



## 1550 Commercial Drive

1550 Commercial Drive, Port Allen, Louisiana 70767

### Property Highlights

- 18' Eave Height
- Renovated Office & Warehouse Space
- Double Truck Well
- One Grade Level Door
- Potential Lay down Yard (115' x 100')
- Upgraded LED Lighting
- Strategic Location in West Baton Rouge
- Multiple Access Routes

### Lease Rate

\$7.50 SF/yr (NNN)



For more information

#### Evan Scroggs, CCIM

O: 225 297 7415 | C: 225 241 8616  
evanscrogs@latterblum.com

#### Dex Shill

O: 225 297 7874 | C: 225 284 9092  
dexshill@latterblum.com

#### Erin Caballero, CCIM

O: 225 297 7868 | C: 225 297 7868  
erinc@latterblum.com

**CALL OR EMAIL FOR MORE INFORMATION**

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LEASE RATE: **\$7.50 SF/yr (NNN)**

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LOT SIZE: **1.15 Acres**

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AVAILABLE SF: **13,020 SF**

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GRADE LEVEL  
DOORS: **1**

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DOCK HIGH DOORS: **2**

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RENOVATED: **2019**

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## Property Overview

Recently Renovated Office-Warehouse in Port Allen, LA. This building has an efficient office layout consisting of individual offices, a large bullpen, kitchen/break-room, and a well proportioned lobby/reception area. The office is currently being updated with new ceiling tiles, paint and carpet. New LED lights throughout the office and warehouse provide excellent lighting. The warehouse has three phase power, 18' eave height, one grade level overhead door, and a double truck-well with two dock-high doors. There is potential for a lay down yard with approximate dimensions being 115' x 100' totaling approximately 11,500 SF.

## Location Overview

Located within the Westport Industrial Park in Port Allen, LA. The subject property is across the Mississippi River bridge from Baton Rouge and has easy access to I-10.

