



FOR LEASE

METROCENTER II

11800 INDUSTRIPLEX BLVD, #13-14, BATON ROUGE, LA 70809

13,000 SF

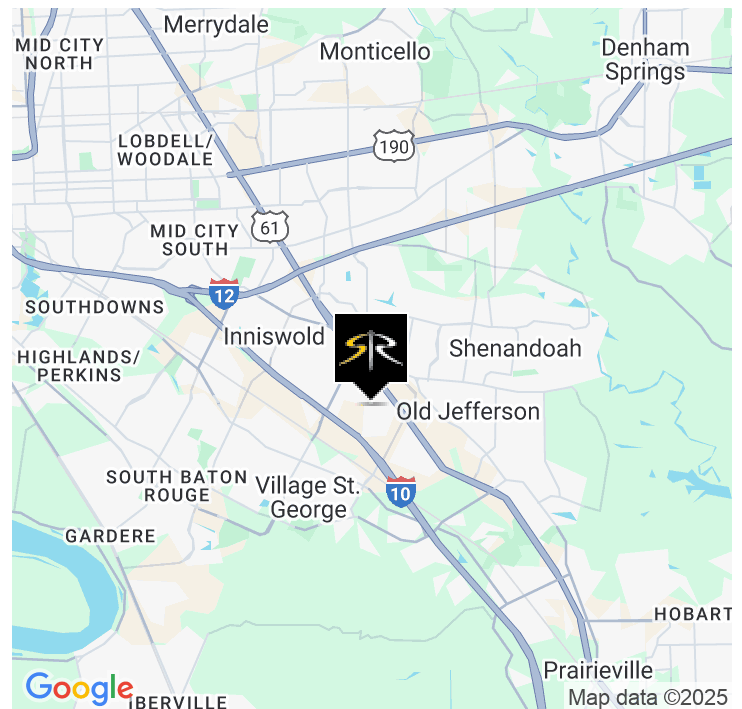


OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	6,500 - 13,000 SF
Zoning:	M-1

PROPERTY HIGHLIGHTS

- 6,500 SF of Warehouse/Distribution Space Available For Lease (Unit # 14)
- 6,500 SF Sub-Lease included (adjoining Unit #13 which also offers a longer primary term)
- Dock High & Grade level loading
- 16' Eave Height
- Sprinklered
- Climate Controlled Warehouse
- Located in premier Industrial Park of Baton Rouge with excellent access to I-10 & I-12



LARRY DIETZ, CCIM

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BILL JEANSONNE

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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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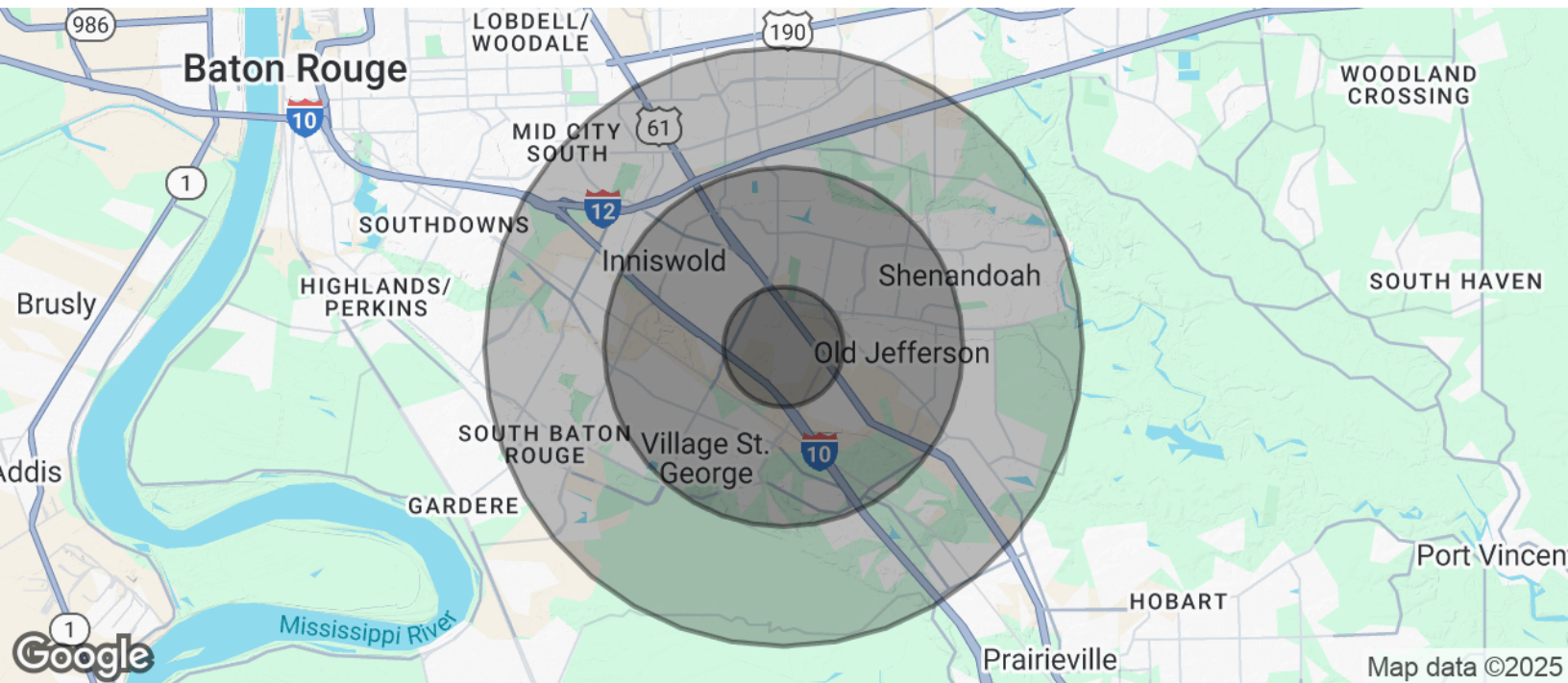
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DEMOGRAPHICS

METROCENTER II

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13,000 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,204	65,986	157,505
Average Age	38	41	41
Average Age (Male)	37	40	39
Average Age (Female)	39	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,335	28,866	67,033
# Of Persons Per HH	2.4	2.3	2.3
Average HH Income	\$84,884	\$106,574	\$114,738
Average House Value	\$277,631	\$336,533	\$363,637

*Demographics data derived from AlphaMap***LARRY DIETZ, CCIM**

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