



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

**FOR LEASE:
PROPOSED
'CLASS A'
± 220,000 - 280,000 SF
DISTRIBUTION CENTER
NEAR I-10**

2070 Commercial Drive Port Allen, LA 70767

H. N. "HANK" SAURAGE, IV, CCIM
Managing Broker & Partner
(D)225.229.2594
hank@sr-cre.com

LAUREN BUCKHOLTZ, MBA
Commercial Sales & Leasing
(D)225.326.3893
lauren@sr-cre.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

2070 COMMERCIAL DRIVE, PORT ALLEN, LA 70767

±220,000 SF | ±20 ACRES

OVERVIEW: CAP INDUSTRIAL PARK

DESCRIPTION: Proposed 'Class A' Bulk Distribution Facility Available For Lease in West Baton Rouge Parish, Louisiana

PROPOSED SIZE & DIMENSIONS: ±220,000 up to 280,000 SF on ±20 Acres

LEASE RATE: \$6.50 SF/yr (NNN)

ZONING: INDUSTRIAL

ACCESS: Dual Access via Hwy 415 to the West and Hwy 1 to the East
Eastbound and Westbound I-10 Ramps from both Access Points
Northernmost Port of the Mississippi capable of handling Panamax Ships

PARKING: Surface / Ample

MISC.: 28'-36' Interior Clear Height, LED Interior Lighting with Aisle Motion Sensors,, Dock High and Grade Level Loading Access, Sprinklered



H. N. "HANK" SAURAGE, IV, CCIM
Managing Broker & Partner
(D)225.229.2594
hank@sr-cre.com

LAUREN BUCKHOLTZ, MBA
Commercial Sales & Leasing
(D)225.326.3893
lauren@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

PROPERTY RETAIL MAP

2070 COMMERCIAL DRIVE, PORT ALLEN, LA 70767

±220,000 SF | ±20 ACRES



H. N. "HANK" SAURAGE, IV, CCIM
Managing Broker & Partner
(D)225.229.2594
hank@sr-cre.com

LAUREN BUCKHOLTZ, MBA
Commercial Sales & Leasing
(D)225.326.3893
lauren@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

PROPERTY AERIAL MAP

2070 COMMERCIAL DRIVE, PORT ALLEN, LA 70767

±220,000 SF | ±20 ACRES



H. N. "HANK" SAURAGE, IV, CCIM
Managing Broker & Partner
(D)225.229.2594
hank@sr-cre.com

LAUREN BUCKHOLTZ, MBA
Commercial Sales & Leasing
(D)225.326.3893
lauren@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

