



CLASS A OFFICE WAREHOUSE AT AIRLINE / I-12

10182 PATRIOT DR BATON ROUGE, LA 70816



OFFERED: FOR LEASE

LEASE RATE: \$9.50 SF/YR (\$3,246/MO)

4,100 SF

- ±2,400 SF Warehouse / ±1,700 SF Office
- 18' Eave Height / 12' (W) x 14' (H) Grade-level Door
- 5 Parking Spaces, 7 offices, Conference, Kitchenette, 2 Restrooms, Reception/Lobby
- Offices recently painted, Carpet replaced throughout.

CONTACT:

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800.895.9329 | elifinrealty.com | January 2022
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- This Class A property features beautiful office space along with ample storage. The location 2 minutes from I-12 makes it a convenient hub to service surrounding areas.
- First Floor: 3 offices, conference room, restroom, reception, waiting area, and kitchenette.
- Second Floor: 4 offices
- Offices recently painted. Carpet replaced throughout.

LEASE SUMMARY

- Lease Rate: \$9.50 / SF / YR
- Base Rent: \$3,246 / MO
- Lease Type: Gross Lease, Modified Gross
- Lease Term: Negotiable

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INTERIOR PHOTOS

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AERIAL PHOTOS

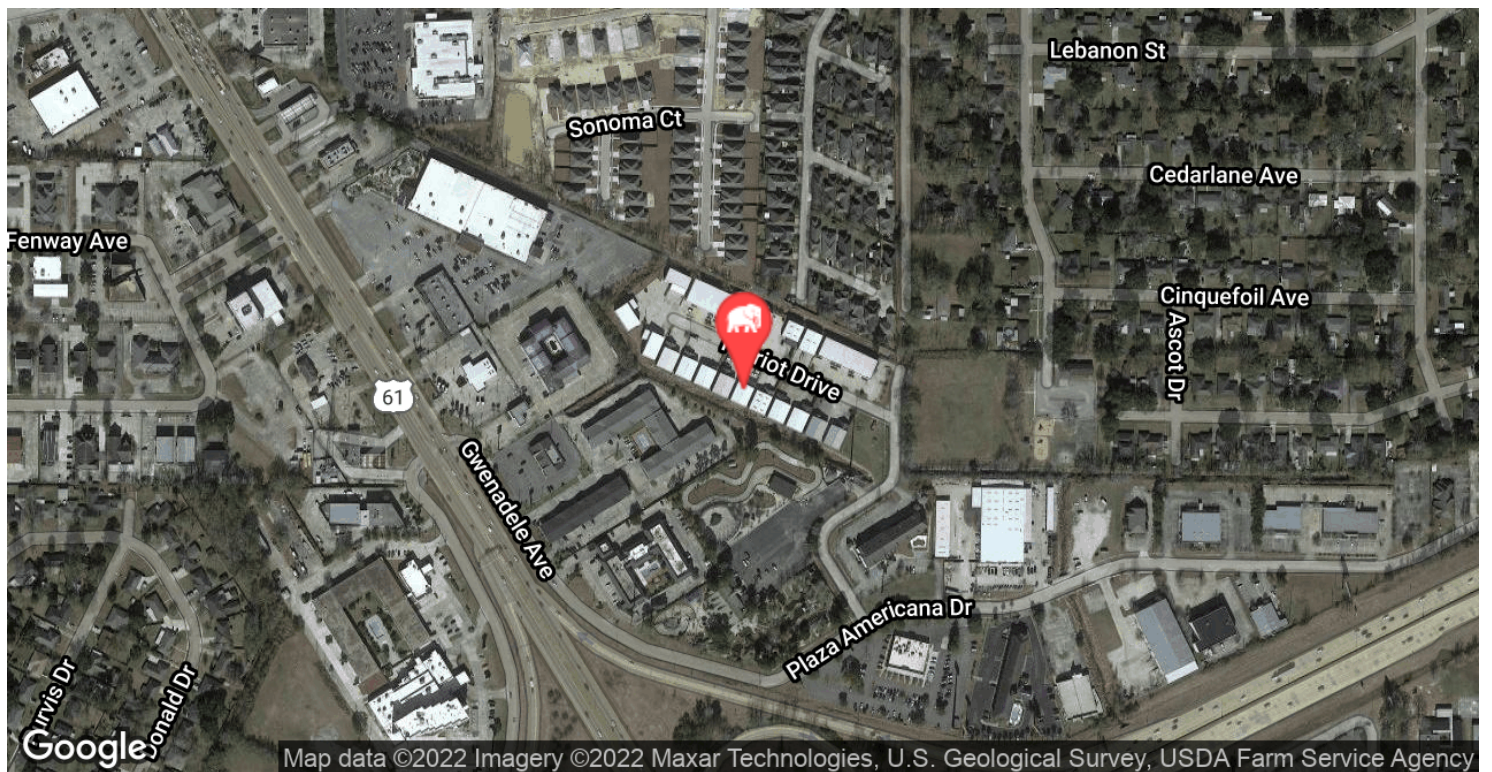
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LOCATION MAP



