



PROPERTY DESCRIPTION

Standalone industrial facility strategically located in Baton Rouge, Louisiana. Subject Property is equipped with two (2) truck-wells for dock-high loading and also includes three (3) grade-level/drive-in doors in the warehouse. Stabilized and secured laydown yard ideal for a tenant looking to safely store product and equipment outside. Situated on 1.42 acres and is available for immediate occupancy.

The newly renovated office is 2,628 sq. ft. +/- and includes an inside sales area, two (2) offices, a large conference room, bullpen/work area for 10+ workstations, kitchen, two (2) restrooms, and lobby. The warehouse is clearspan and includes an office and restroom. The grade-level doors measure 14ft. X 14ft. The dock-high doors measure 10ft. X 12ft.

PROPERTY HIGHLIGHTS

- Standalone Office/Warehouse located in South Baton Rouge
- Two (2) Dock-High Doors
- Three (3) Grade-Level/Drive-in Doors
- 1/2 Acre Laydown Yard Included (Rare Find!!!)
- Excellent Condition/Like New

JUSTIN LANGLOIS, CCIM

Licensed in LA

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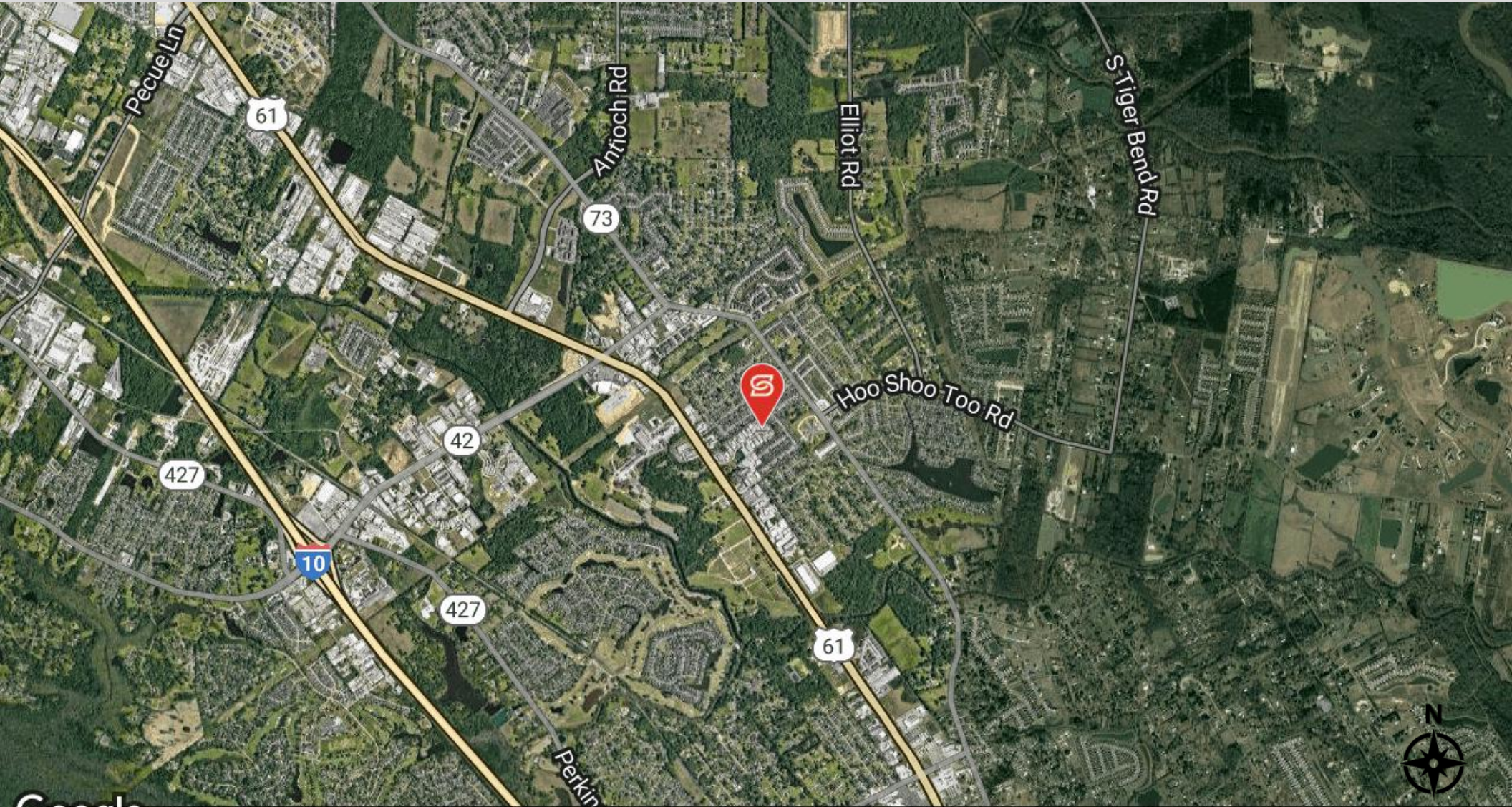
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LOCATION DESCRIPTION

Office Warehouse with laydown yard just off of Airline Hwy. in South Baton Rouge. In proximity to I-10, Highland Road, Jefferson Hwy., and Perkins Road.

