

SUITE 2 FOR LEASE



INDUSTRIAL / RETAIL FOR LEASE

11616 INDUSTRIPLEX BOULEVARD • BATON ROUGE, LA 70809

Highlights

| | |
|---------------------------|---------------|
| Office SF: | 1,100 SF |
| Warehouse SF: | 1,900 SF |
| Rentable SF: | 3,000 SF |
| Lease Rate: | \$3,000/month |
| Lease Rate per SF annual: | \$12.00 |
| Lot Size: | 0.25 acres |
| Offices: | 3 |
| Parking Spaces: | 12 |
| Zoning: | Ind |



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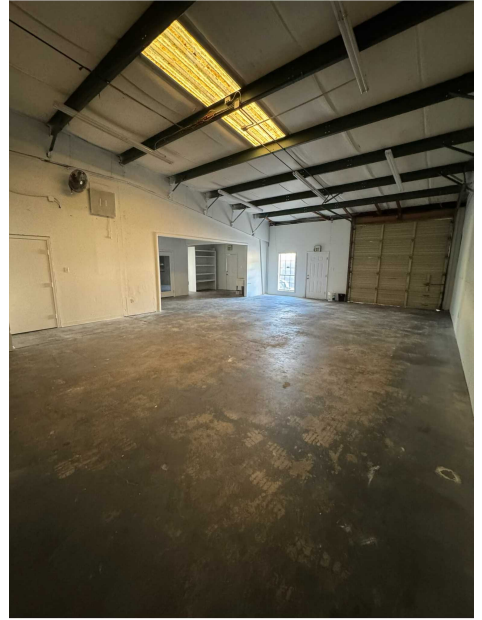
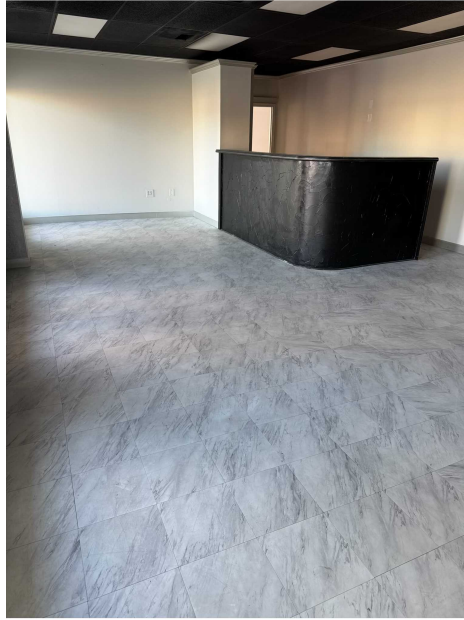
Property Description

Industriplex Retail with Warehouse for lease. Unit fronts Industriplex Blvd with retail showroom in the front and warehouse in the back. Two private offices and kitchenette. This unit is clean and rent ready. Contact broker for a private viewing.



