846 SF) WITH SHOWROOM/SALES COUNTER, CUSTOMER WAITING AREA, AND TWO PRIVATE OFFICES
- CLEAR-SPAN DRIVE-THROUGH WAREHOUSE WITH FRONT-TO-BACK ACCESS AND 16' EAVE HEIGHT
- COMPRESSED AIR LINES AND 3-PHASE ELECTRICAL SERVICE
- REAR ±5,940 SF FIVE-BAY WAREHOUSE/SERVICE BUILDING
- DETACHED ±1,530 SF TWO-BAY STORAGE BUILDING CONNECTED BY COVERED BREEZEWAY
- MULTIPLE GRADE-LEVEL OVERHEAD DOORS FOR EFFICIENT OPERATIONS
- DUAL ACCESS FROM JEFFERSON HIGHWAY AND PARK FOREST DRIVE FOR CONVENIENT INGRESS/EGRESS

DERBES FALGOUST COMMERCIAL REAL ESTATE

10455 Jefferson Hwy, Suite 210
Baton Rouge, LA USA 70809
225.778.5858

OFFERING SUMMARY

Space Available: 19,316SF

Lease Rate: \$18,511 per month, NNN

Zoning: C2 - Heavy Commercial

AREA DESCRIPTION

Located on Jefferson Hwy

Minutes from I-10 & I-12

Dual Access / Drive Thru Building

SCOT GUIDRY, CCIM

SCOT@DFCRE.COM

225-405-9400



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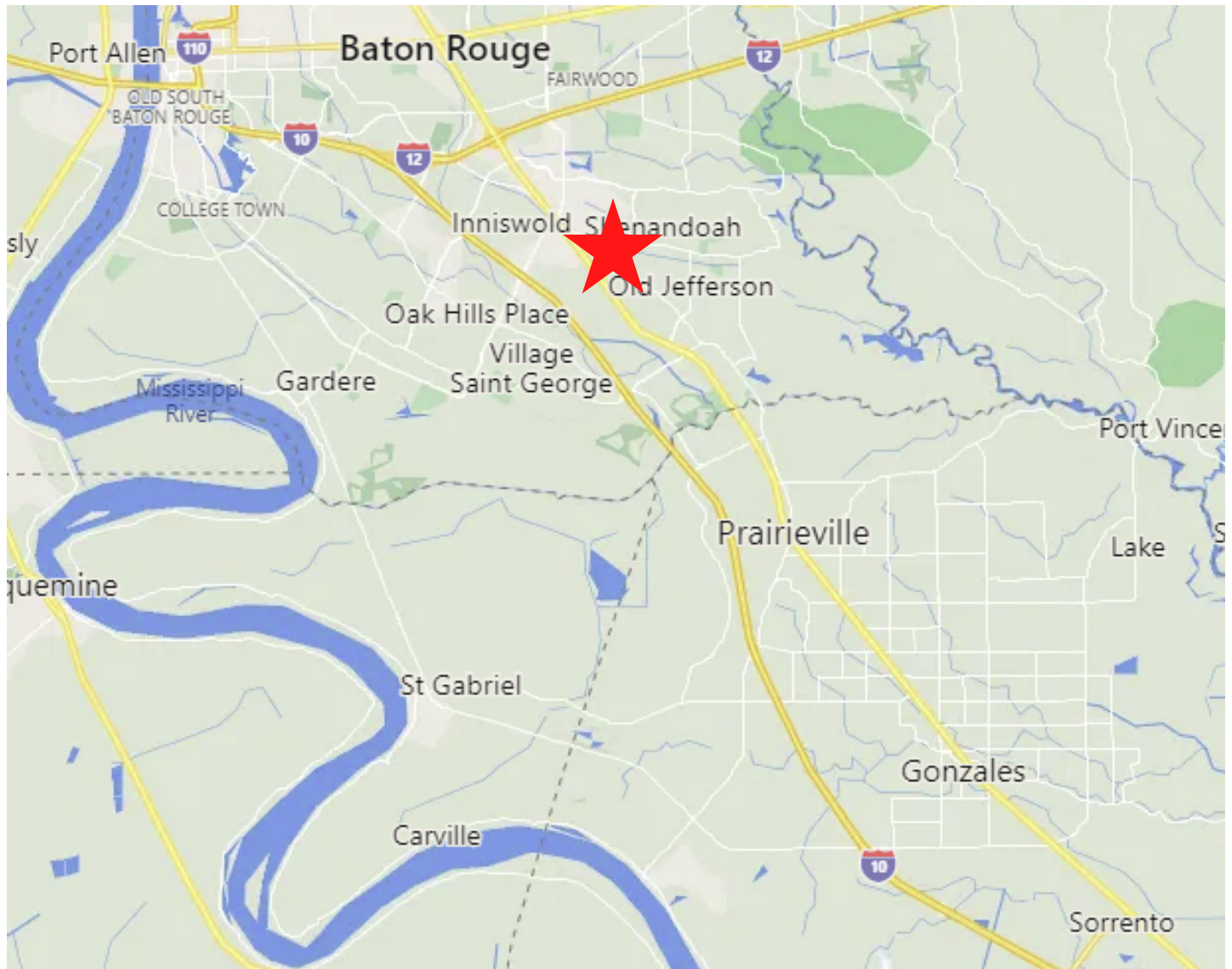


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GENERAL LOCATION MAP



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