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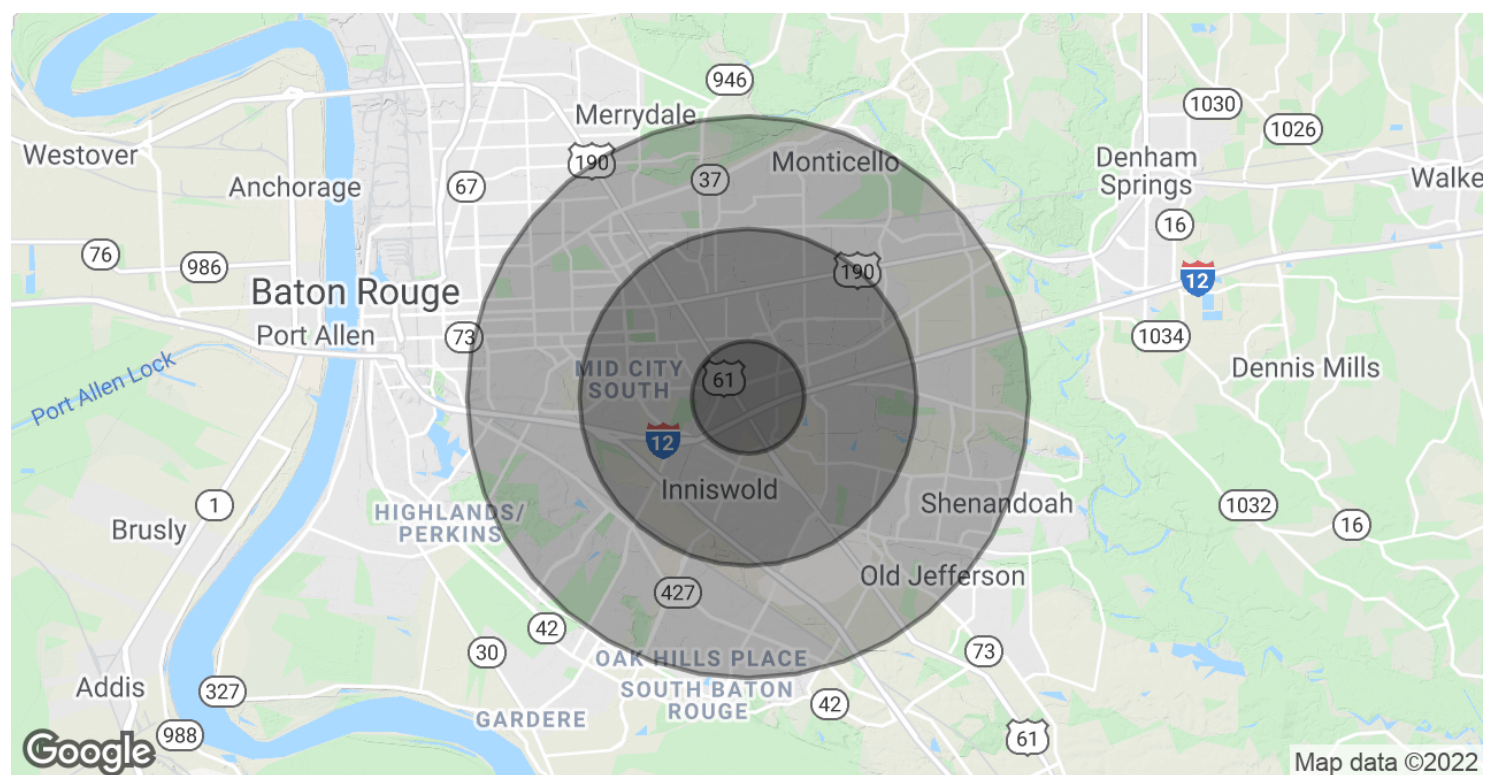
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,978	76,459	189,609
Average age	38.6	36.7	35.8
Average age (Male)	33.8	33.9	33.6
Average age (Female)	41.4	39.0	37.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,284	33,130	78,607
# of persons per HH	2.1	2.3	2.4
Average HH income	\$65,497	\$68,676	\$70,945
Average house value	\$143,432	\$216,032	\$228,536

* Demographic data derived from 2010 US Census

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