

SUITE 23 FOR LEASE



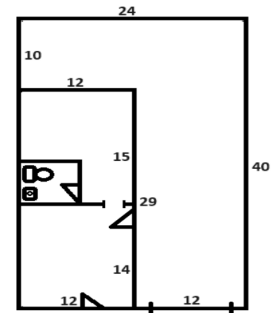
SMALL WAREHOUSE WITH OFFICE FOR LEASE

11616 INDUSTRIPLEX BOULEVARD • BATON ROUGE, LA 70809

Highlights

Unit SF:	1000
Lease Rate:	\$1,000/month
Lot Size:	0.25 Acres
Offices:	2
Parking Spaces:	4
Zoning:	Ind

Suite 23



DAVID VERCHER, CCIM
Director
(225) 405-3257
yourccim@kw.com
Louisiana

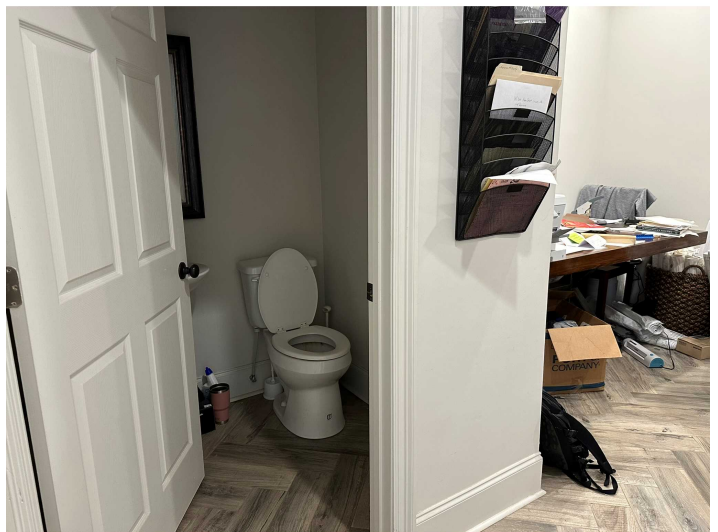
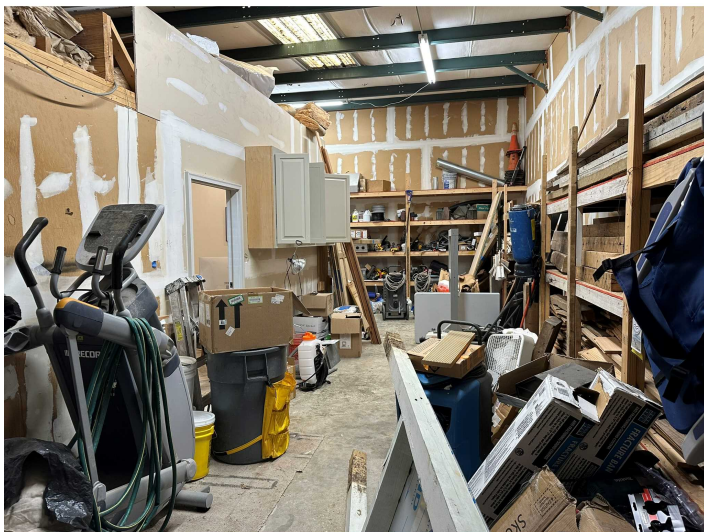
Property Description

Small WAREHOUSE with OFFICE for lease. This is a quiet property located in an industrial corridor minutes from I-10. This 1000 sf warehouse is clean and rent ready. One 12x12 grade level overhead door. Two offices have A/C and heat. Warehouse is insulated well kept. Tenant pays Electric. Landlord pays water, sewer, trash, property taxes, property insurance.



