

Baton Rouge West Distribution Center

1870 Grand Terre Ln, Port Allen, LA 70767



Listing ID:	30294661
Status:	Active
Property Type:	Industrial For Lease
Industrial Type:	Industrial-Business Park, Light Industrial
Contiguous Space:	20,000 - 109,821 SF
Total Available:	239,642 SF
Lease Rate:	\$5.65 - 5.75 PSF (Annual)
Base Monthly Rent:	\$9,583 - 51,707
Lease Type:	Net Lease
Loading:	10 Docks (Varies by space)
Ceiling:	30 ft.
Office SF:	4,000 SF
Drive-In Bays:	2 Bays (Varies by space)



Overview/Comments

Baton Rouge West Distribution Center Availability

Building 2- Unit 200 containing 59,700 sf

Building 2 - Unit 300 containing 50,121 sf

Building 2 - Unit 650 containing 20,000 sf

Property features include ESFR, 30' clear, ample dock high loading, 210' wide truck court, tilt-wall construction, 50' x 50' column spacing, 3-phase high voltage power.

Net charges are \$1.25 psf.

More Information Online

<https://www.lacdb.com//listing/30294661>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	305240001300
Industrial Type:	Industrial-Business Park, Light Industrial, Warehouse/Distribution

Available Space

Suite/Unit Number:	250	Space Type:	Relet
Space Available:	109,821 SF	Date Available:	06/01/2020
Minimum Divisible:	109,821 SF	Lease Rate:	\$5.65 PSF (Annual)
Maximum Contiguous:	109,821 SF	Lease Type:	Net Lease

Available Space

Suite/Unit Number:	Bldg 2 - 200	Lease Rate:	\$5.65 PSF (Annual)
Space Available:	59,700 SF	Lease Type:	Net Lease
Minimum Divisible:	59,700 SF	Kitchen/Breakroom:	Yes
Maximum Contiguous:	109,821 SF	Loading Docks:	10
Space Type:	Relet	Drive In Bays:	2
Date Available:	02/01/2019	Clear Height:	30

Available Space

Suite/Unit Number:	Bldg 2 - 300	Lease Rate:	\$5.65 PSF (Annual)
Space Available:	50,121 SF	Lease Type:	Net Lease
Minimum Divisible:	50,121 SF	Office SF:	4,000 SF
Maximum Contiguous:	50,121 SF	Loading Docks:	10
Space Type:	Relet	Drive In Bays:	2
Date Available:	07/01/2018	Clear Height:	30

Available Space

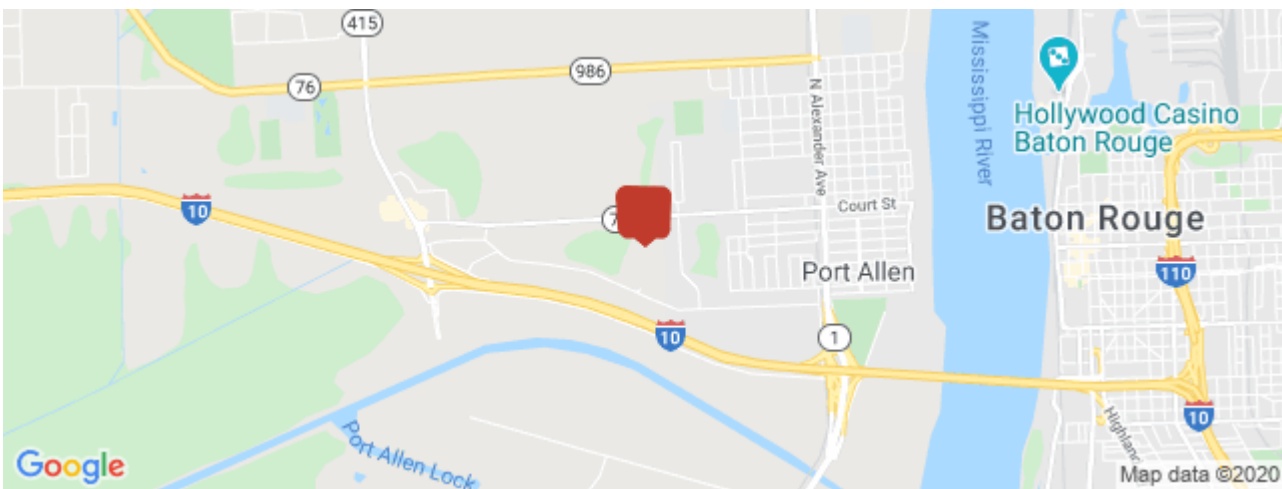
Suite/Unit Number:	Bldg 2 - 650	Date Available:	11/01/2018
Space Available:	20,000 SF	Lease Rate:	\$5.75 PSF (Annual)
Minimum Divisible:	20,000 SF	Lease Type:	Net Lease
Maximum Contiguous:	20,000 SF	Loading Docks:	2
Space Type:	Relet	Clear Height:	30

