

# Patriot Dr. Office/Warehouse

4,100 SF INDUSTRIAL PROPERTY FOR LEASE

10182 Patriot Dr. Baton Rouge, LA 70816

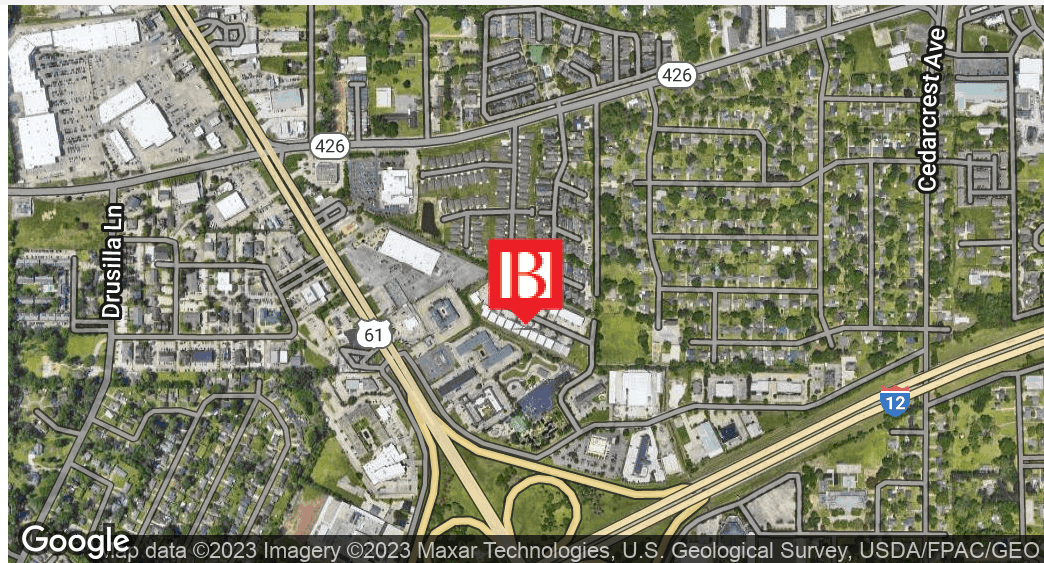
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# 4,100 SF Office/Warehouse For Lease

10182 Patriot Dr. Baton Rouge, LA 70816

## PROPERTY SUMMARY



## Property Highlights

- Office/Warehouse For Lease
- 2,400 SF Warehouse
- 1,700 SF Office
- First Floor Includes Three (3) Offices, Conference Room, Restroom, Reception, Waiting Area, and Kitchenette
- Second Floor Includes Four (4) Offices
- Dedicated Warehouse Bathroom
- Located In The Patriot Drive Industrial Park
- Warehouse Can Be Climate Controlled
- Front Roll Up Door: 12 Feet Wide By 14 Feet High
- Zoned Commercial (C-2)

## Offering Summary

Lease Rate:	\$3,500.00 Per Month
Lease Type:	Modified Gross (MG)
Warehouse Size:	2,400 SF
Office Size:	1,700 SF
Lot Size:	0.17 Acres

- Eave Height: 18 Feet
- Five (5) Dedicated Parking Spaces

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### EXECUTIVE SUMMARY



### Offering Summary

Lease Rate:	\$3,500.00 Per Month
Lease Type:	Modified Gross
Building Size:	
Lot Size:	0.17 Acres
Year Built:	2015
Zoning:	Commercial (C-2)
Flood Zone:	X- Reduced Flood Risk
Market:	Baton Rouge

### Location Overview

10182 Patriot Drive features 4,100 SF (2,400 SF warehouse and 1,700 SF office) of well-maintained industrial office/warehouse. Located two minutes from Interstate 12 which allows this location to service Baton Rouge, Denham Springs, Walker, Livingston, and Holden all within a thirty (30) minute drive. Forty (40) miles west of Hammond, this location also offers the ability to service Hammond areas in less than forty (40) minutes. Two (2) story building which consists of three (3) offices, conference room, restroom, reception, waiting area, and kitchenette. The second floor consists of four (4) offices and the warehouse consists of a dedicated warehouse bathroom. Landlord is willing to add HVAC to the warehouse for a slight increase in rent. The purpose of the C2 commercial zoning district is to permit retail commercial uses serving the surrounding region.