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Available SF:	14,701 SF
Lot Size:	1.442 Acres
Building Size:	14,701 SF



Google
Map data ©2023 Imagery ©2023 Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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DOCK-HIGH OFFICE/WAREHOUSE

15505 KNOX DRIVE BATON ROUGE, LA 70817

Industrial Property For Lease



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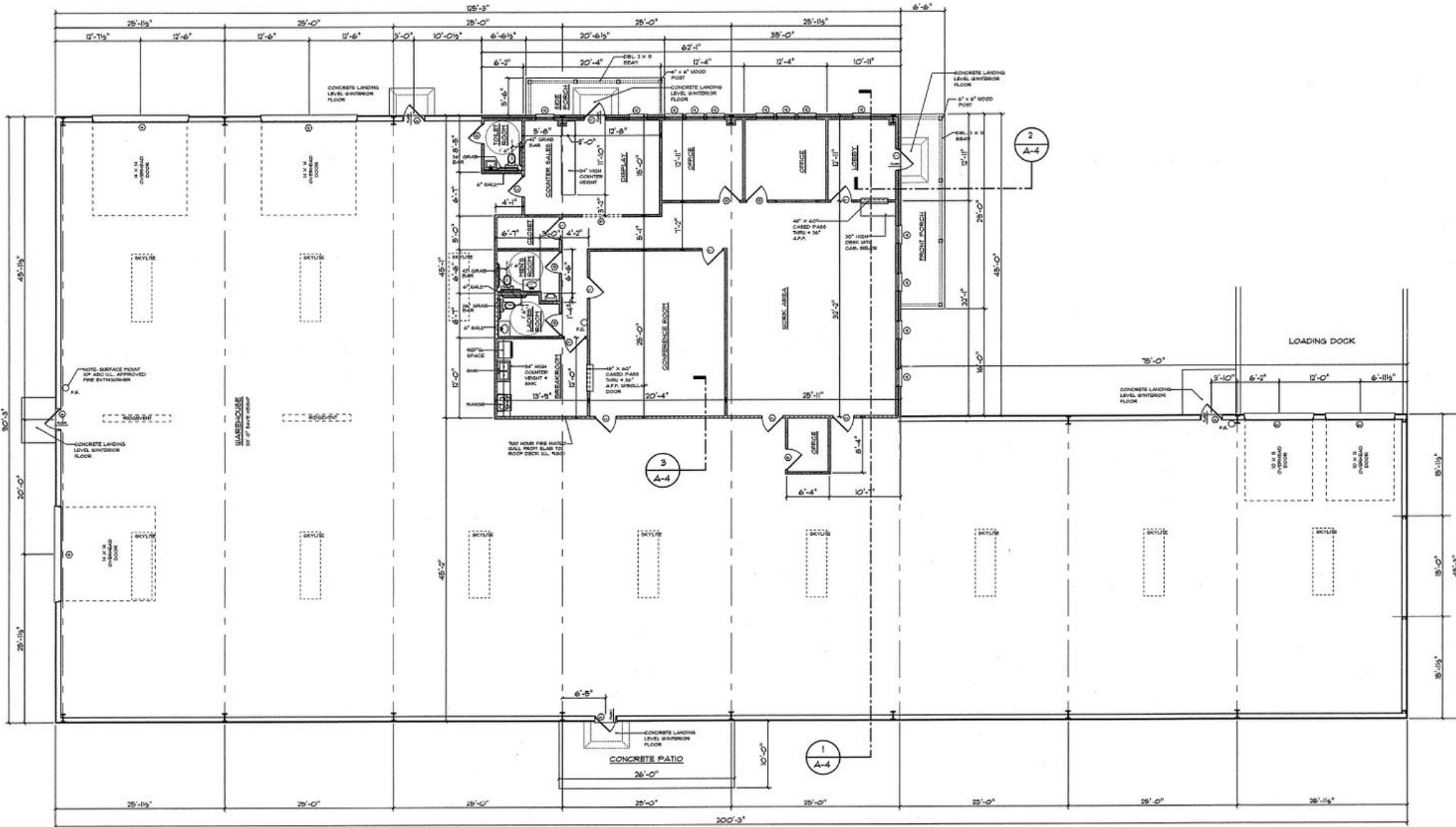
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