INTERIOR

11616 INDUSTRIPLEX BOULEVARD

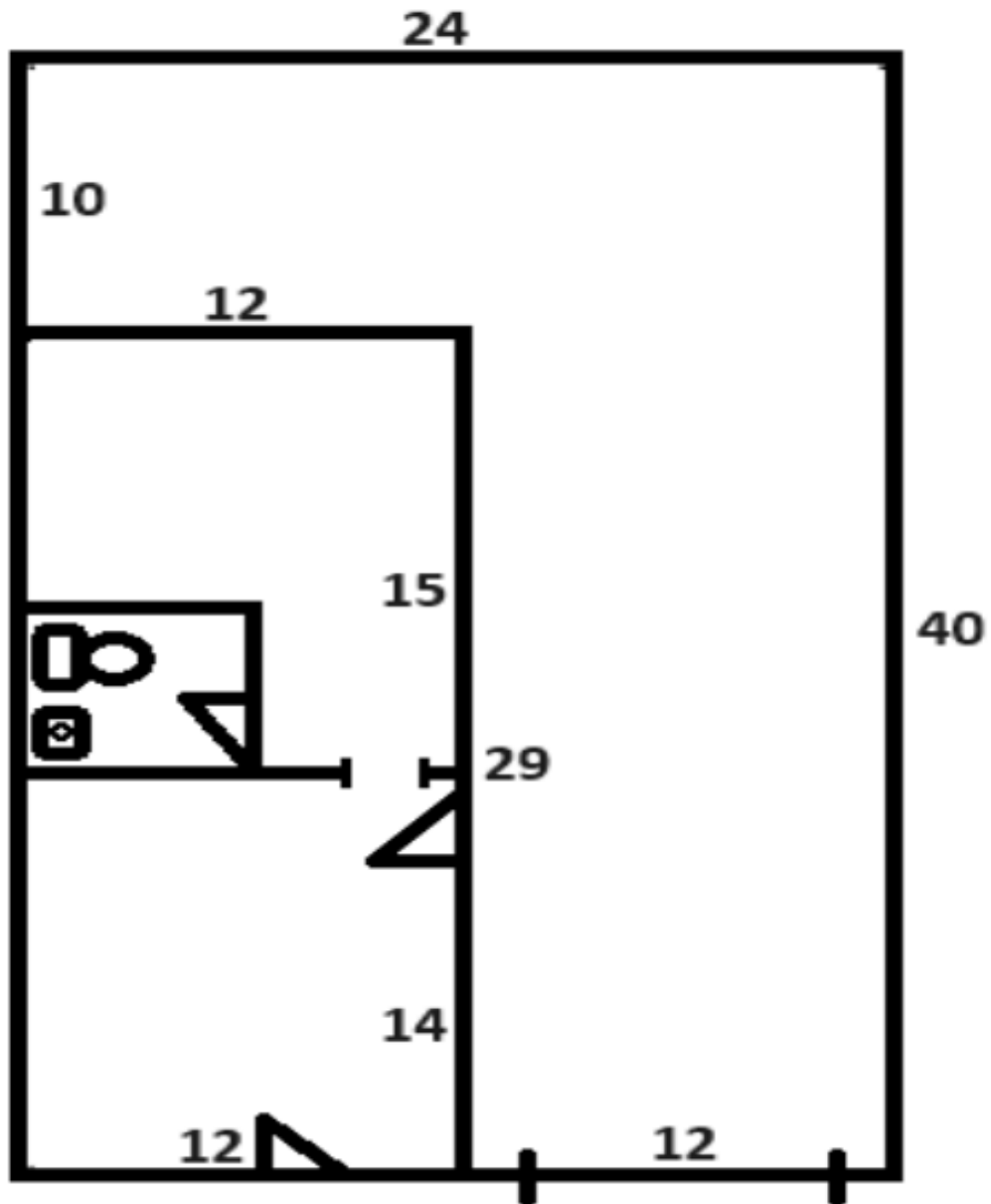


FLOORPLAN

11616 INDUSTRIPLEX BOULEVARD

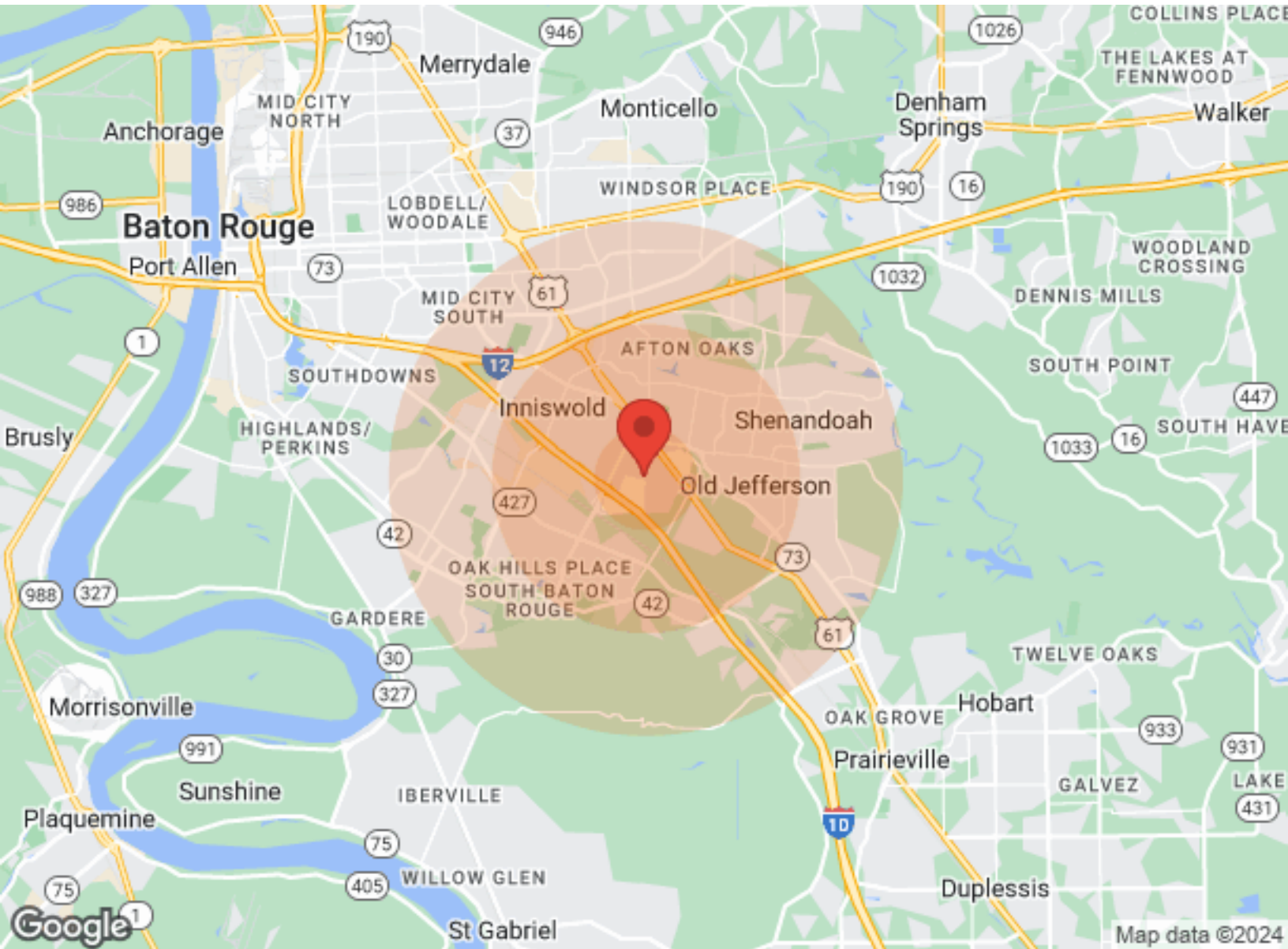


Suite 23



DEMOGRAPHICS

11616 INDUSTRIPLEX BOULEVARD



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	N/A	33,801	75,508	Median	N/A	\$61,486	\$62,352
Female	N/A	36,352	81,209	< \$15,000	N/A	2,260	5,629
Total Population	N/A	70,153	156,717	\$15,000-\$24,999	N/A	2,845	5,525
				\$25,000-\$34,999	N/A	2,772	5,738
Age				\$35,000-\$49,999	N/A	4,346	9,501
Ages 0-14	N/A	12,234	27,621	\$50,000-\$74,999	N/A	5,562	11,577
Ages 15-24	N/A	8,902	20,185	\$75,000-\$99,999	N/A	3,828	8,772
Ages 25-54	N/A	29,979	65,625	\$100,000-\$149,999	N/A	5,162	10,642
Ages 55-64	N/A	9,271	20,164	\$150,000-\$199,999	N/A	1,963	4,353
Ages 65+	N/A	9,767	23,122	> \$200,000	N/A	1,484	3,852
				Housing			
Race				Total Units	N/A	32,632	71,108
White	N/A	49,107	107,021	Occupied	N/A	30,496	66,555
Black	N/A	16,880	40,423	Owner Occupied	N/A	18,267	42,930
Am In/AK Nat	N/A	50	84	Renter Occupied	N/A	12,229	23,625
Hawaiian	N/A	5	10	Vacant	N/A	2,136	4,553
Hispanic	N/A	3,913	7,879				
Multi-Racial	N/A	4,368	8,822				