



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

BATON ROUGE WEST DISTRIBUTION CENTER SUB-LEASE

**1870 Grand Terre Ln
Port Allen, LA 70767**

JACK HERRINGTON, CCIM
Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

FOR SUB-LEASE

BATON ROUGE WEST DISTRIBUTION CENTER

1870 GRAND TERRE LN, BLDG 1, PORT ALLEN, LA 70767

124,600 SF



OFFERING SUMMARY

Sub-Lease Rate:	\$6.37 SF/yr (NNN)
Building 1 Size:	275,000 SF
Total Available SF:	124,600 SF
• Bldg. 1, Suite 400:	53,350 SF
• Bldg. 1, Suite 700:	71,250 SF
Lot Size:	15.49 Acres
Available:	Q1 2026
2026 NNN:	\$1.73 SF/yr

PROPERTY HIGHLIGHTS

- Baton Rouge West Distribution Center Sublease
- Building 1: 124,600 SF Total Available
- Building 1: Suite 400: 53,350 SF
- Building 1: Suite 700: 71,250 SF
- 30' Clear Height
- ESFR Sprinkler System
- 15 Exterior Dock Doors
- 201' Shared Truck Court



Play Property Video

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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
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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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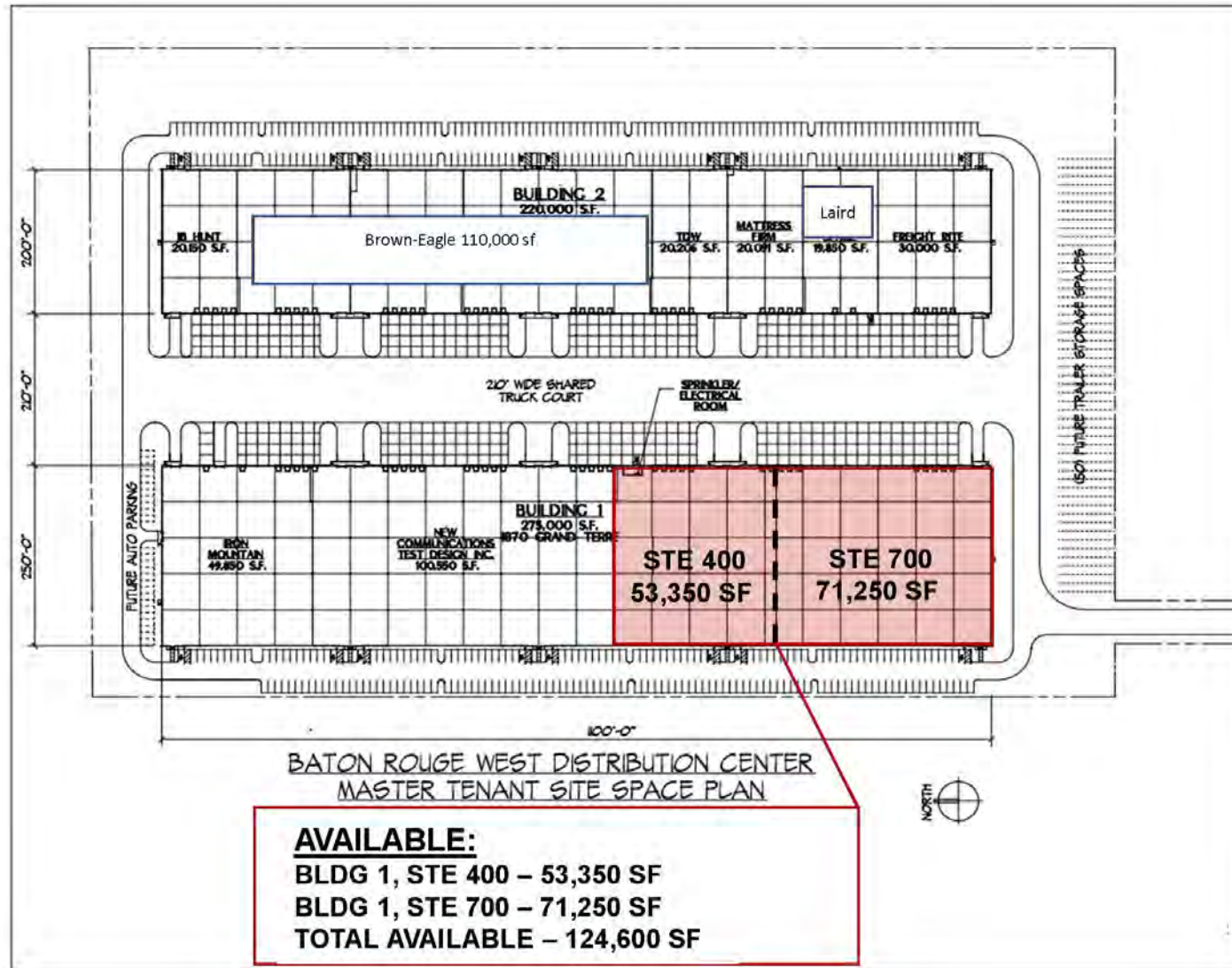
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SITE PLAN

