

INDUSTRIPLEX AREA OFFICE/WAREHOUSE SUITE FOR LEASE



OFFERING SUMMARY

Available SF: Suite H \pm 4,000 SF

Lease Rate: Negotiable

Date Available: 1/1/2020

Lot Size: 1.08 Acres

Year Built: 2003

Building Size: \pm 19,500 SF

Zoning: M1



PROPERTY OVERVIEW

Industrial warehouse/office space for lease at 11114 Cedar Park, just off Siegen Lane in the Industriplex area. Cedar Park, across from Team Honda and in the heart of Baton Rouge, offers quick access to both I-10 and Airline Highway. The suite contains a \pm 900 SF office space with \pm 3,100 SF of industrial/warehouse space. This flexible space can accommodate a wide variety of tenant uses. This suite will be available on 1/1/2020.

Cole Brewton (C) 936.585.3132



ELIFIN

936.585.3132 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

INDUSTRIPLEX AREA OFFICE/WAREHOUSE SUITE FOR LEASE



Cole Brewton (C) 936.585.3132



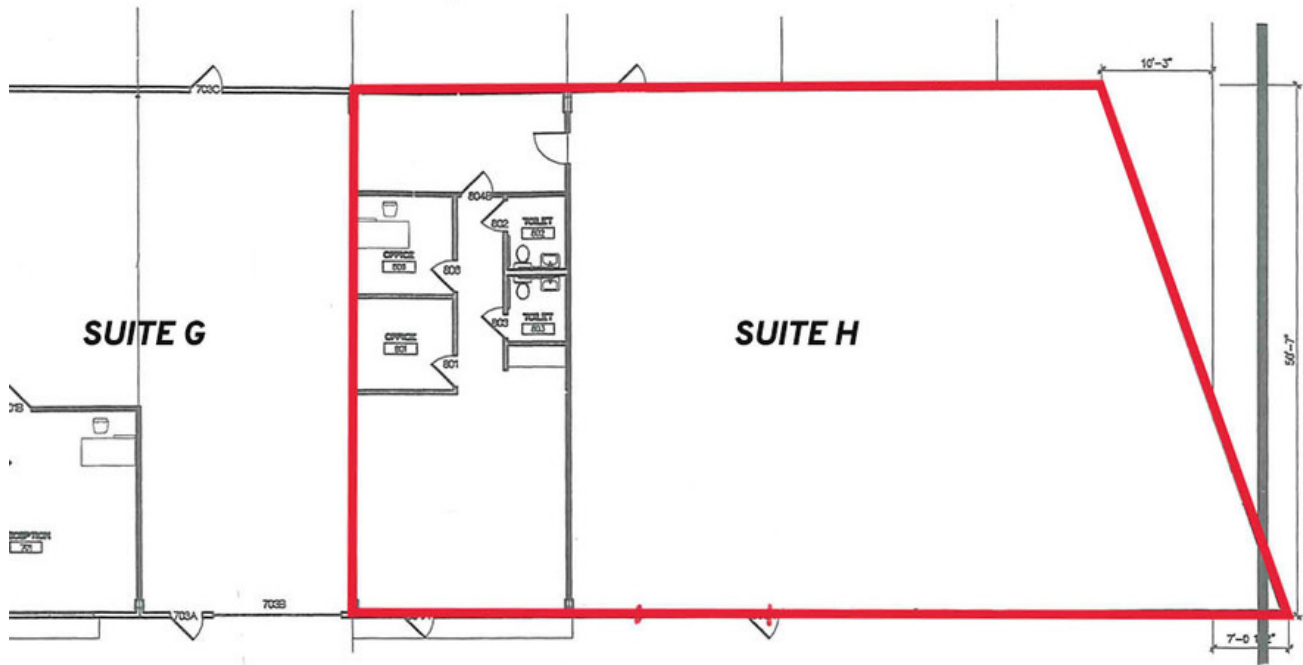
ELIFIN

936.585.3132 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

INDUSTRIPLEX AREA OFFICE/WAREHOUSE SUITE FOR LEASE

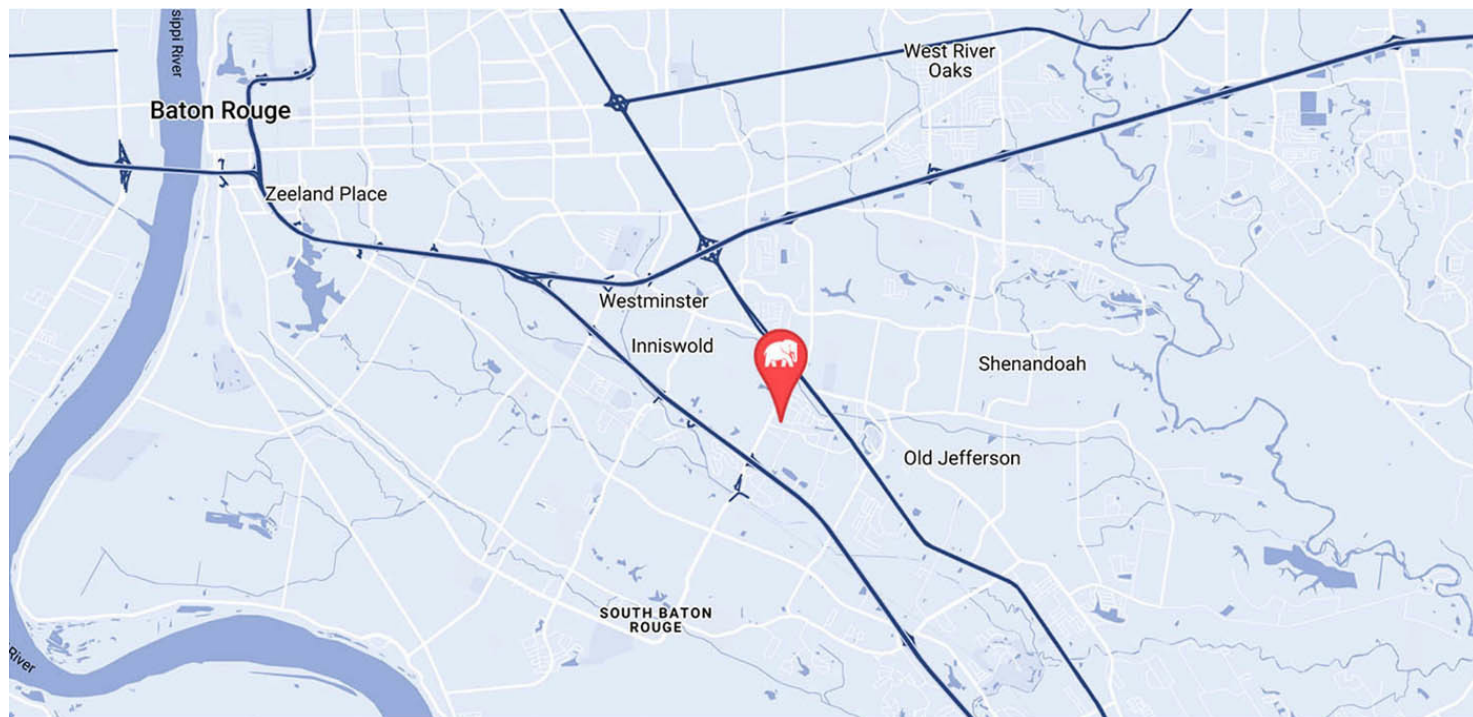
11114 CEDAR PARK AVE
SUITE H
±4,000 SF



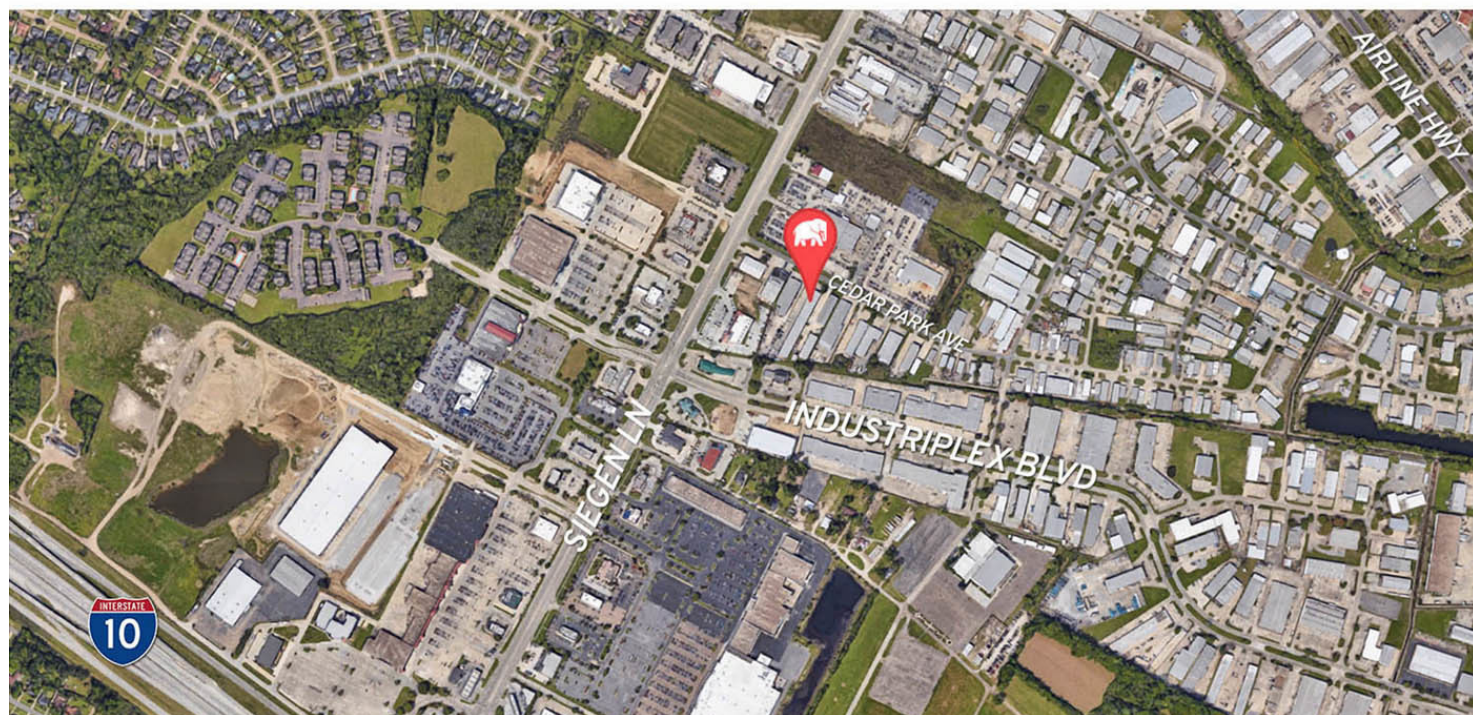
Cole Brewton (C) 936.585.3132

 **ELIFIN** 936.585.3132 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

INDUSTRIPLEX AREA OFFICE/WAREHOUSE SUITE FOR LEASE



