



11626 Cedar Park Ave

Baton Rouge, Louisiana 70809

Property Highlights

- Property is in Excellent Condition
- 1,320 SF of Climate Controlled Warehouse
- Landlord Will Negotiate Adding 551 SF of WH depending on deal terms
- 870 SF Office Area
- 14' Eave Height

Lease Rate

\$10.50 SF/yr (NNN)



For more information

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AVAILABLE SF:	2,190 SF
LEASE RATE:	\$10.50 SF/yr (NNN)
LEASE RATE PER MONTH:	\$1,916.25/month
ESTIMATED NNN:	\$2.47/SF
LOT SIZE:	0.155 Acres
GRADE LEVEL DOORS:	2
ZONING:	M1

Property Overview

Stand alone office-warehouse located within Industriplex Business Park. Approx. 870 SF of office and Approx. 1,320 SF of warehouse. Warehouse includes one roll-up door in front of the building and one roll-up door with direct access to the 876 SF secure and gated driveway. Warehouse is climate controlled with 14' eave heights.

Building footprint is easily designed to add approx. 551 SF of WH square footage- landlord willing to negotiate improvements based on deal terms. The office space consists of a lobby/reception area, restroom, and a large room (19 x 29) that can be used for multiples uses. NNN is approx. \$2.47/SF