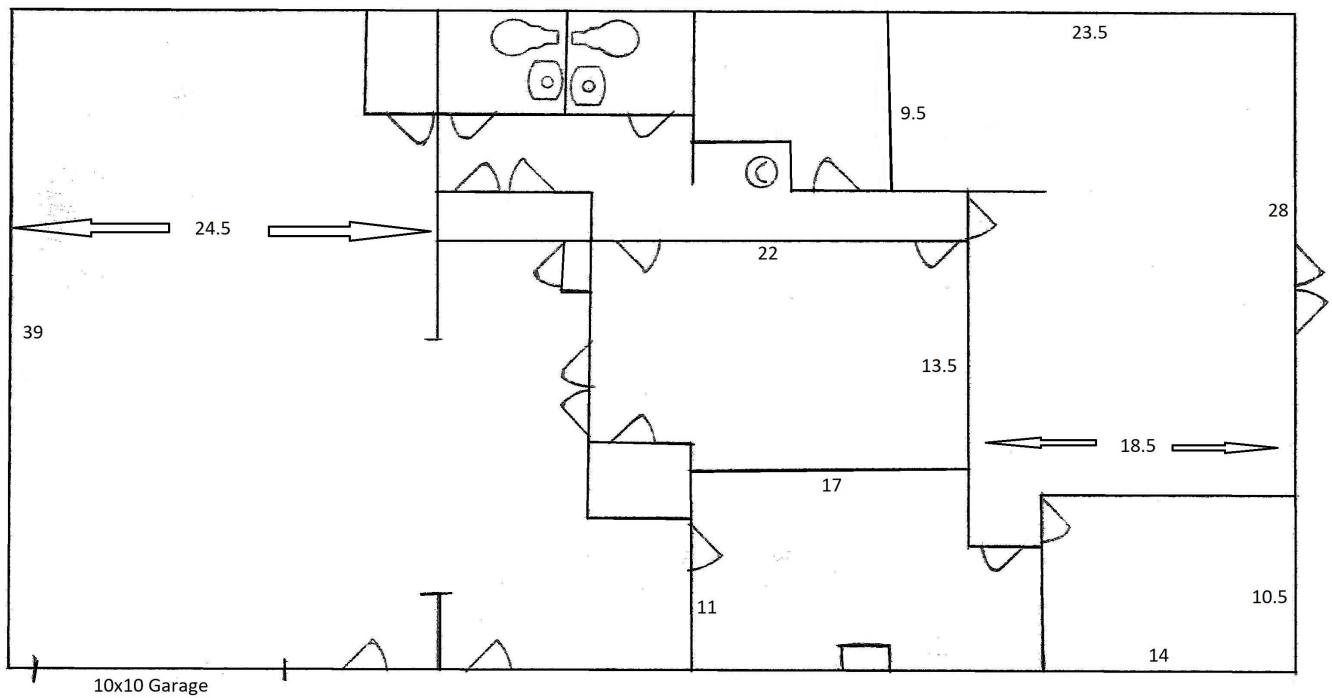
INTERIOR

11616 INDUSTRIPLEX BOULEVARD



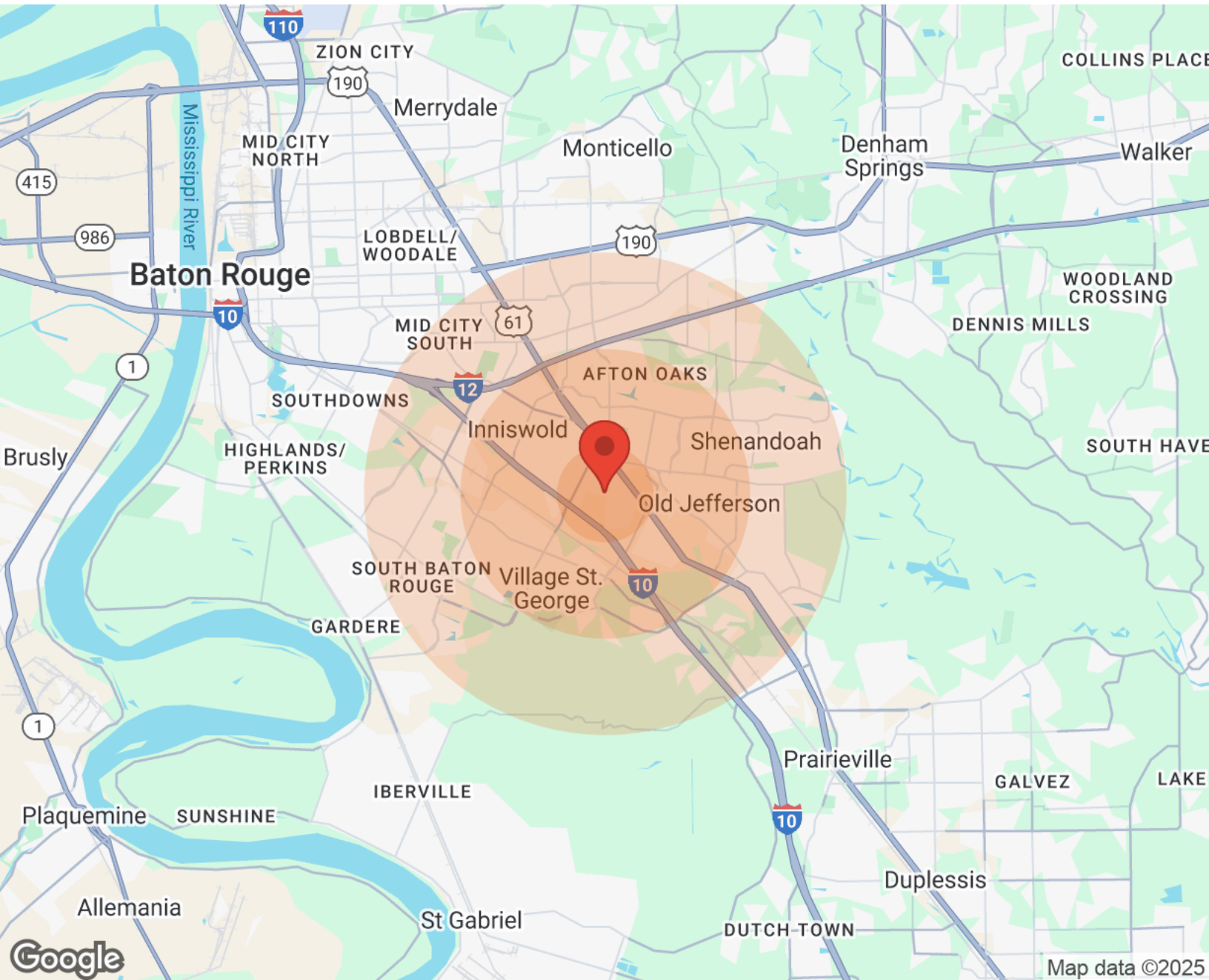
FLOOR PLAN

11616 INDUSTRIPLEX BOULEVARD



DEMOGRAPHICS

11616 INDUSTRIPLEX BOULEVARD



| Population | 1 Mile | 3 Miles | 5 Miles | Income | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|---------------------|--------|----------|----------|
| Male | N/A | 33,801 | 76,460 | Median | N/A | \$61,486 | \$62,461 |
| Female | N/A | 36,352 | 82,204 | < \$15,000 | N/A | 2,260 | 5,663 |
| Total Population | N/A | 70,153 | 158,664 | \$15,000-\$24,999 | N/A | 2,845 | 5,551 |
| | | | | \$25,000-\$34,999 | N/A | 2,772 | 5,747 |
| | | | | \$35,000-\$49,999 | N/A | 4,346 | 9,533 |
| | | | | \$50,000-\$74,999 | N/A | 5,562 | 11,666 |
| | | | | \$75,000-\$99,999 | N/A | 3,828 | 8,928 |
| | | | | \$100,000-\$149,999 | N/A | 5,162 | 10,800 |
| | | | | \$150,000-\$199,999 | N/A | 1,963 | 4,450 |
| | | | | > \$200,000 | N/A | 1,484 | 3,985 |
| Race | 1 Mile | 3 Miles | 5 Miles | Housing | 1 Mile | 3 Miles | 5 Miles |
| White | N/A | 49,107 | 108,824 | Total Units | N/A | 32,632 | 71,901 |
| Black | N/A | 16,880 | 40,454 | Occupied | N/A | 30,496 | 67,323 |
| Am In/AK Nat | N/A | 50 | 84 | Owner Occupied | N/A | 18,267 | 43,645 |
| Hawaiian | N/A | 5 | 10 | Renter Occupied | N/A | 12,229 | 23,678 |
| Hispanic | N/A | 3,913 | 7,932 | Vacant | N/A | 2,136 | 4,578 |
| Multi-Racial | N/A | 4,368 | 8,864 | | | | |