



11200 Industriplex Blvd.

Baton Rouge, Louisiana 70809

Property Highlights

- Premier Flex Space available on Industriplex Blvd.
- Great Access to I-10 and I-12
- Professional Management
- Flexible Floor Plans
- TI Available for terms leases with credit tenants
- Space can be reconfigured to provide more warehouse
- Overhead doors are in place
- Sprinklered

For more information

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Dex Skill

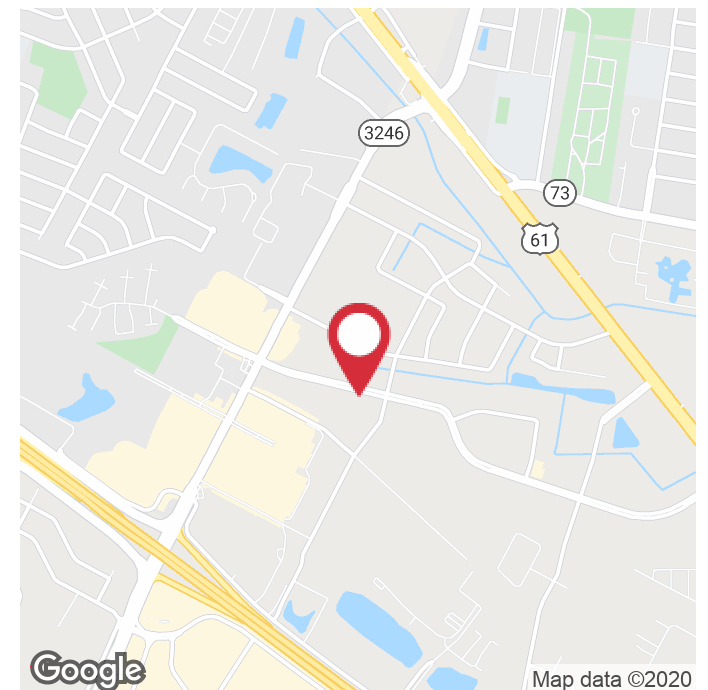
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Lease Rate

\$10.50 SF/yr (NNN)





AVAILABLE SF:	6,078 SF
LEASE RATE:	\$10.50 SF/yr (NNN)
LOT SIZE:	2.97 Acres
BUILDING SIZE:	42,355 SF
BUILDING CLASS:	B
ZONING:	M-1
MARKET:	Baton Rouge MSA
SUB MARKET:	South Baton Rouge
CROSS STREETS:	Industriplex Blvd & Fieldstone Drive

Property Overview

Excellent flex space available for lease on Industriplex Blvd. 11200 Industriplex Blvd is a 42,355 SF, multi-tenant, flex building providing tenants with flexible floor plans, excellent visibility, and access. The building offers large windowed office fronts, 16-foot clear ceiling height, and exterior tenant signage. The building is ideal for local, regional, and national tenants looking for excellent flex, warehouse or office space in a professional setting. Current vacancy can be reconfigured to provide a more balanced office-to-warehouse ratio. Overhead doors are in place. Truck-wells can be added. The building is sprinklered.

Location Overview

The Baton Rouge Industriplex is the premier business park subdivision in South Baton Rouge and is located between Siegen Lane and Airline Highway. The Industriplex is zone M-1 throughout the subdivision. This zoning permits a wide variety of uses and is attractive to a broad spectrum of businesses. The development is comprised of office, office-warehouse, warehouse, and flex space facilities. This location provides excellent access to Interstate 10, Interstate 12, Airline Highway and Jefferson Highway.