MAP DATA ©2019 GOOGLE



Cole Brewton (C) 936.585.3132

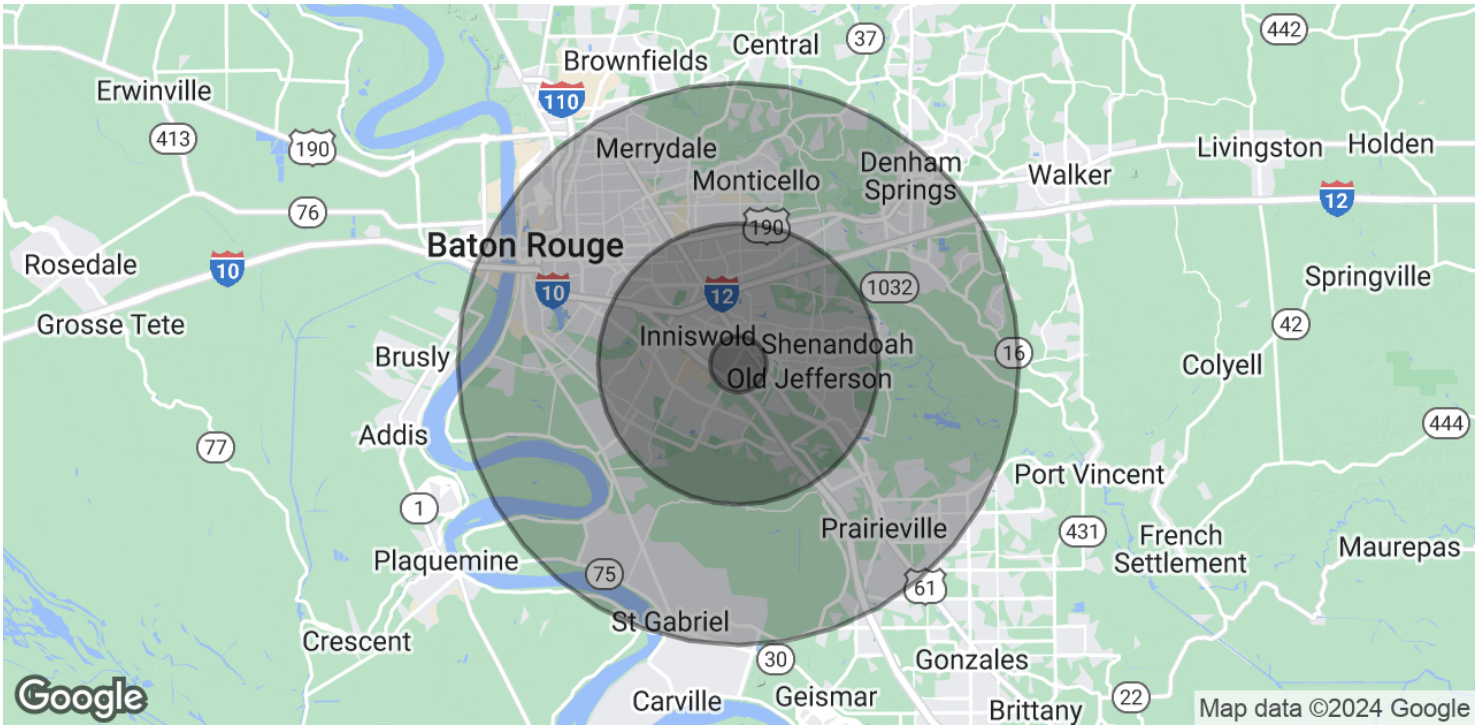


ELIFIN

936.585.3132 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

INDUSTRIPLEX AREA OFFICE/WAREHOUSE SUITE FOR LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,054	152,946	430,651
Median age	35.2	37.1	34.0
Median age (Male)	33.8	34.8	32.1
Median age (Female)	36.5	39.3	35.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,009	63,793	166,317
# of persons per HH	2.5	2.4	2.6
Average HH income	\$81,915	\$83,554	\$69,892
Average house value	\$266,548	\$266,476	\$246,949

* Demographic data derived from 2020 ACS - US Census