124,600 SF



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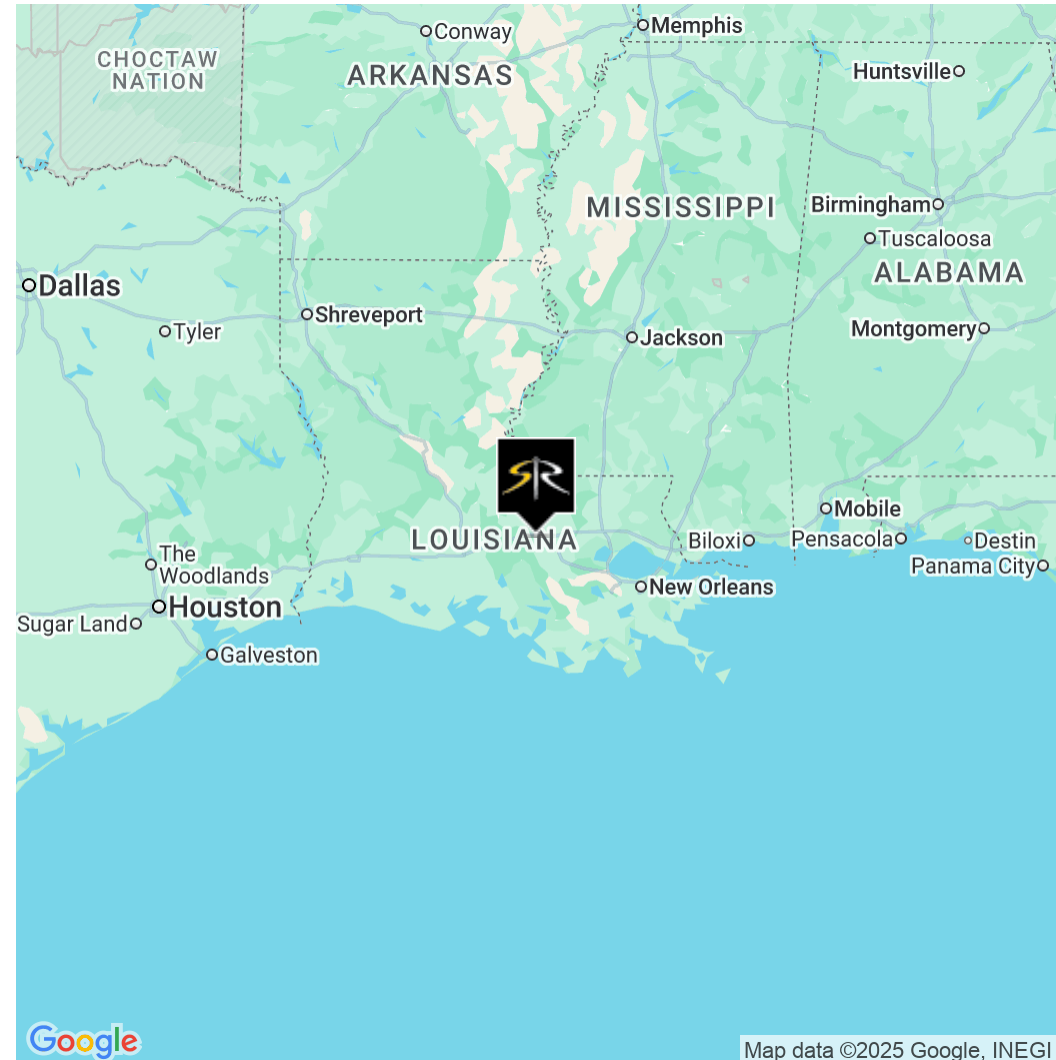