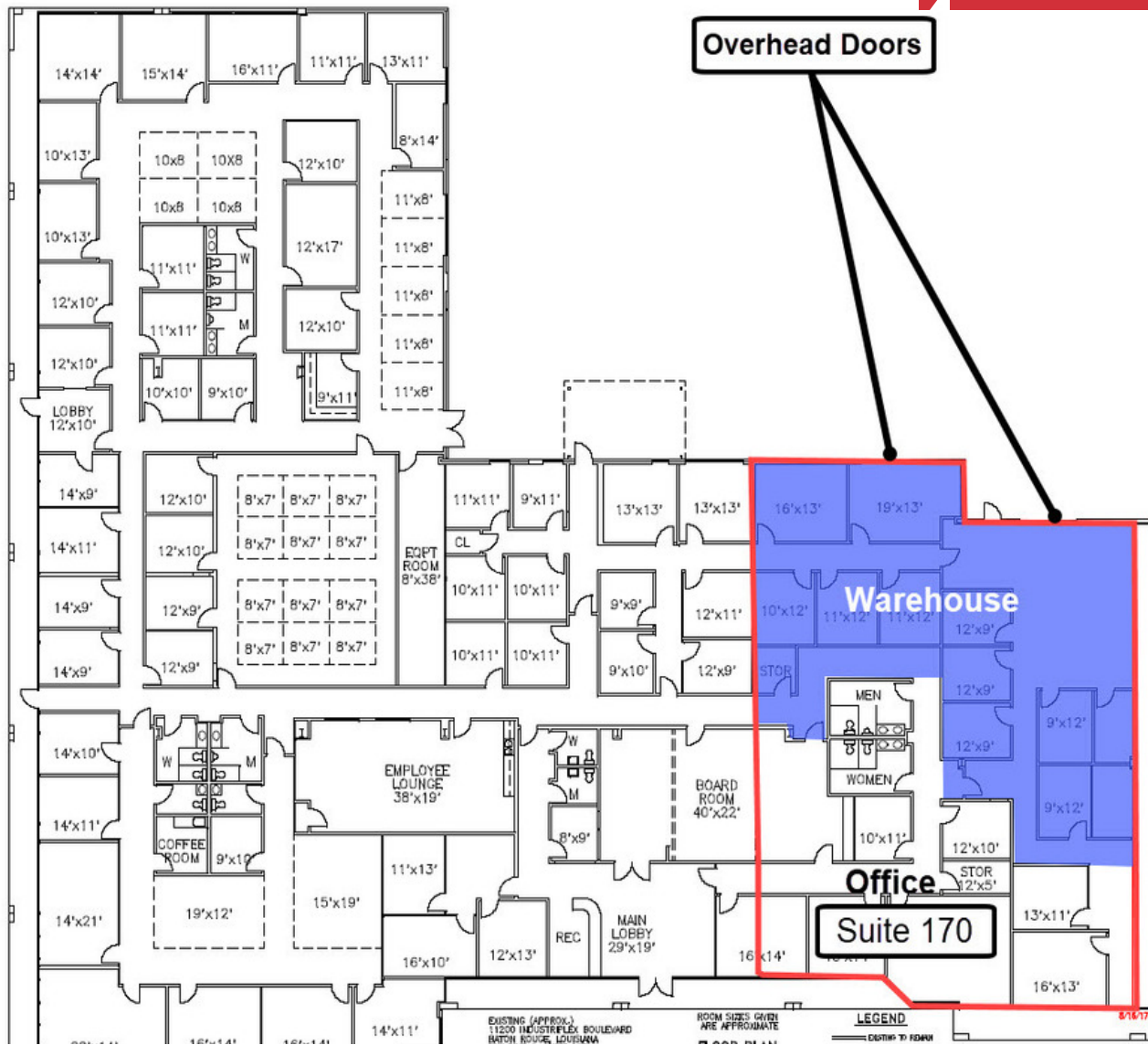
For Lease

Flex Space

6,078 SF



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 170	Flex Space	\$10.50 SF/yr	NNN	6,078 SF	Negotiable



