



FOR LEASE | INDUSTRIAL

11737 WENTLING AVENUE

11737 Wentling Avenue | Baton Rouge, LA 70816

PROPERTY SUMMARY

AVAILABLE SF: 5,521 - 6,193 SF

LEASE RATE: \$9.50 SF/Yr (MG)

EAVE HEIGHT: 26 Ft.

ZONING: Rural

CROSS STREETS: Sherwood Forest At Wentling



PROPERTY HIGHLIGHTS

- ±5,521 Square feet of warehouse space with ±26 foot eave height and adjacent ±672 square foot office available for lease. Can be leased with or without the office. Additional office space is also available.
- Perfect for cross fit, gymnastics, cheerleading, training, etc.



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11737 Wentling Ave
Warehouse



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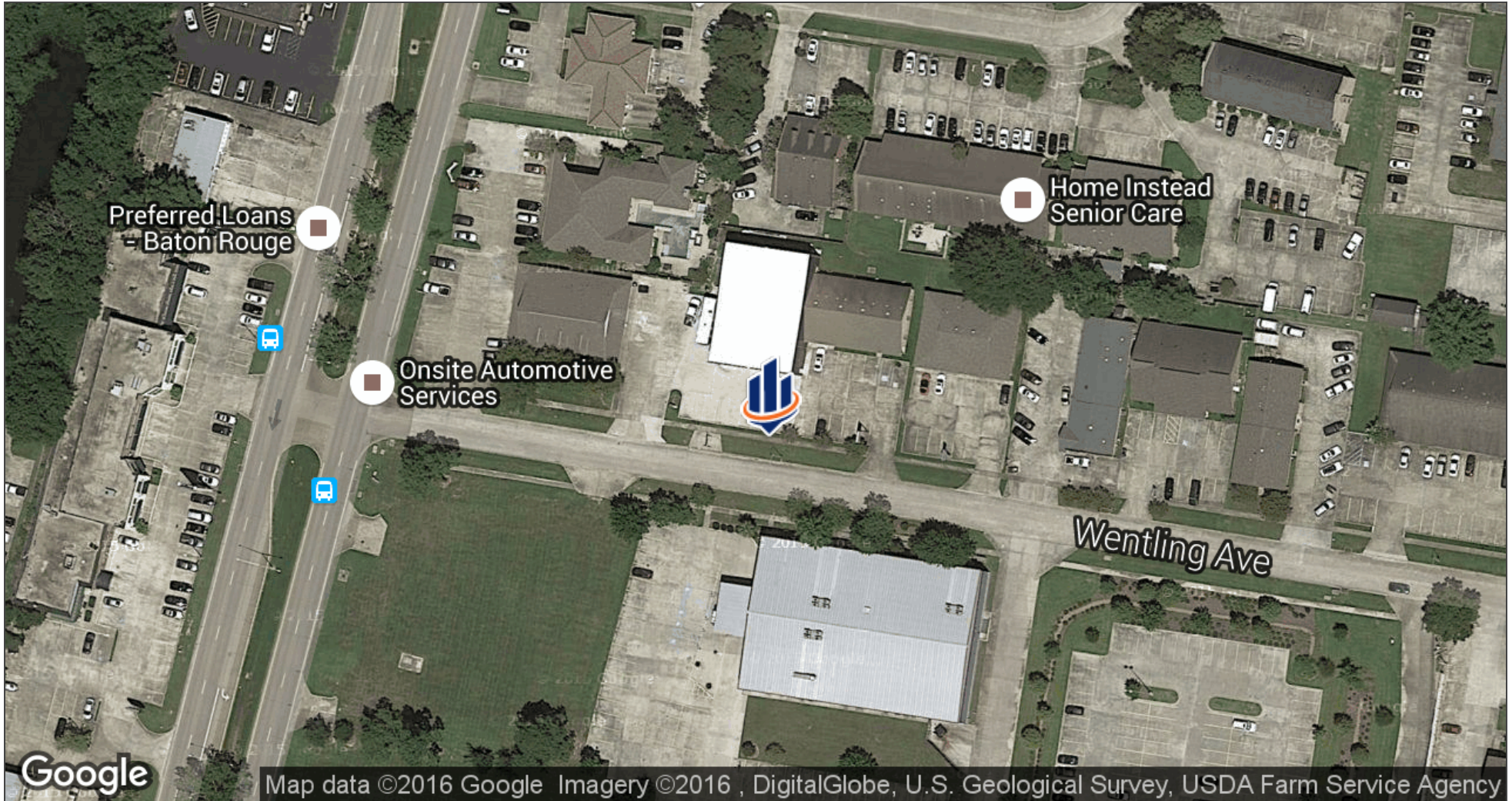
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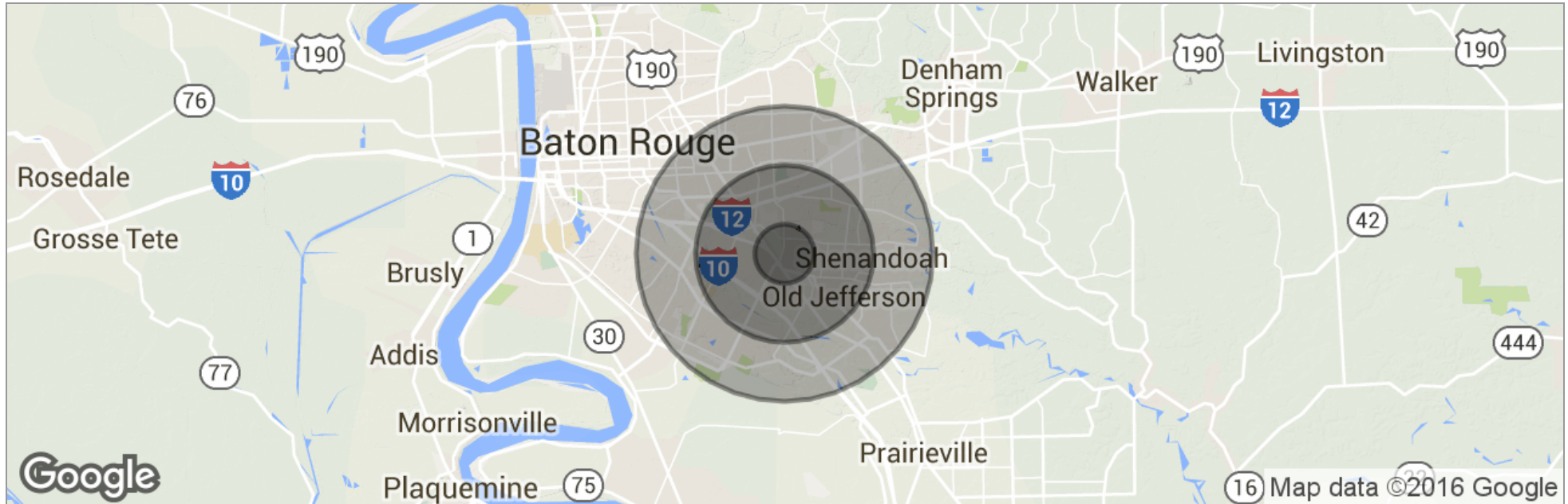
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	1 Mile	3 Miles	5 Miles
Total Population	8,987	68,374	164,890
Population Density	2,861	2,418	2,099
Median Age	36.7	36.5	36.4
Median Age (Male)	36.6	34.7	34.1
Median Age (Female)	36.3	38.0	38.5
Total Households	3,785	29,551	67,974
# of Persons Per HH	2.4	2.3	2.4
Average HH Income	\$70,426	\$74,358	\$78,579
Average House Value	\$222,613	\$228,434	\$237,438

