



FOR SALE

MANUFACTURING FACILITY

3960 NORTH ST., BATON ROUGE, LA 70806

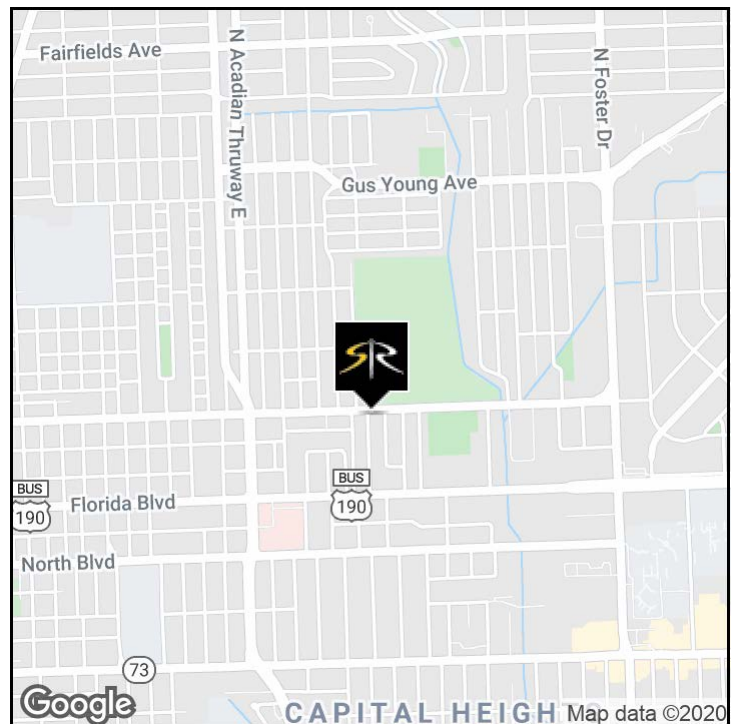


PROPERTY SUMMARY:

Sale Price:	\$349,000.00
Total Improvements:	9,035 SF
Office:	2,880 SF
Warehouse:	6,155 SF
Total Site:	39,500 SF

PROPERTY HIGHLIGHTS:

- 14' Eave
- 2 Grade Level Overhead Doors
- M-1 Zoning (Light Industrial)



LARRY DIETZ, CCIM

Associate Broker
 (D)225.315.7686
 larry@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.px



FOR SALE

MANUFACTURING FACILITY

3960 NORTH ST., BATON ROUGE, LA 70806



SITE DESCRIPTION:

- Property occupies two corners of Lofaso St.
- In addition to the primary building, there is a 6,000sf Storage Facility with a Fully Fenced and Stabilized Yard
- Direct Access to Florida Blvd. / Hwy. 190
- Easy Access to CBD & Interstate 10
- Property is ideal for a variety of commercial & industrial businesses

LARRY DIETZ, CCIM

Associate Broker
(D)225.315.7686
larry@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.px

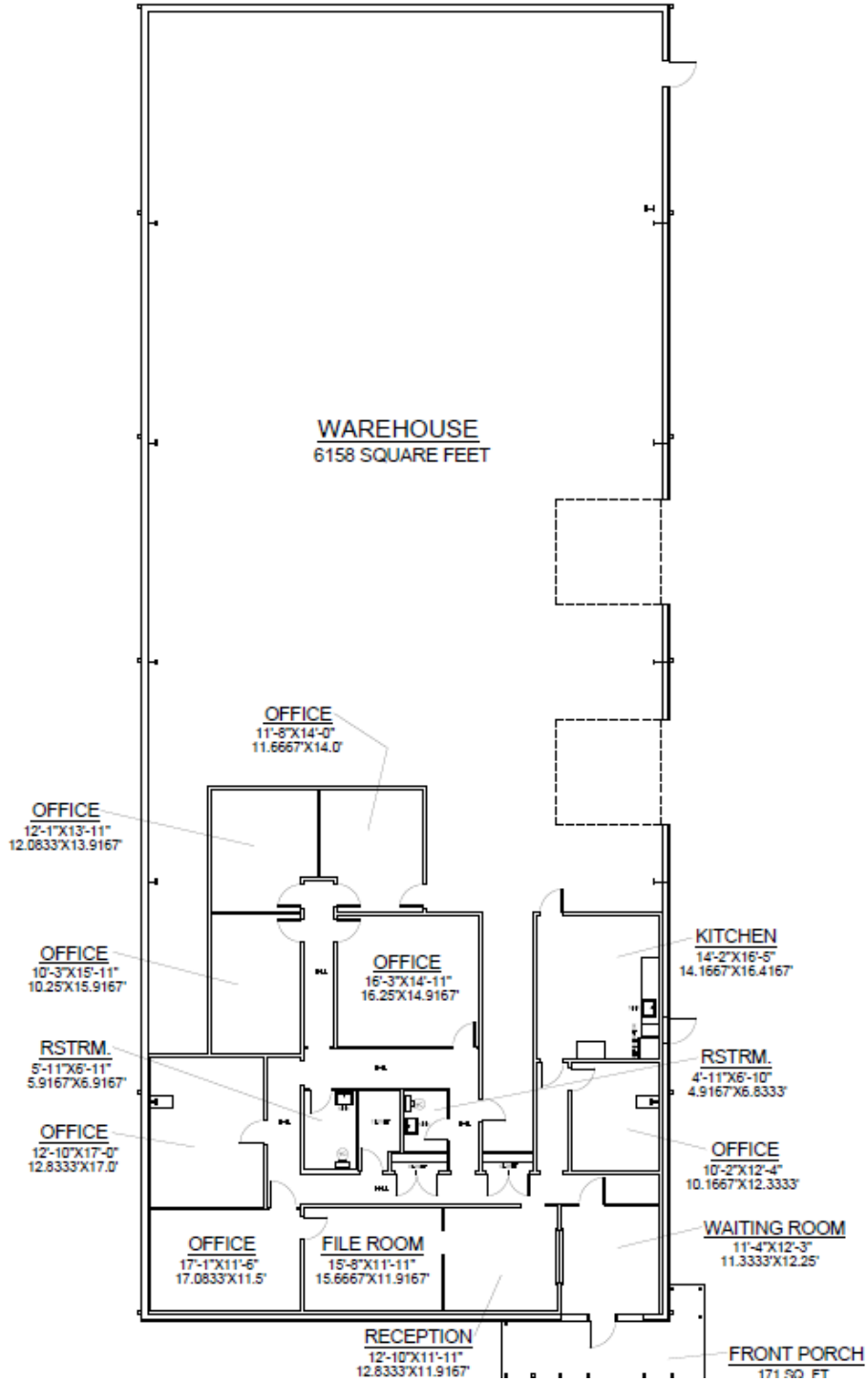


FOR SALE

MANUFACTURING FACILITY

3960 NORTH ST., BATON ROUGE, LA 70806

FLOOR PLAN



LARRY DIETZ, CCIM
Associate Broker
(D)225.315.7686
larry@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.px