1 Suite 170
6,078 Square Feet



Suite 170- 6,078 SF

Reconfiguration of Suite 150

NAILatter&Blum

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Additional Photos



Regional Map



Location Maps



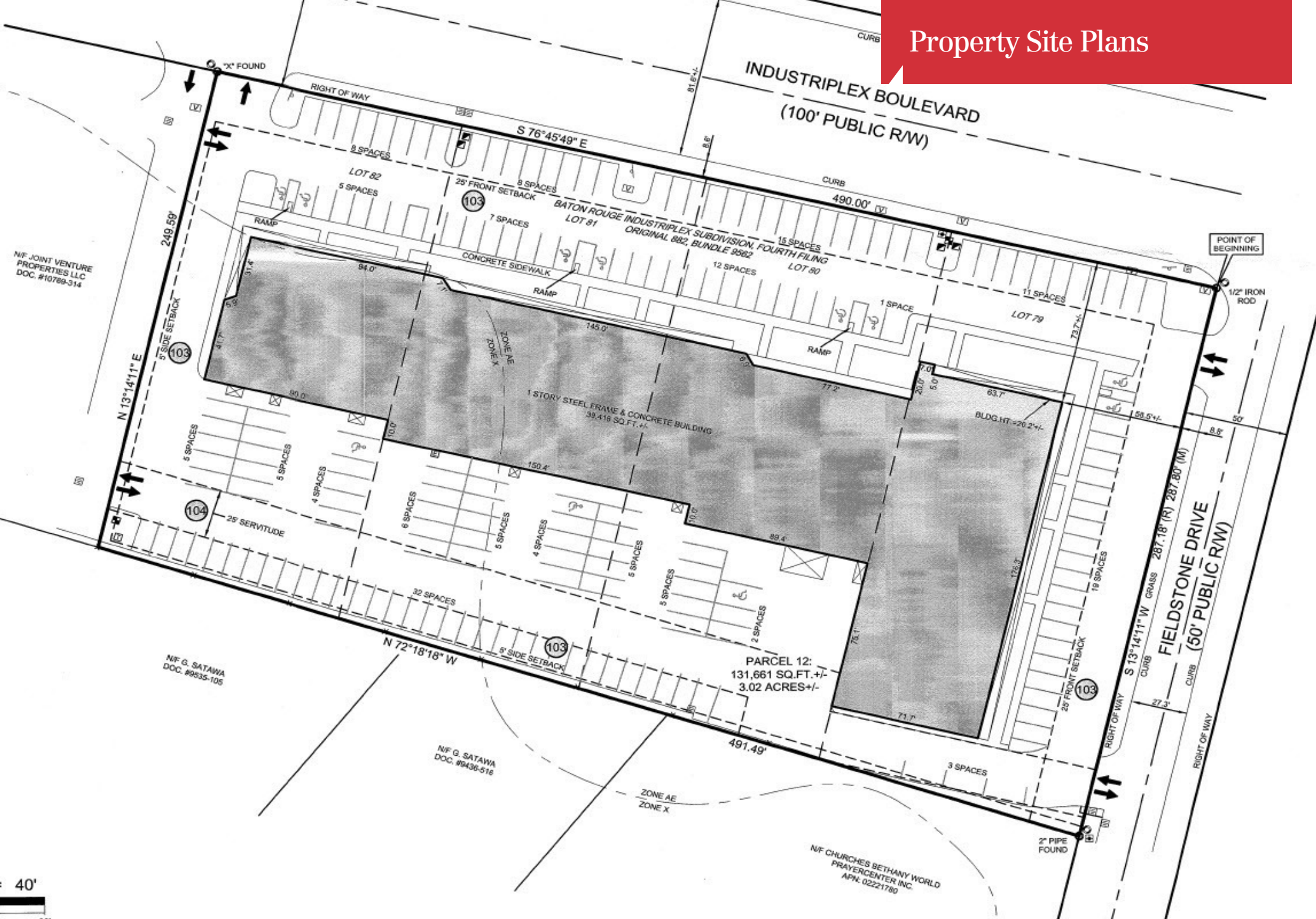
Aerial Map



Google

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Property Site Plans



Demographics Map



	1 Mile	5 Miles	10 Miles
Population			
Total Population	4,514	149,900	426,290
Median Age	35.3	37.2	34.0
Median Age (Male)	33.4	34.8	32.2
Median Age (Female)	36.9	39.3	35.9
Households & Income			
Total Households	1,789	62,503	164,260
# of Persons Per HH	2.5	2.4	2.6
Average HH Income	\$85,421	\$84,003	\$70,357
Average House Value	\$281,859	\$267,904	\$246,838
Race			
% White	76.5%	70.8%	56.0%
% Black	17.0%	22.7%	38.6%
% Asian	3.7%	4.0%	3.1%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.1%	0.2%	0.2%
% Other	1.2%	1.0%	0.8%
Ethnicity			
% Hispanic	3.9%	5.0%	4.0%

* Demographic data derived from 2010 US Census