SAURAGE ROTENBERG
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BATON ROUGE WEST DISTRIBUTION CENTER SUBLEASE

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124,600 SF



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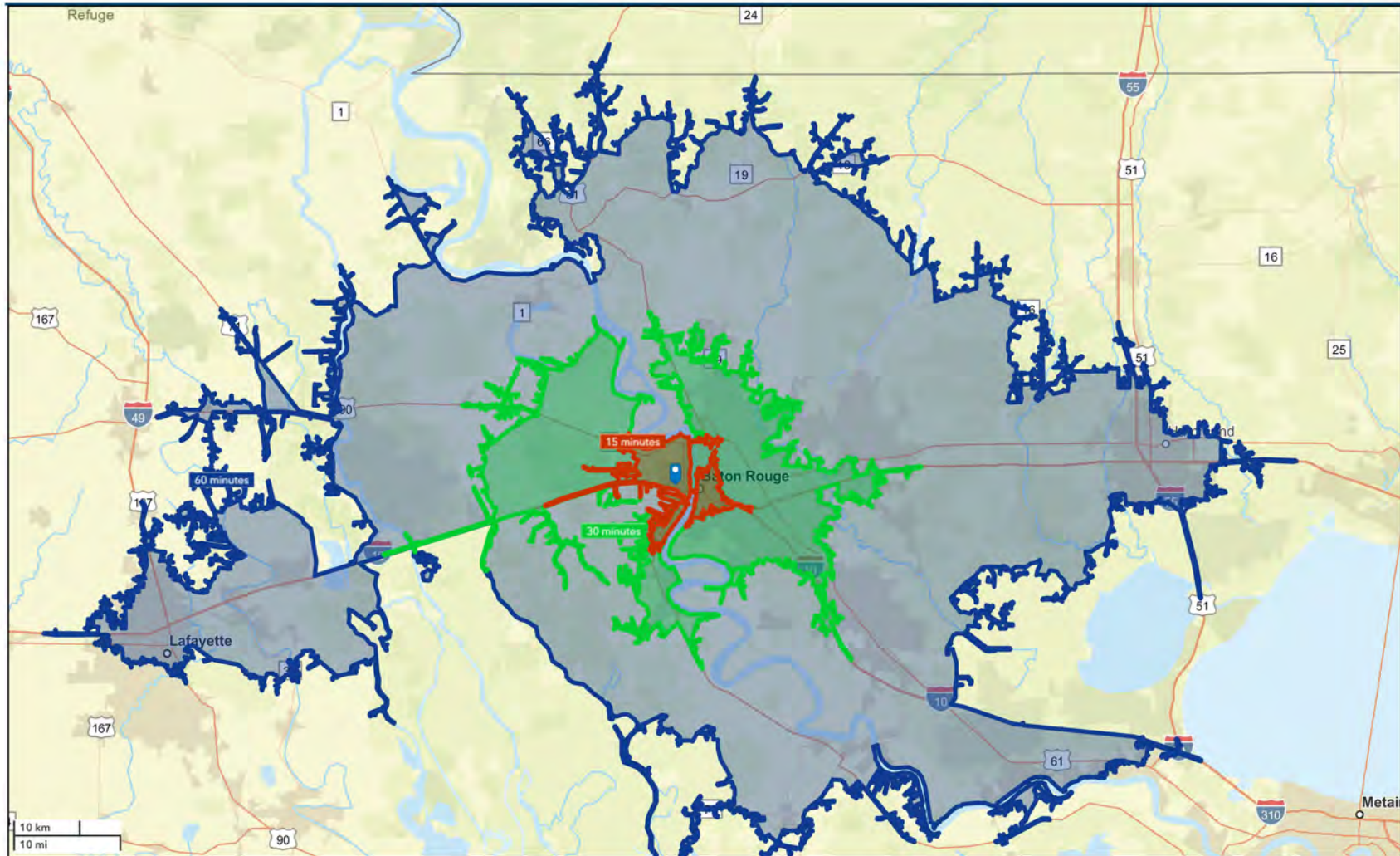
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DRIVE TIME MAP: 15, 30, 60 MINUTES

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For more information, please contact:

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