* Demographic data derived from 2010 US Census



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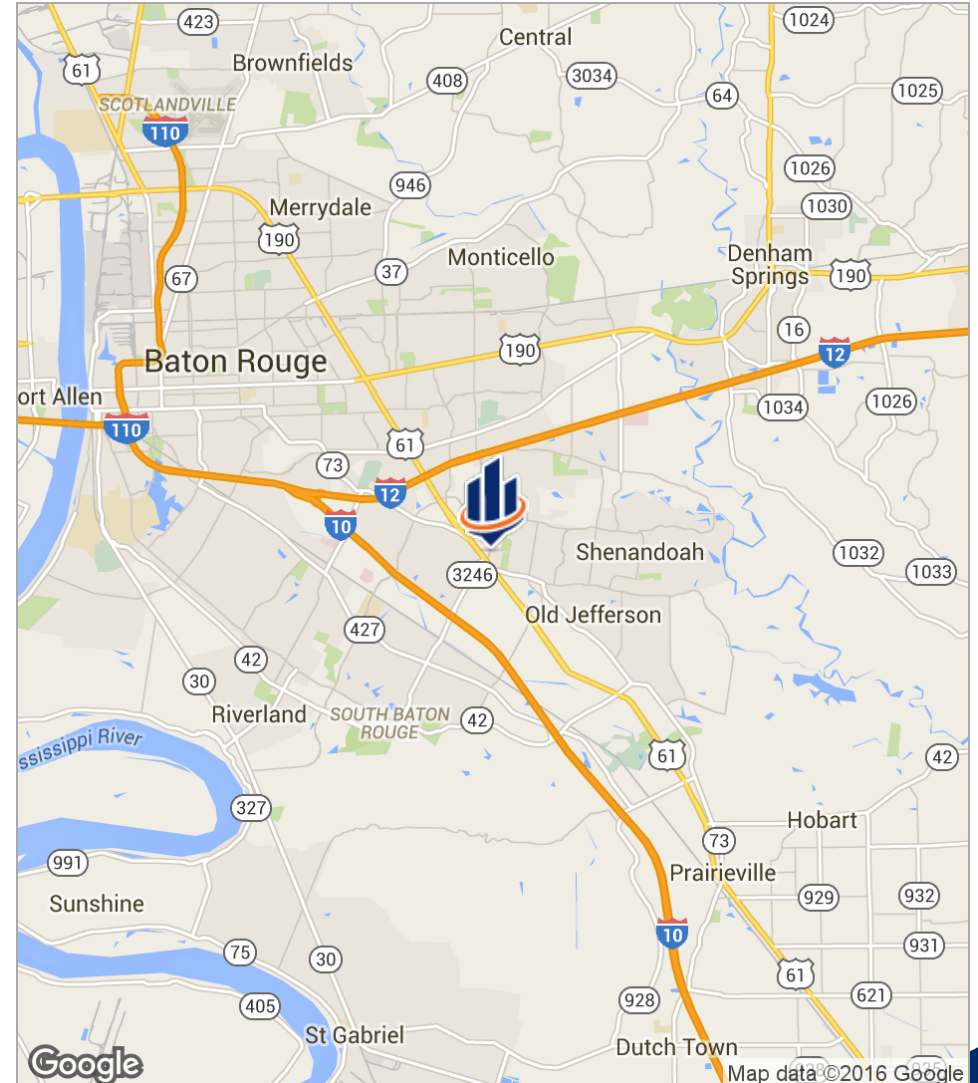
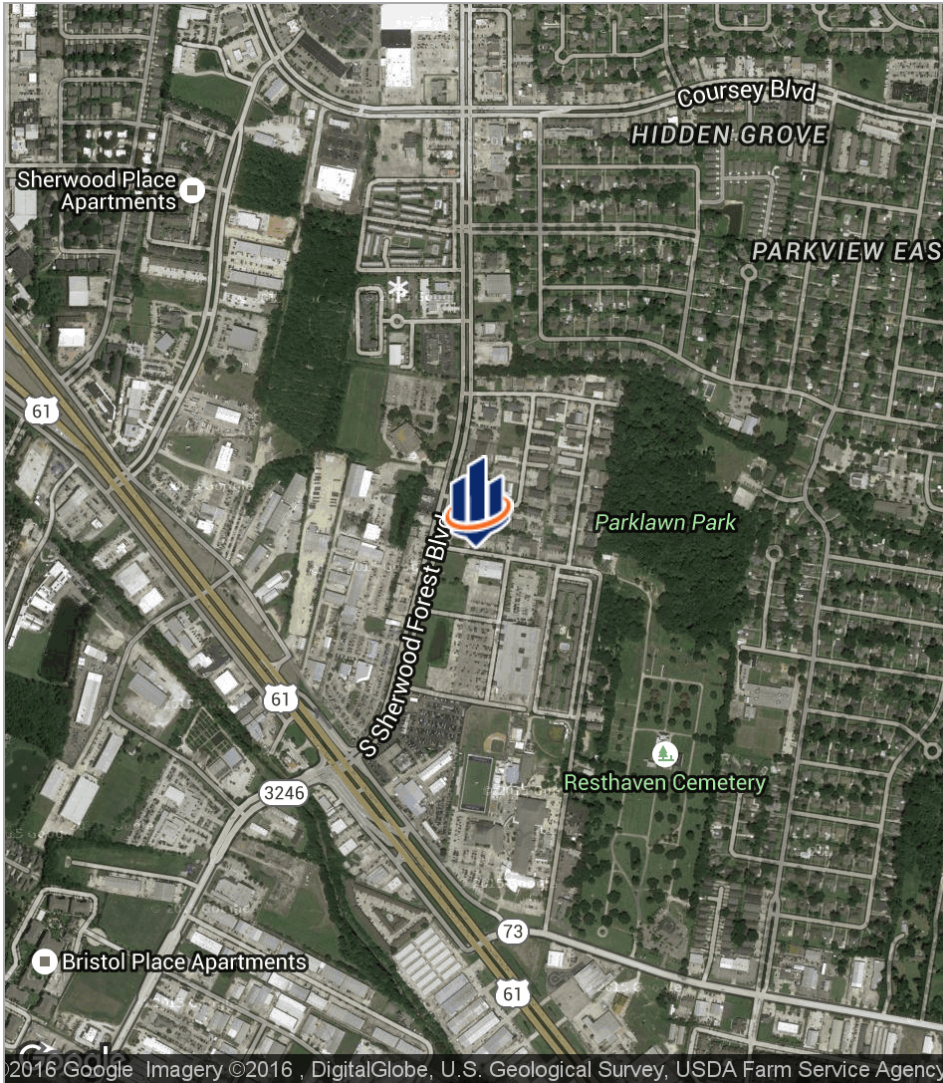
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