PROPERTY ADDRESS: 1550 Commercial Drive  
Port Allen, LA 70767

PROPERTY TYPE: Industrial

APN: 035250000300

LOT SIZE: 1.15 Acres

BUILDING CLASS: B

ZONING: INDUSTRIAL

PARKING SPACES: 14 Striped

BUILDING FRONTAGE: Commercial Dr

CROSS STREETS: Allendale Dr and Cinclair Dr

YEAR RENOVATED: 2019

CONSTRUCTION TYPE: Pour-In Place Concrete Walls

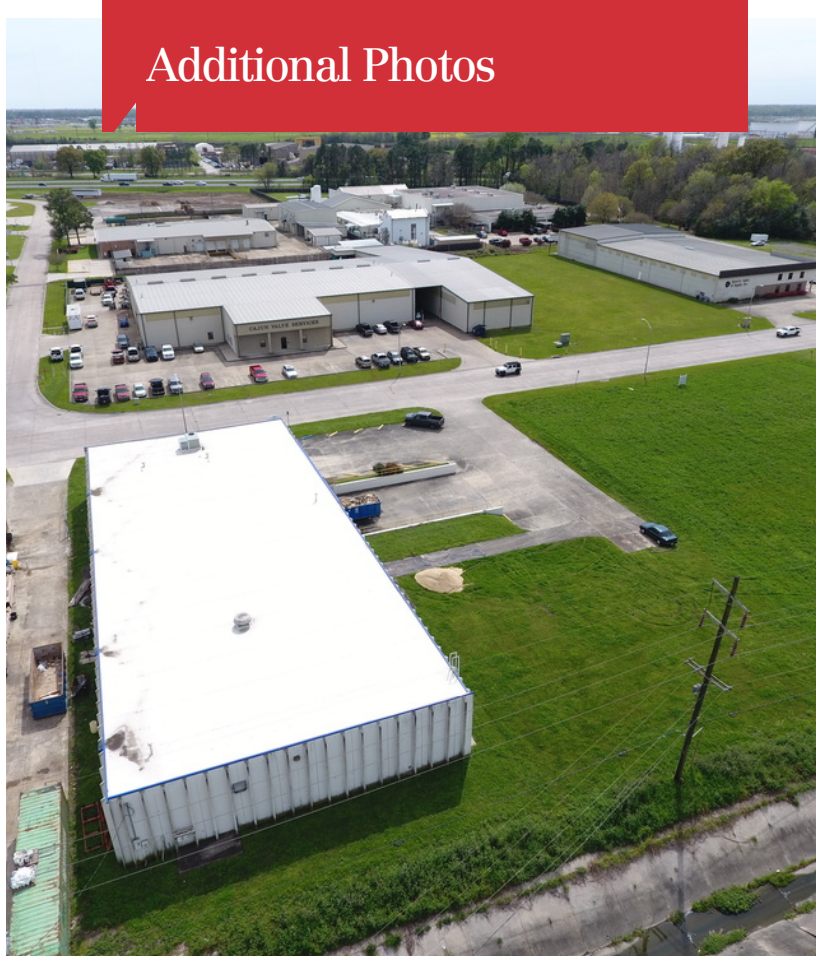
NUMBER OF STORIES: 1

NUMBER OF UNITS: 1

POWER: 3 Phase

AMPS: 200

