



## 8856 S. Choctaw Drive

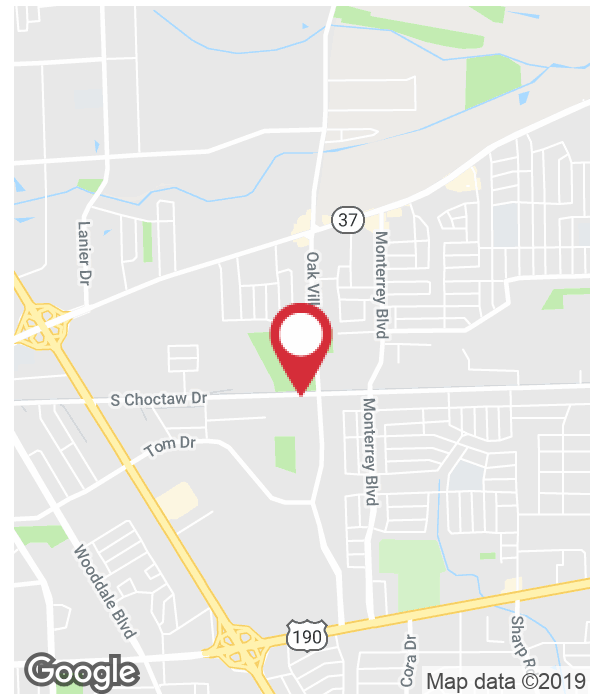
Baton Rouge, Louisiana 70815

### Property Highlights

- Build to suit opportunity on South Choctaw Drive
- 9,000 SF office/warehouse building (6,600 SF whs / 2,400 SF off)
- Square footage can be adjusted per tenant needs
- Warehouse is insulated with a 20' eave height, ground level overhead doors and macro air industrial fans (8' x 24') & ventilation systems
- Lot is 100% paved
- Less than a ¼ mile from the intersection of Oak Villa and Choctaw on north side of Cortana Mall

### Lease Rate

\$7.75 SF/yr (MG)



For more information

#### Clay Johnston

O: 225 295 0800 | C: 225 297 7475  
cjohnston@latterblum.com

#### Bobby Smith

O: 225 295 0800 | C: 225 297 7430  
rsmith@latterblum.com

**CALL OR EMAIL FOR MORE INFORMATION**

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

1700 City Farm Drive  
Baton Rouge, LA 70806  
225 295 0800 tel  
[latterblum.com](http://latterblum.com)