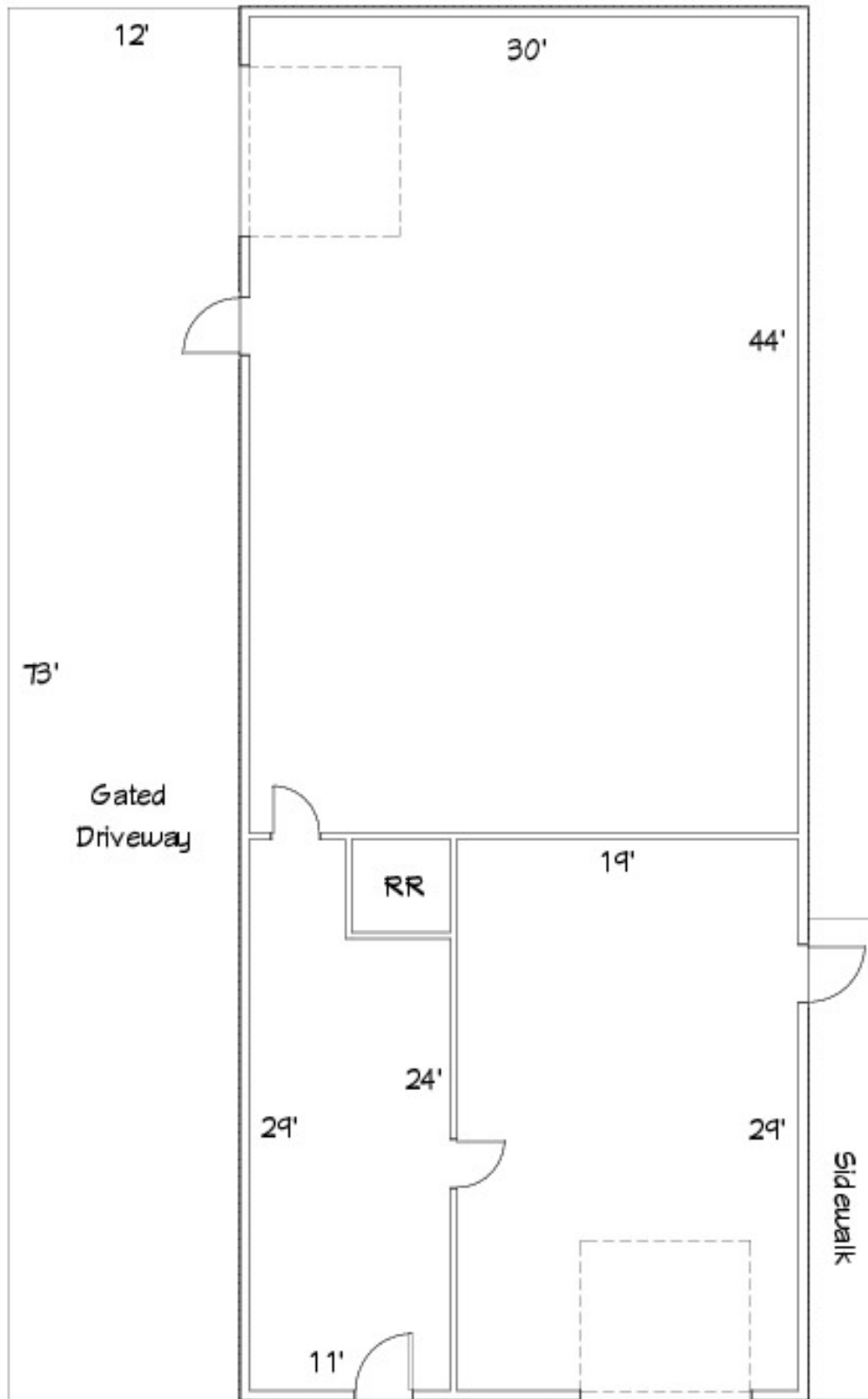
Location Overview

Cedar Park Ave is located within Industriplex Business Park, a centrally located industrial corridor that connects directly to Airline Hwy and Siegen Ln.

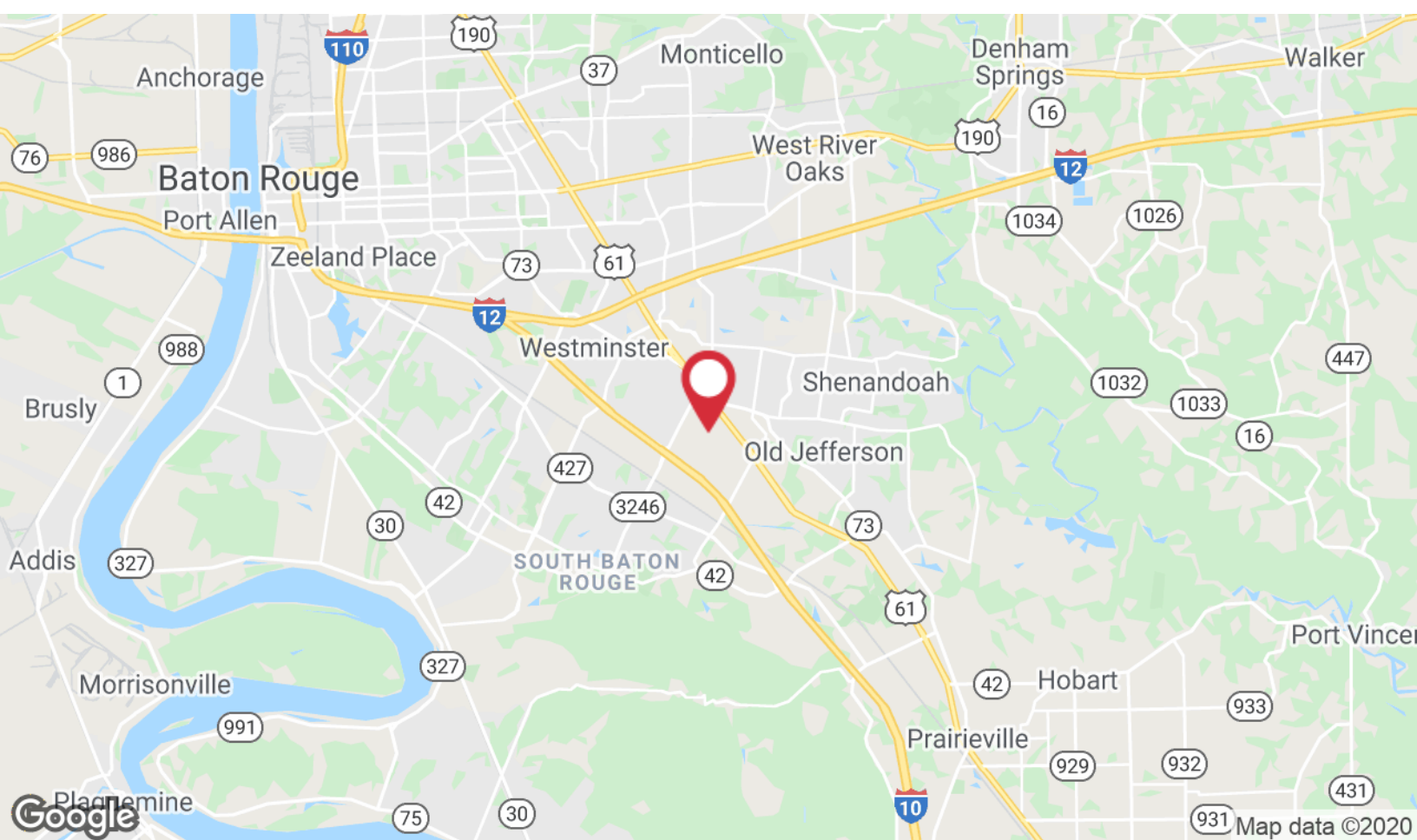
Additional Photos



Property Floor Plan



Location Maps



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