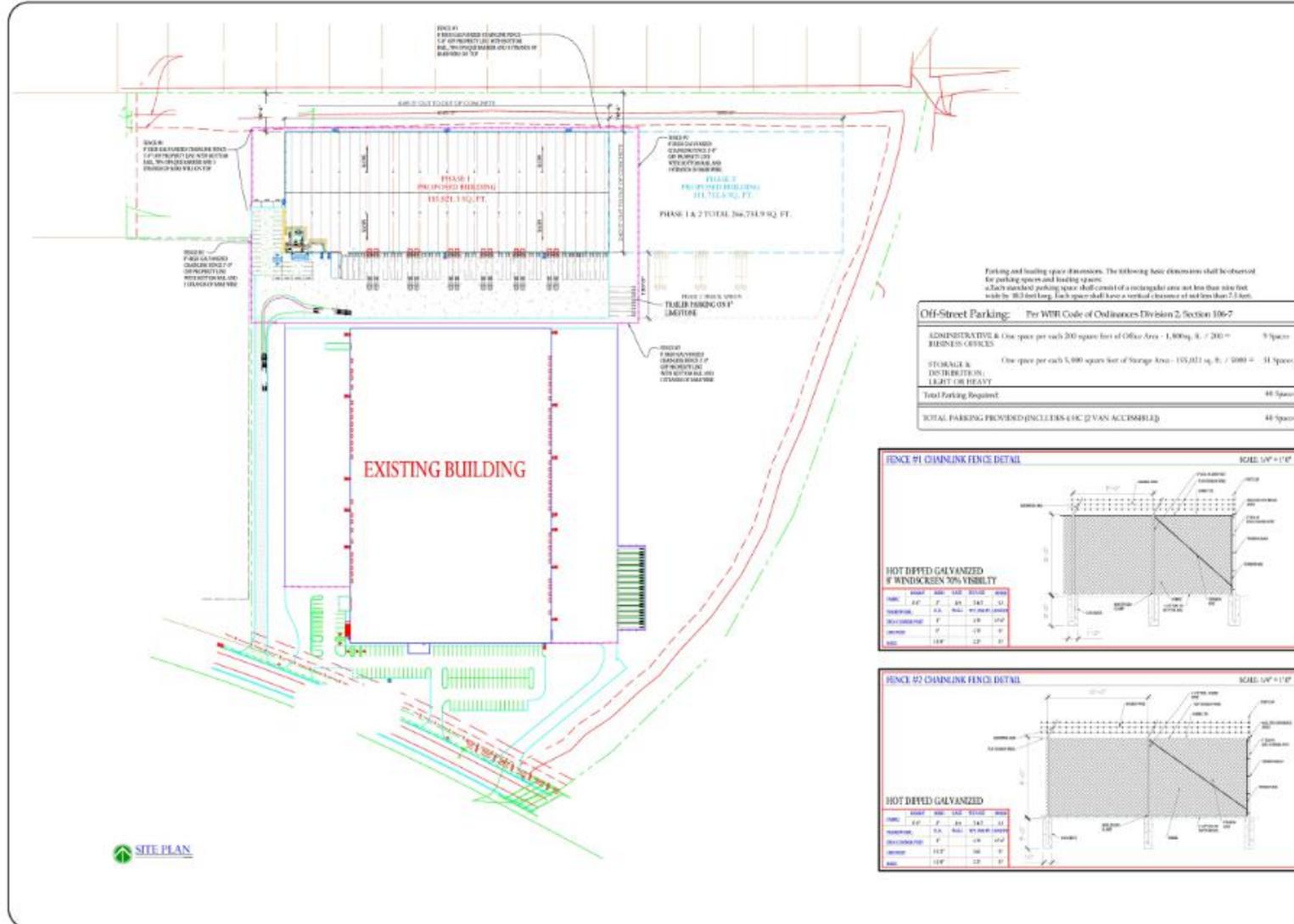


SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

PROPERTY PROPOSED SITE PLAN

2070 COMMERCIAL DRIVE, PORT ALLEN, LA 70767

±220,000 SF | ±20 ACRES



COPYRIGHT 2020
SALCO CONSTRUCTION, INC.
ALL RIGHTS RESERVED
COPYING IS PROHIBITED

JUDGE ENCLOSURE
COMMERCIAL DRIVE
PORT ALLEN, LA
LABEL: 1.00 (PRELIMINARY PLAN)

IT
01.18.19 0/10

SP-1

H. N. "HANK" SAURAGE, IV, CCIM
Managing Broker & Partner
(D)225.229.2594
hank@sr-cre.com

LAUREN BUCKHOLTZ, MBA
Commercial Sales & Leasing
(D)225.326.3893
lauren@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

