

# FOR LEASE



CLIMATE CONTROLLED INDUSTRIAL WAREHOUSE FOR LEASE

4113 EVAN BROOKS DRIVE · BATON ROUGE, LA 70814

## Highlights

Building SF:	6,000
Lease Rate:	\$4,500/month
Lot Size:	1.0 Acres
Offices SF:	800
Parking Spaces:	12
Zoning:	C2
Offices:	2



### DAVID VERCHER, CCIM

Director  
(225) 405-3257  
yourccim@kw.com  
Louisiana

## Property Description

Climate controlled warehouse with optional adjacent yard available for lease. Lease included building and small fenced yard. Two grade level motorized 14x14 overhead doors. Newly renovated offices (to be complete prior to lease commencement). Located at the end of a quiet cul-de-sac street. Shop restroom has a shower.

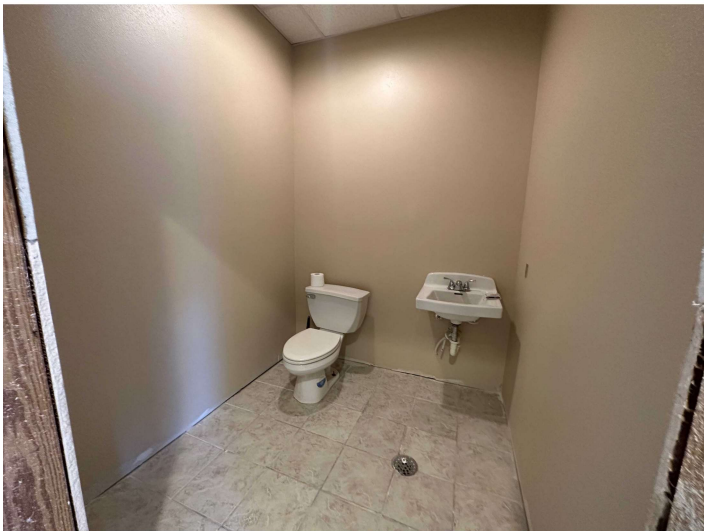
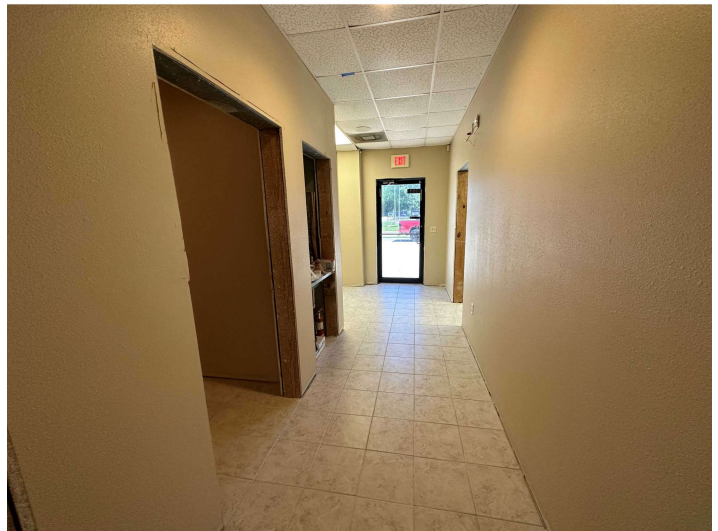
## Bullets:

- 3 Phase Power
- 12 Parking Spaces
- 14x14 Grade Level Doors
- C2 Zoning
- 2 Restrooms
- 2 Offices