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## LOCATION MAPS



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## RETAILER MAP



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EXTERIOR PHOTO



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AERIAL



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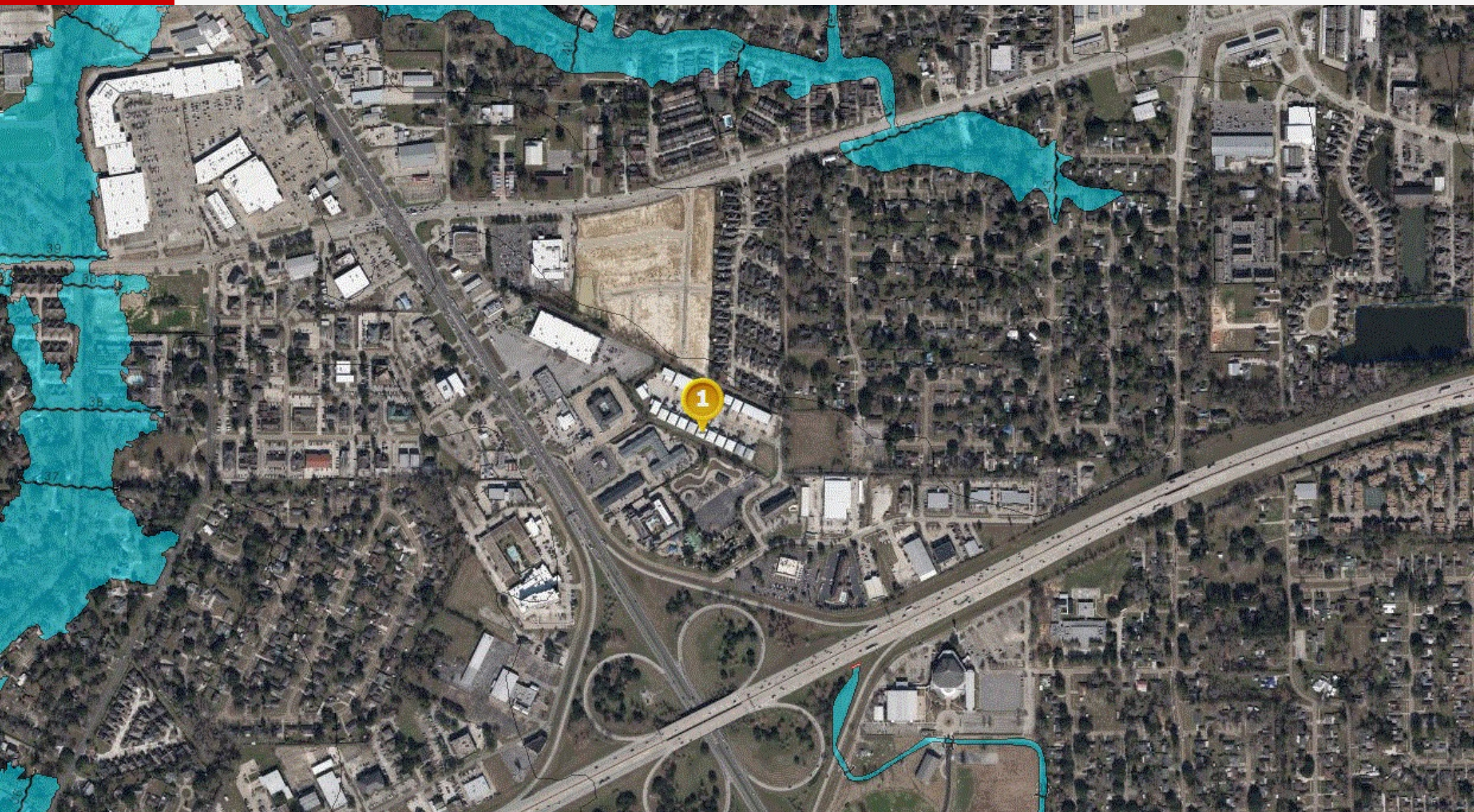