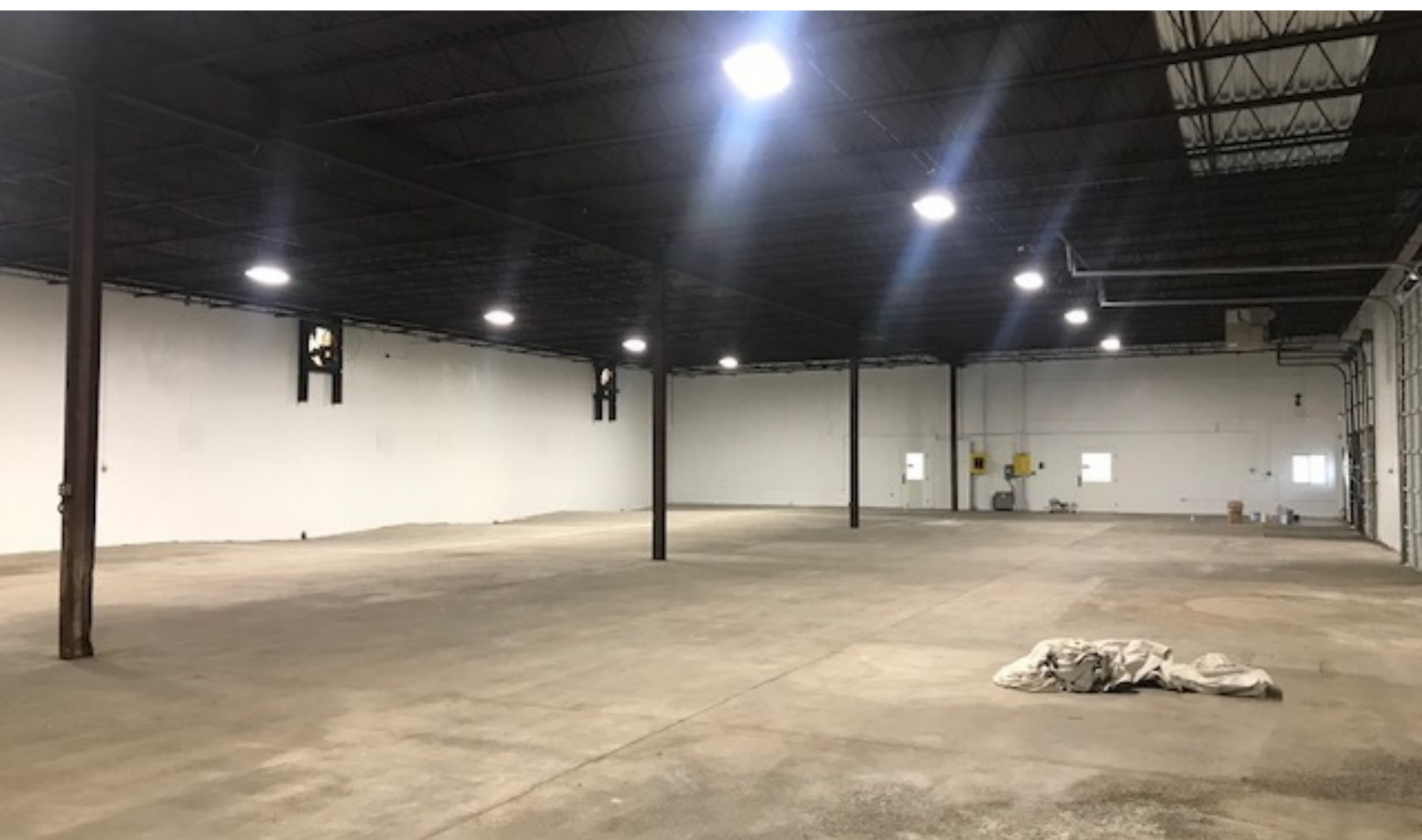
# Additional Photos



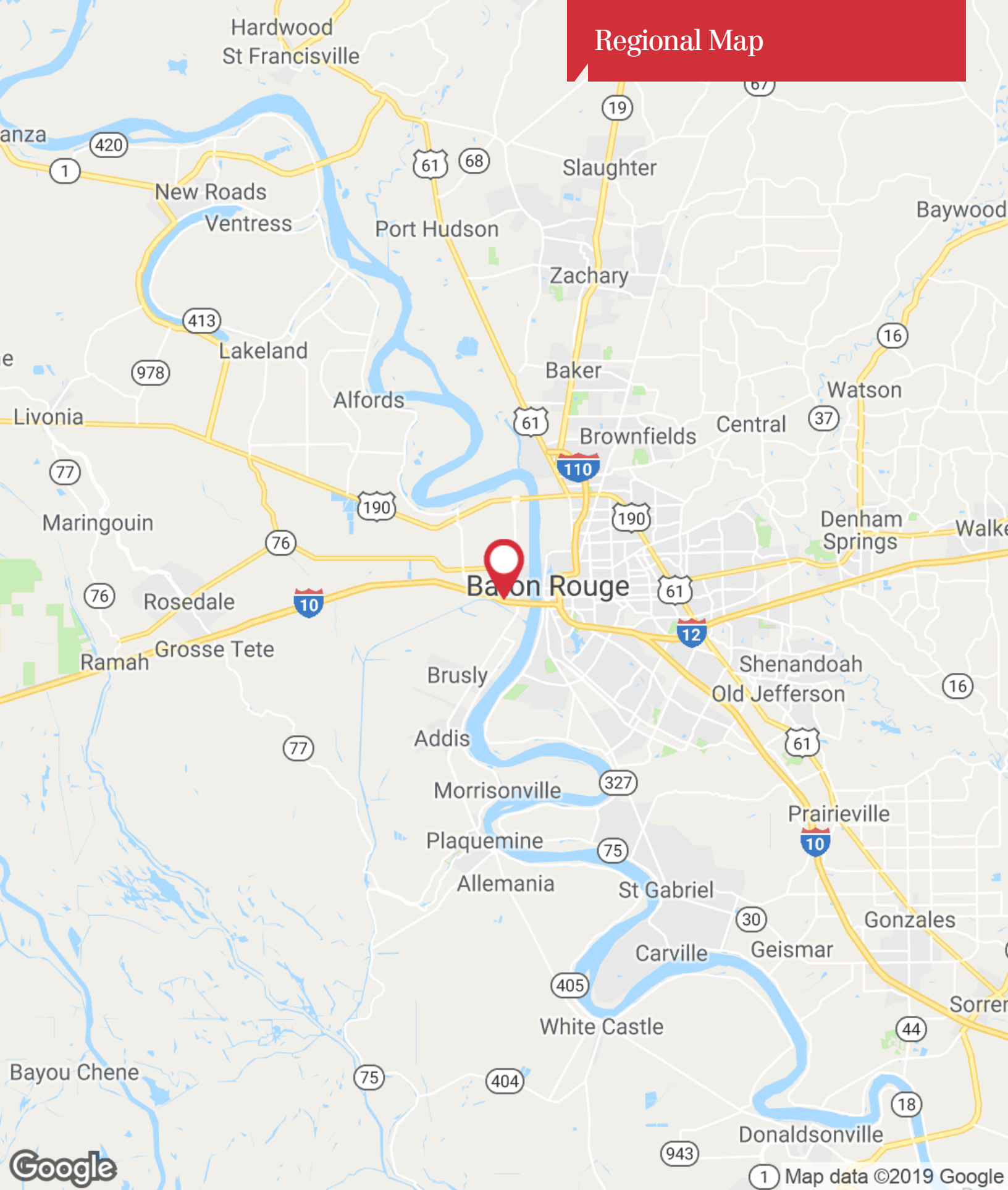
Additional Photos



## Additional Photos



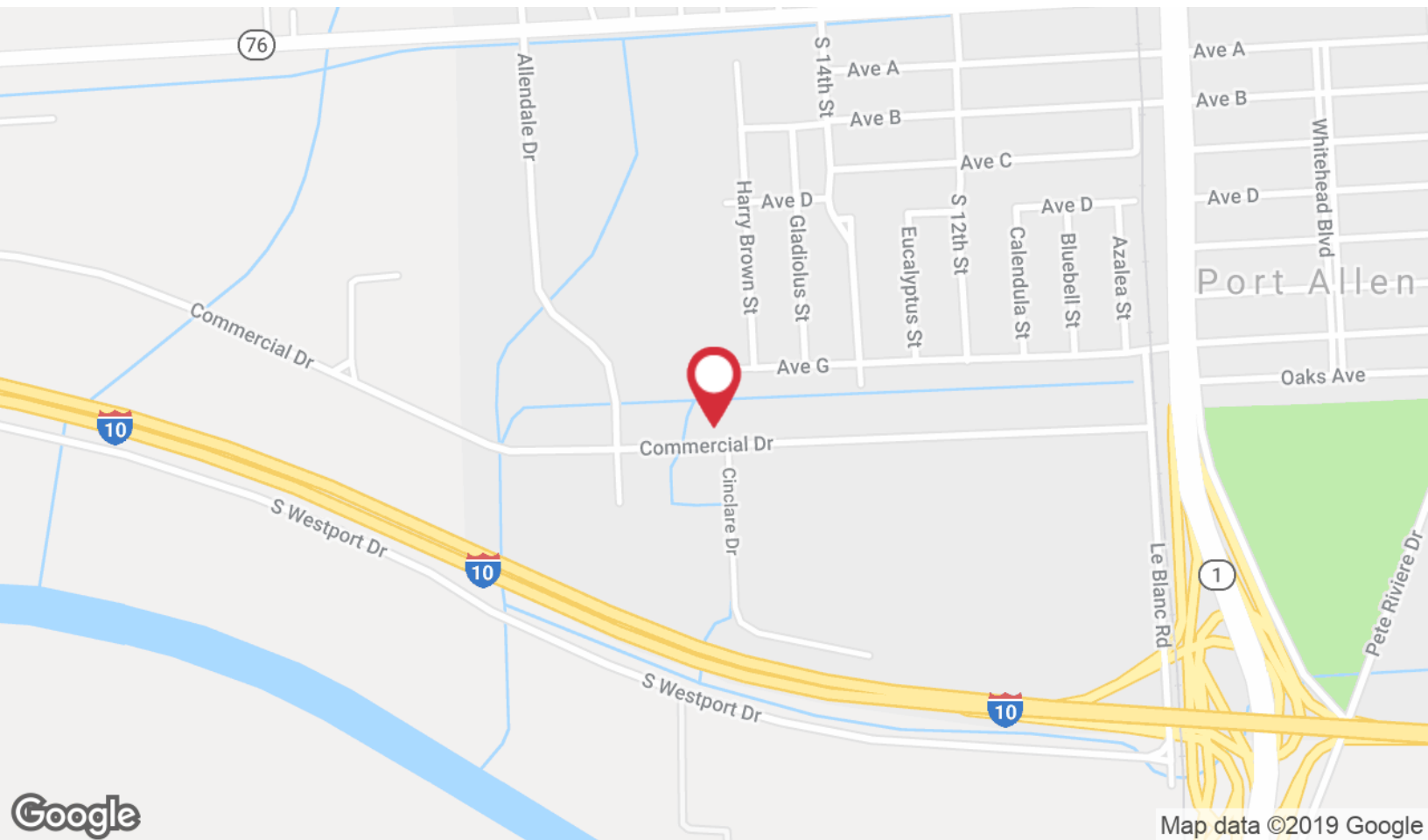
# Regional Map



1 Map data ©2019 Google