# OFFICE SPACE

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# WAREHOUSE

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# FENCE AREA

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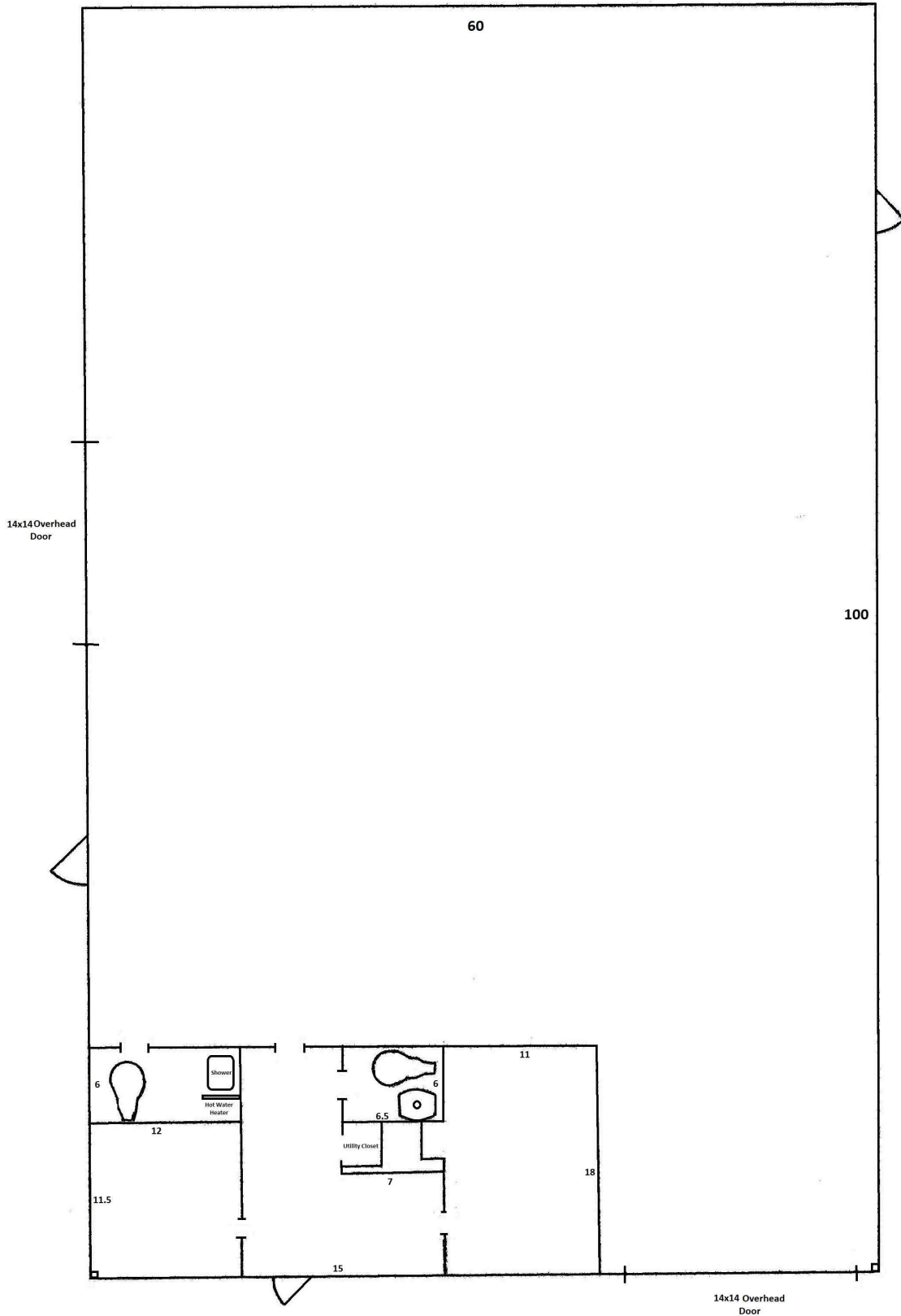


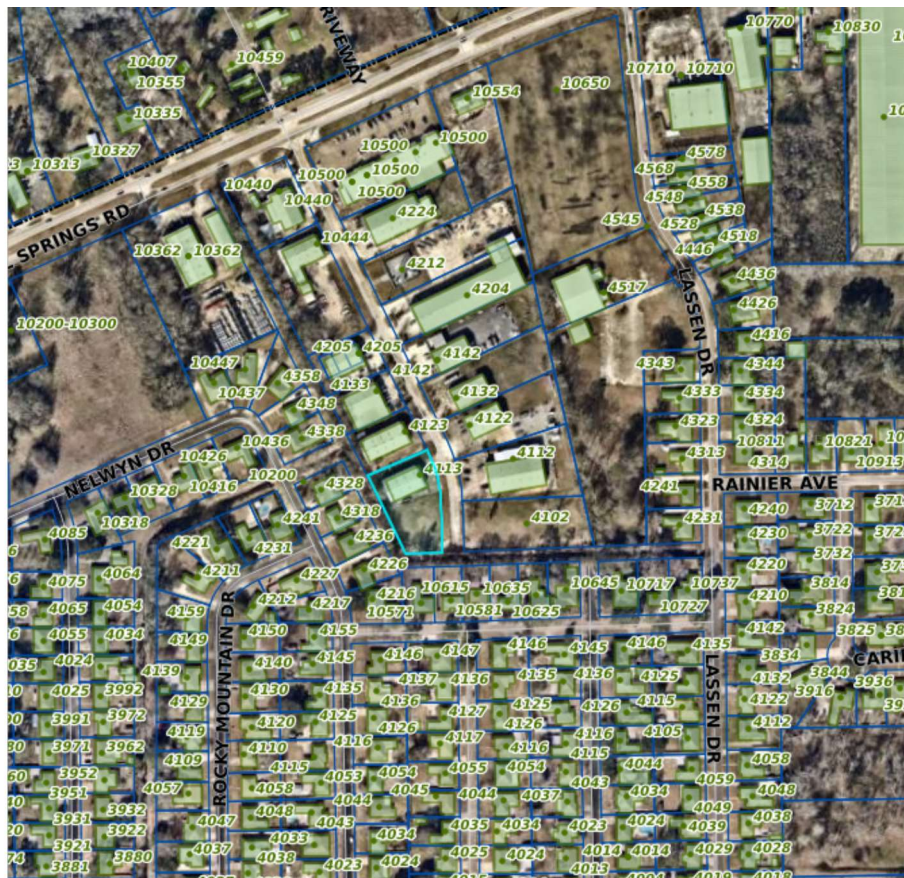
**OPTIONAL LAND**  
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# FLOOR PLAN