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FLOOD MAP



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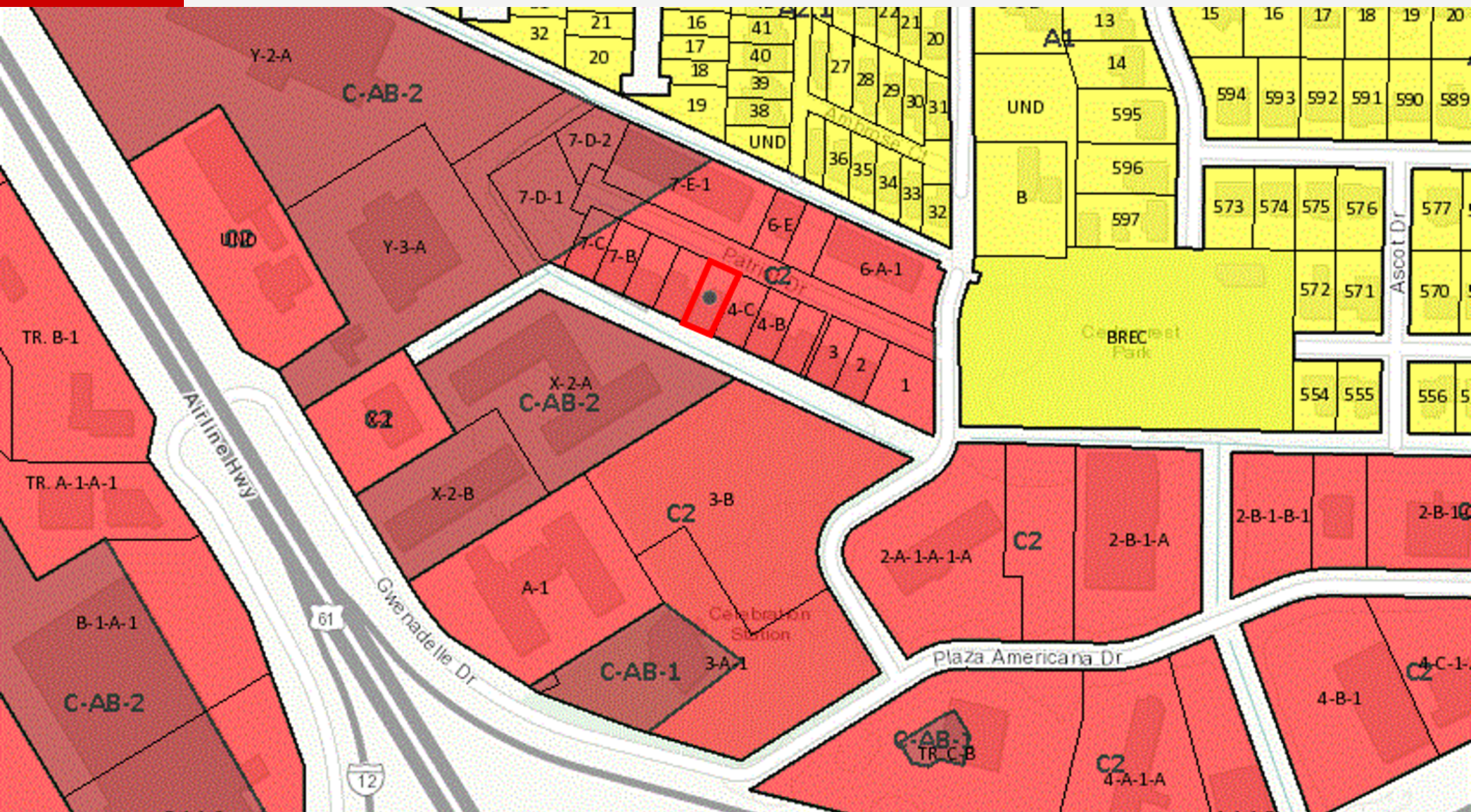
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## ZONING MAP



