



PROPERTY OVERVIEW

Office warehouse located in Cloverland Industrial Park in Baton Rouge, LA. Unique offering that includes a climate-controlled warehouse, ideal for tenants in need of a heated and cooled place to work. The 3,000 Suite A includes 1,000 sq. ft. +/- of office and 2,000 sq. ft. +/- of warehouse with a grade-level roll up door. The office is built out with premium fixtures and features granite countertops and new vinyl flooring. The property is zoned M-1 Industrial.

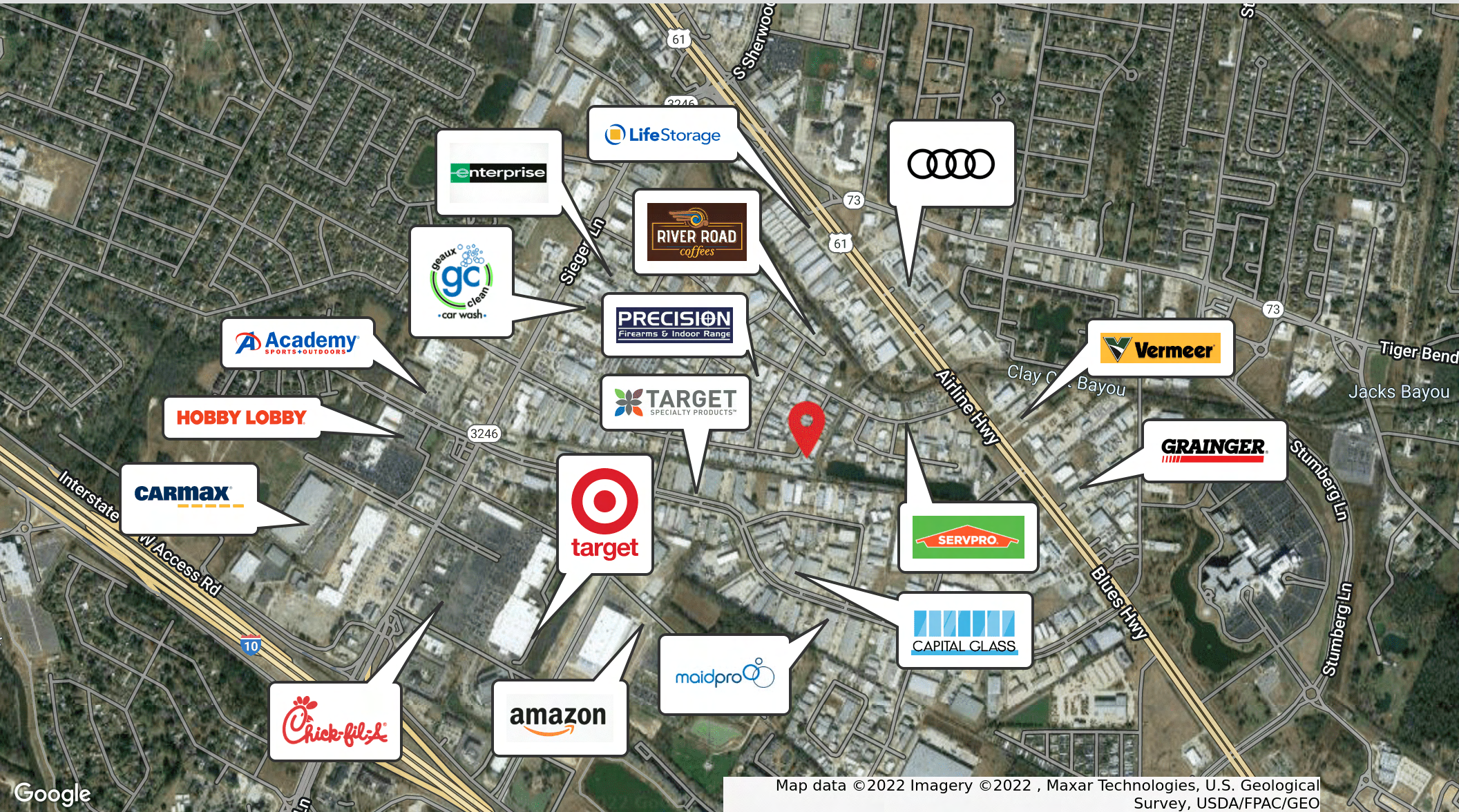
Cloverland Industrial Park is located between Siegen Lane and Airline Highway. Cloverland sits next to Industriplex, Baton Rouge's premier industrial park. The property has convenient access to I-10 by way of Siegen Lane as well as I-12 by way of Airline Highway.

PROPERTY HIGHLIGHTS

- 2,000 sq. ft. climate-controlled warehouse
- 1,000 sq. ft. office with new fixtures
- Grade level roll up door
- Zoned M-1 Industrial

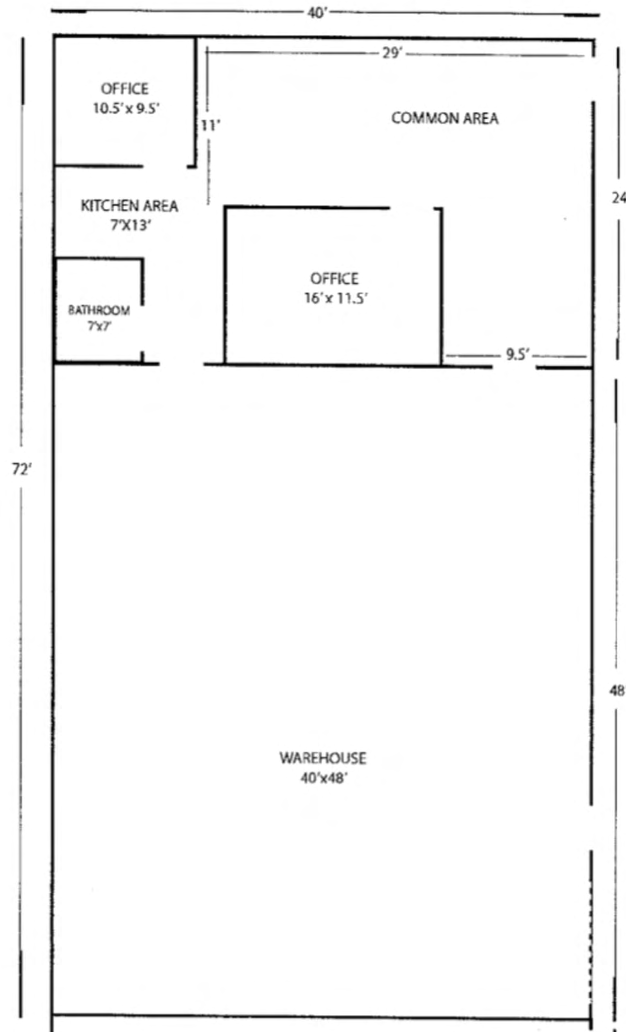
OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Available SF:	3,000 SF
Building Size:	3,000 SF



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Suite A
3,000 Sq. Ft.





POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,815	25,808	49,955
Average Age	34.7	38.0	38.5
Average Age (Male)	27.9	34.7	35.6
Average Age (Female)	37.3	39.7	40.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,093	11,819	22,774
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$73,197	\$83,165	\$82,839
Average House Value	\$607,880	\$336,014	\$363,487

* Demographic data derived from 2020 ACS - US Census

