

SUMMARY

FLOOR PLAN

PHOTOS

RETAIL AERIAL

FOR LEASE

PROPERTY DESCRIPTION

10242 Patriot Drive offers seven warehouse units available to purchase. These units are ideal for owners looking to store equipment, boats, ATVs, trailers, etc away from their homes. Each unit is wired for electricity and stubbed out for plumbing if the buyer desires a bathroom.

Patriot Drive is located just off Airline Hwy behind Celebration Station and Cracker Barrel, near the Airline Hwy / I-12 interchange.

PROPERTY HIGHLIGHTS

- Easy Access to Airline Hwy. & I-12
- Ideal for Boat and Equipment Storage

OFFERING SUMMARY

Sale Price:	\$125.00 / SF
Lease Rate:	\$11 SF/yr (NNN)
Number of Units:	7
Available SF:	1,400 - 2,840 SF
Building Size:	7,500 SF



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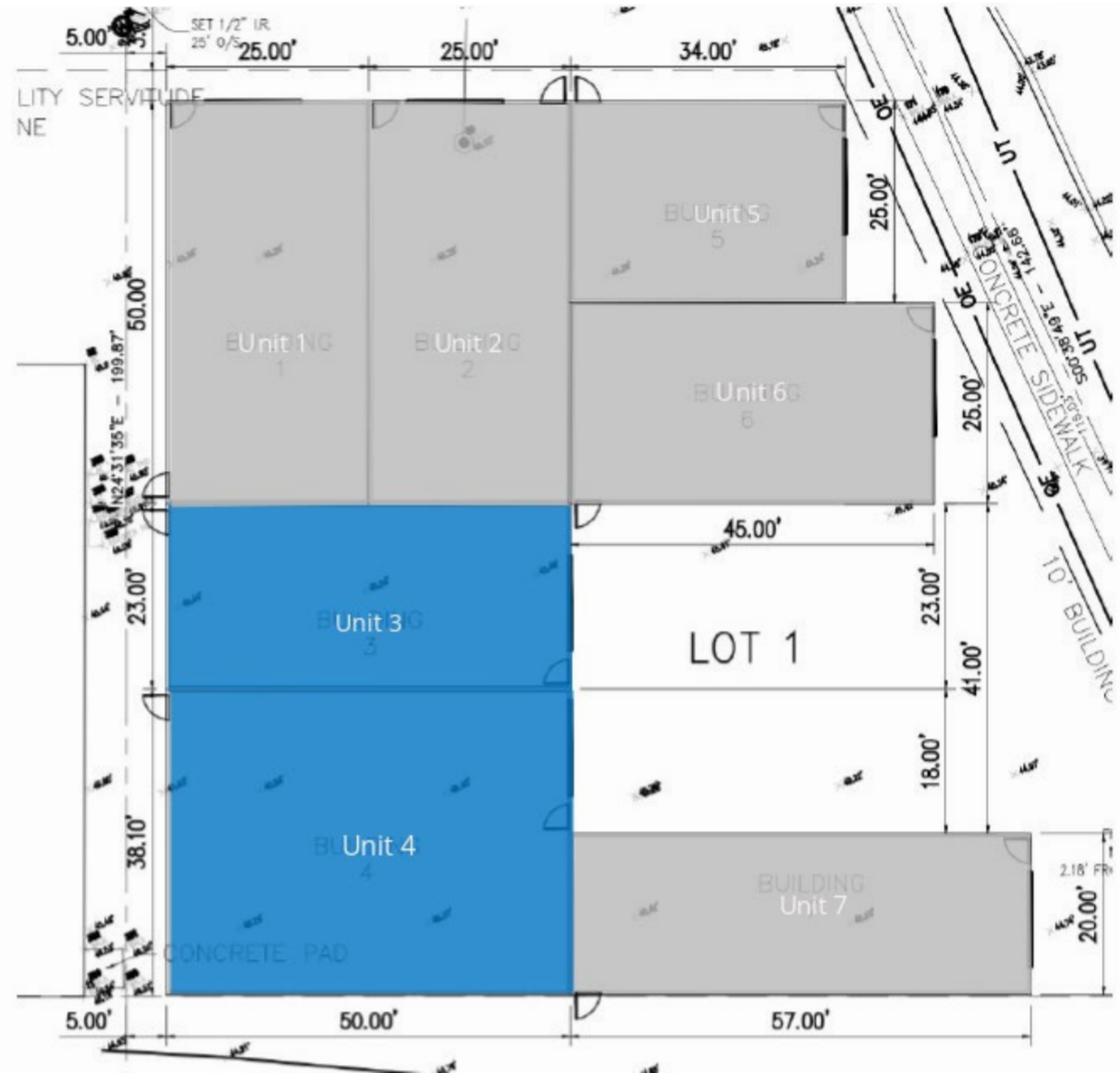
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AVAILABLE SPACES

Suite 3 - 1,150 RSF - Modified Gross
Suite 4 - 1,905 RSF - Modified Gross





W. FOSTER MURPHY

Office: (985) 898-2022

Direct: (985) 246-3728

fmurphy@stirlingprop.com

INDUSTRIAL PROPERTY

FOR SALE/LEASE

10242 Patriot Dr. Baton Rouge, LA

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