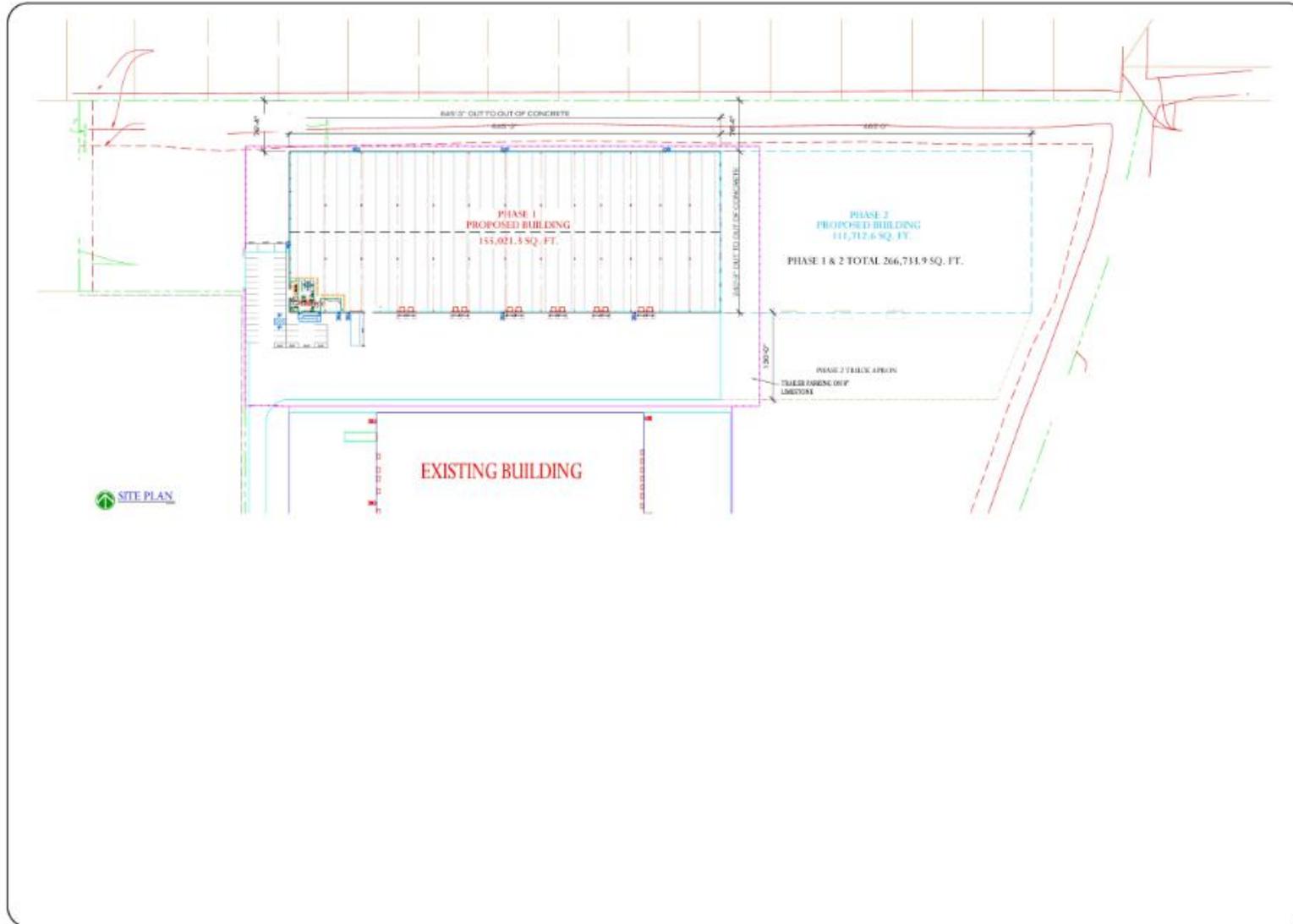


SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

PROPERTY PROPOSED SITE PLAN CONT.

2070 COMMERCIAL DRIVE, PORT ALLEN, LA 70767

±220,000 SF | ±20 ACRES



Vertical sidebar containing:

- Copyright 2020 SALCO Construction, Inc. All Rights Reserved. Created by 1/1/2020/10/10
- SALCO CONSTRUCTION, INC. logo
- Address: UNKNOWN, COMMERCIAL DRIVE, PORT ALLEN, LA. Contact: 225.766.0000
- Table with 2 columns and 1 row:

IT	
----	--
- Table with 2 columns and 1 row:

01.18.21	MTW
----------	-----
- SP-2

H. N. "HANK" SAURAGE, IV, CCIM
Managing Broker & Partner
(D)225.229.2594
hank@sr-cre.com

LAUREN BUCKHOLTZ, MBA
Commercial Sales & Leasing
(D)225.326.3893
lauren@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

For more information, please contact:

H. N. "HANK" SAURAGE, IV, CCIM

Managing Broker & Partner

DIRECT: 225.229.2594

OFFICE: 225.766.0000

EMAIL: hank@sr-cre.com

LAUREN BUCKHOLTZ, MBA

Commercial Sales & Leasing

DIRECT: 225.326.3893

OFFICE: 225.766.0000

EMAIL: lauren@sr-cre.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BOULEVARD
BATON ROUGE, LA 70809

TEL: 225.766.0000

WEB: SAURAGEROTENBERG.COM

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