Building Related

Tenancy:	Multiple Tenants	Year Built:	2008
Total Number of Buildings:	2	Construction/Siding:	Concrete - Tilt up
Office Space SF:	4,000 SF	Passenger Elevators:	0
Property Condition:	Excellent	Freight Elevators:	0

Location

Address:	1870 Grand Terre Ln, Port Allen, LA 70767	MSA:	Baton Rouge
County:	West Baton Rouge	Submarket:	70



Property Images



N-1



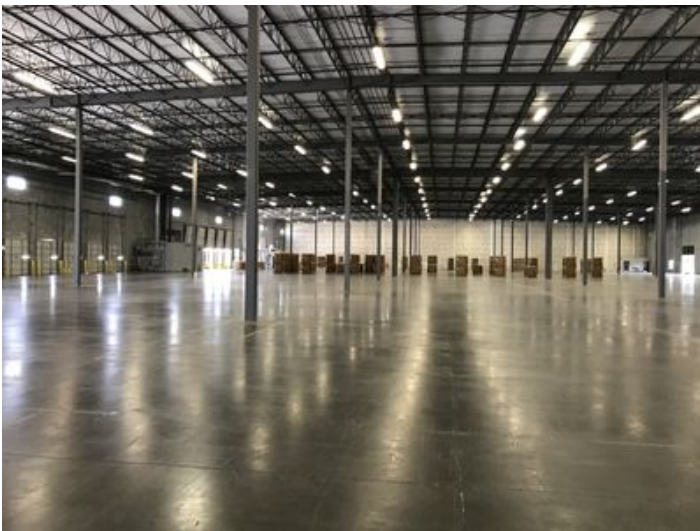
W-1



NE-1



Dock-1



warehouse 2



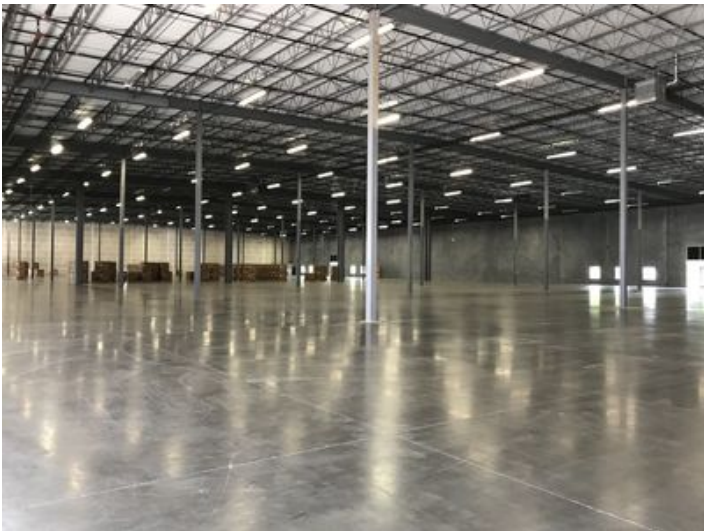
S-3



Building 2



S-4



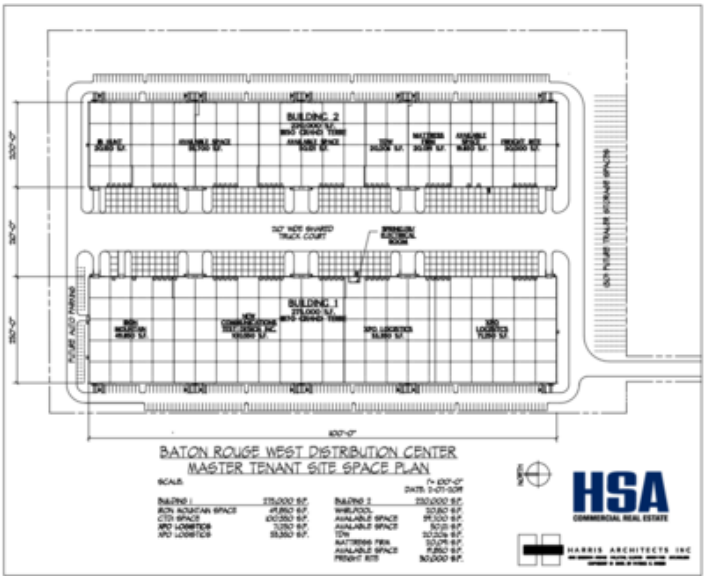
warehouse 1



Dock-3



E-1



Site Plan

Property Contacts



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