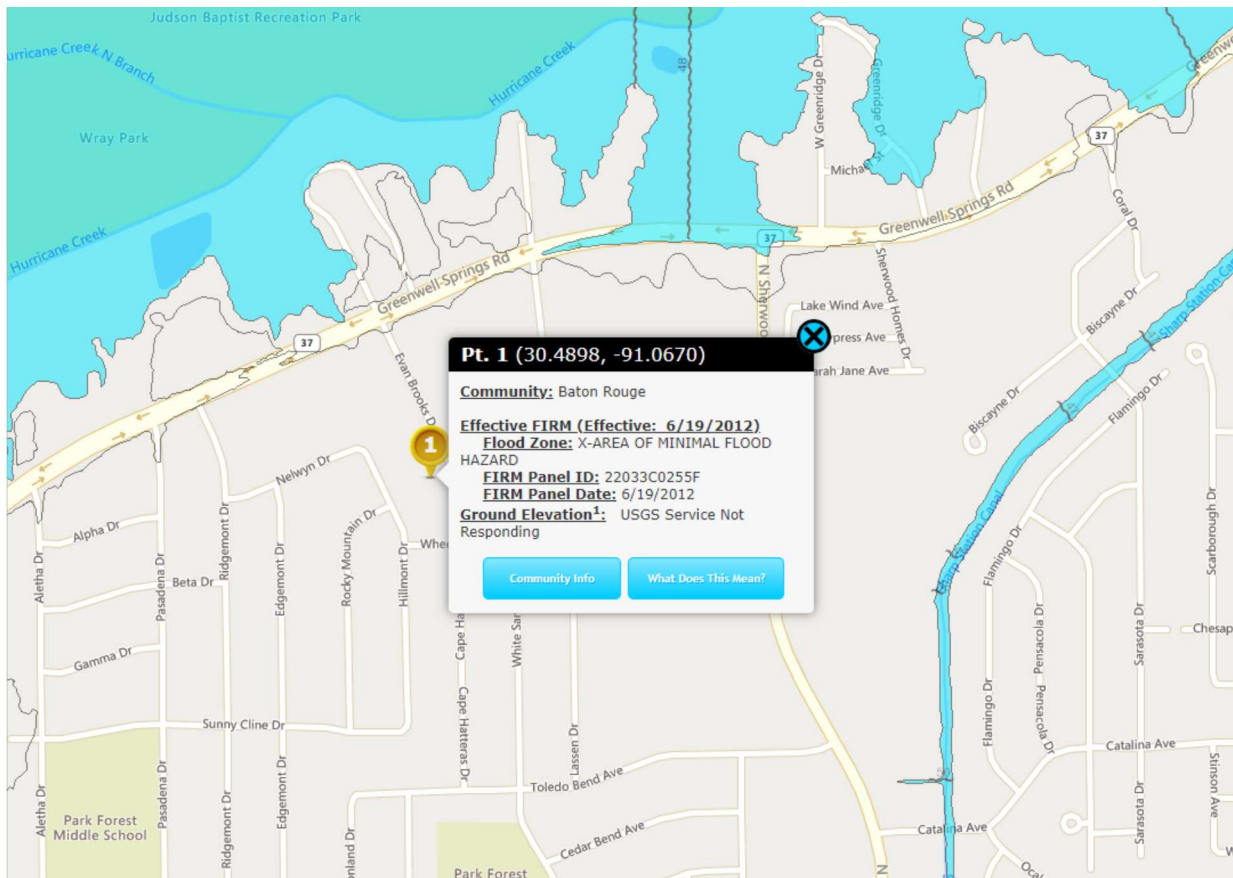
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# ZONING AND FLOOD MAPS