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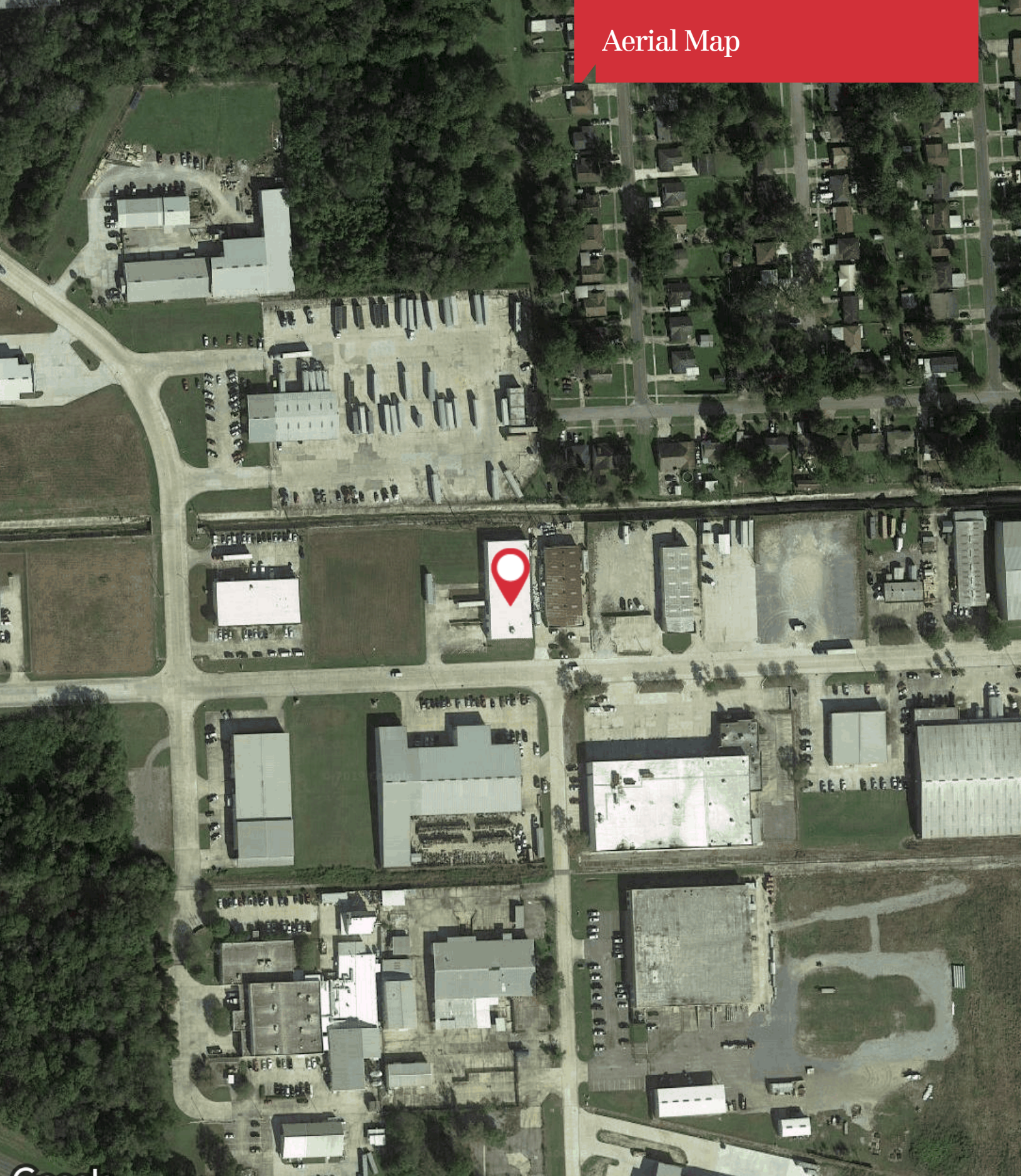
# Location Maps



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# Aerial Map



Google

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