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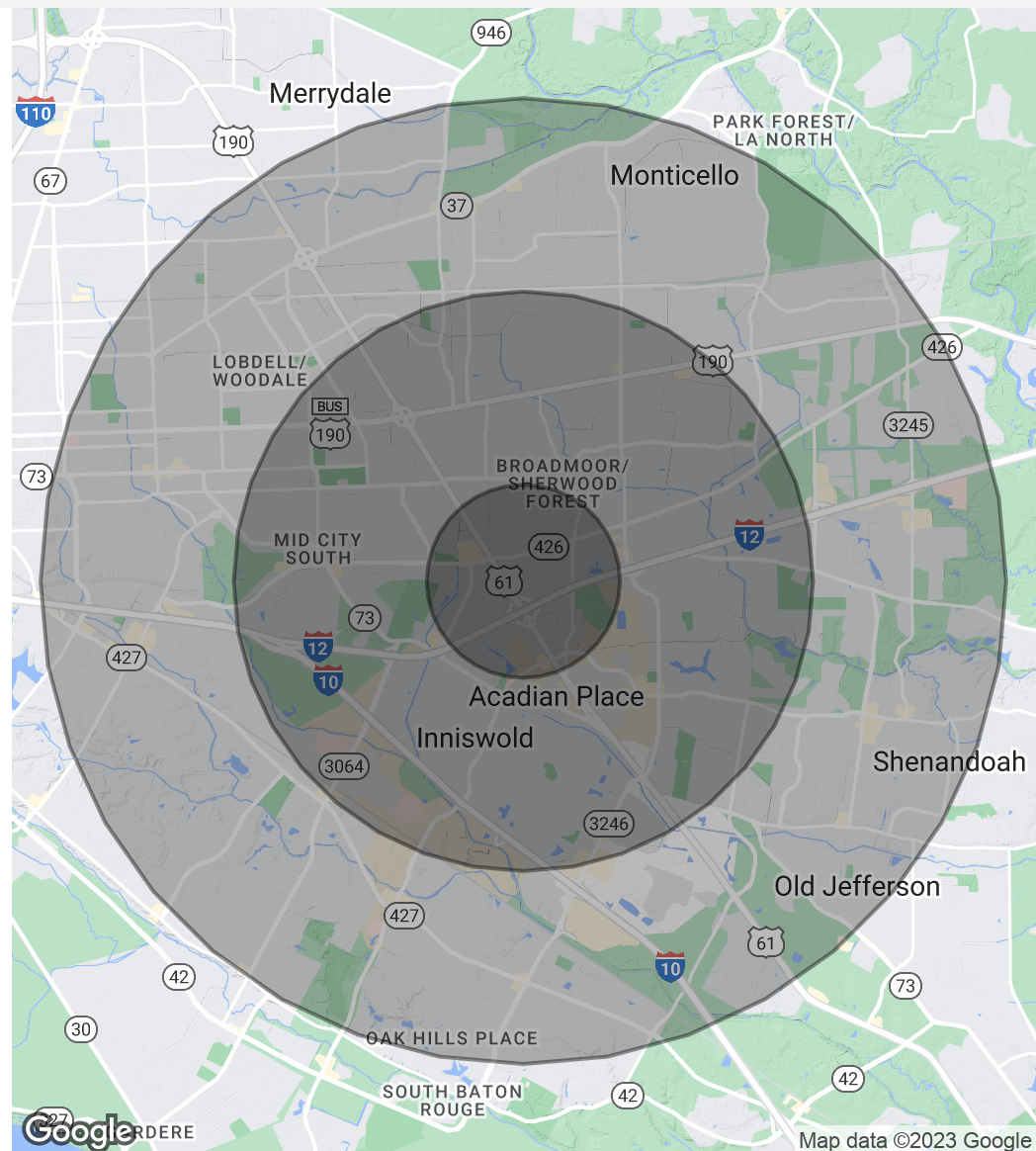
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### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	8,978	76,459	189,609
Average Age	38.6	36.7	35.8
Average Age (Male)	33.8	33.9	33.6
Average Age (Female)	41.4	39.0	37.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,284	33,130	78,607
# Of Persons Per HH	2.1	2.3	2.4
Average HH Income	\$65,497	\$68,676	\$70,945
Average House Value	\$143,432	\$216,032	\$228,536

\* Demographic data derived from 2020 ACS - US Census



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