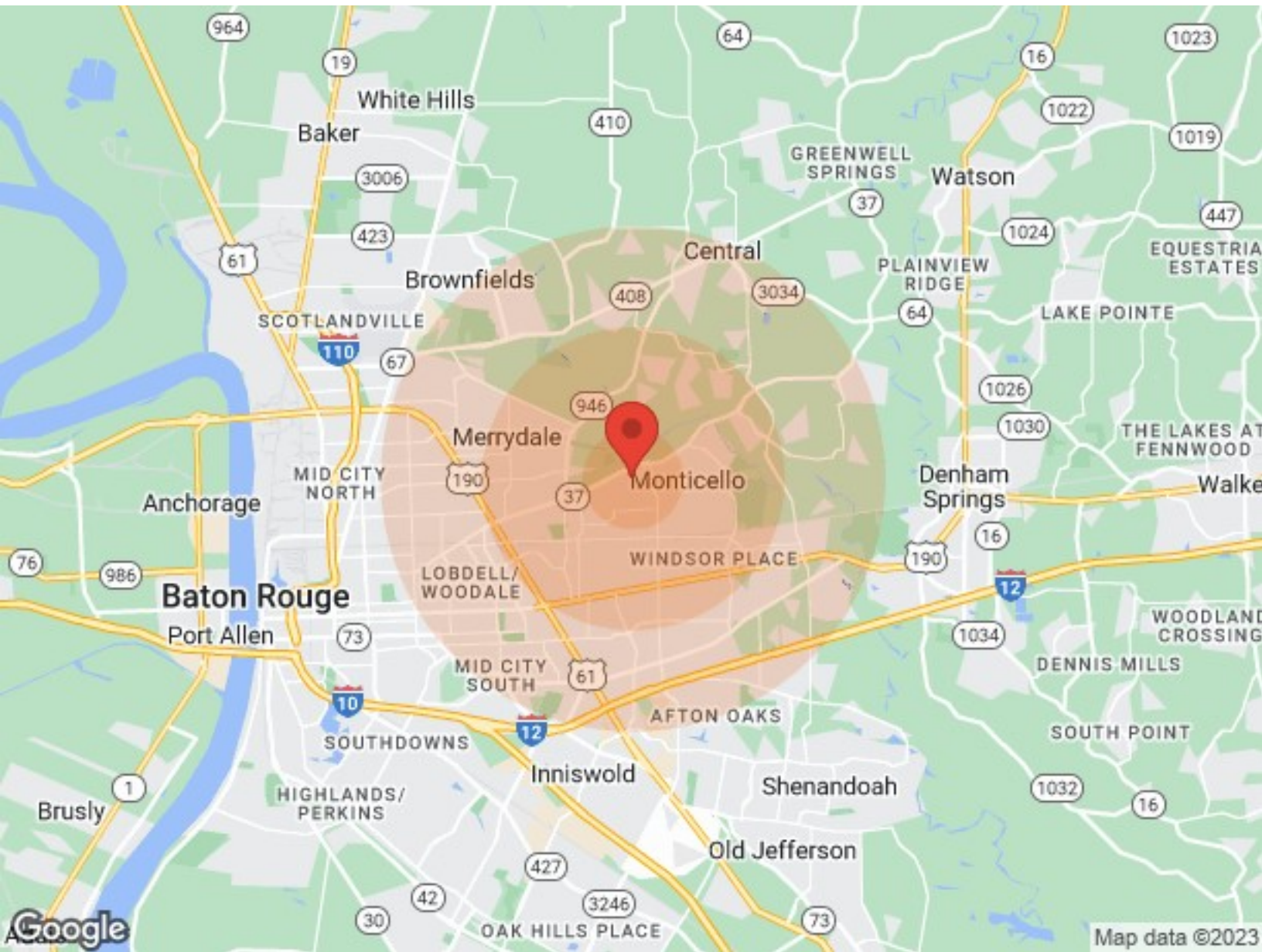
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# DEMOGRAPHICS

4113 EVAN BROOKS DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	3,827	23,385	73,498
Female	4,190	25,756	81,775
Total Population	8,017	49,141	155,273
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,739	10,708	33,049
Ages 15-24	1,234	7,546	22,963
Ages 55-64	910	5,410	17,137
Ages 65+	764	5,356	18,465
Race	1 Mile	3 Miles	5 Miles
White	1,056	13,849	52,428
Black	6,373	31,837	95,540
Am In/AK Nat	5	49	88
Hawaiian	N/A	N/A	17
Hispanic	774	3,498	7,478
Multi-Racial	1,006	4,064	8,642

Income	1 Mile	3 Miles	5 Miles
Median	\$58,829	\$47,673	\$43,541
< \$15,000	129	2,162	9,674
\$15,000-\$24,999	195	2,149	8,172
\$25,000-\$34,999	393	2,216	7,317
\$35,000-\$49,999	434	3,181	9,511
\$50,000-\$74,999	643	3,403	10,451
\$75,000-\$99,999	553	2,319	6,607
\$10,000-\$149,999	317	1,786	5,157
\$150,000-\$199,999	50	419	1,813
> \$200,000	31	201	950

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,883	19,061	63,482
Occupied	2,742	17,654	58,645
Owner Occupied	2,323	12,159	35,602
Renter Occupied	419	5,495	23,043
Vacant	141	1,407	4,837