



SPACIOUS SHOWROOM / WAREHOUSE OFF OF I-12

10414 PLAZA AMERICANA DR BATON ROUGE, LA 70816



FOR LEASE

SALE: \$3,500,000 LEASE: \$9.75/SF/YR

±23,000 SF | ±2.19 ACRES

- ±23,000 SF property consists of office space, a showroom, and a warehouse
- 60+ Parking spaces
- ±20 FT eave heights, 3-phase electrical, double loading truck well
- Constructed on tilt-wall and a 7 inch steel-fiber in-laid concrete slab

CONTACT:

COLE BREWTON
936.585.3132

800.895.9329 | <https://elifinrealty.com> | April 2024
640 Main St, Suite A, Baton Rouge, LA 70801

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OFFERING SUMMARY



PROPERTY SUMMARY

- This ±23,000 SF property consists of ±3,000 SF office space, a ±10,000 SF of showroom, and a ±10,000 SF of warehouse. In addition, there is a ±3,000 SF covered area in the back of the building.
- The ±2.19 acres property includes over 60 parking spaces and convenient interstate access.
- This property features ±20 FT eave heights, 3-phase electrical, a double loading truck well (accessible to 18-wheelers), a 3 hour fire wall separating the showroom and warehouse, and a standing seam metal roof.
- The building is constructed with tilt-wall and was built in 2004. The entire property sits on steel-fiber in-laid concrete slab – 7 inch slab throughout, including parking lot.

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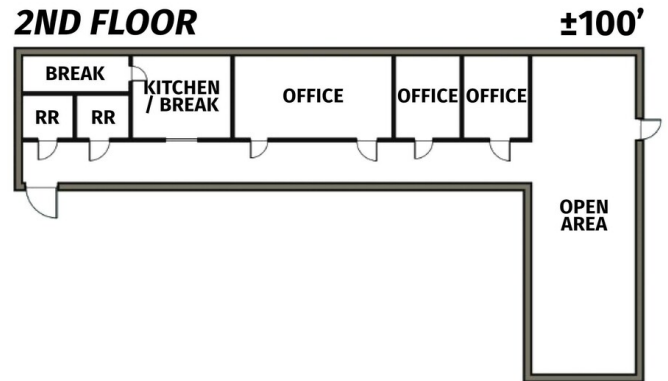
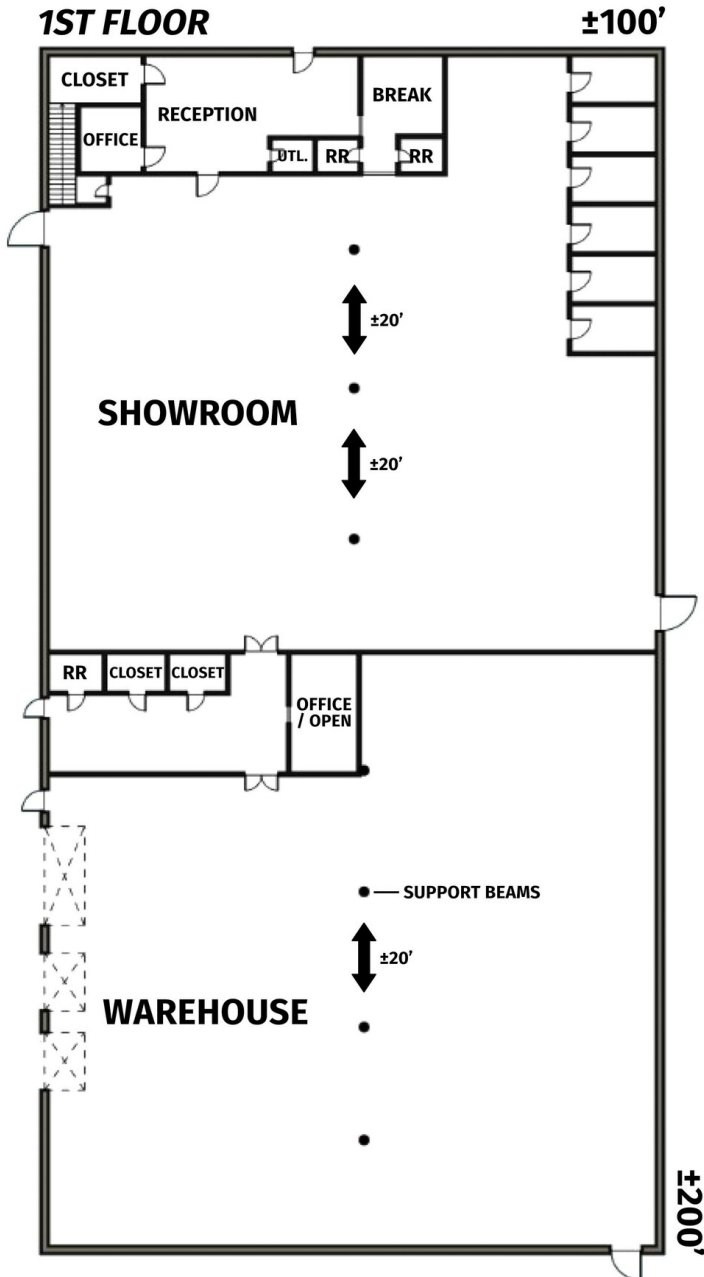
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FLOORPLAN

← **PLAZA AMERICANA DR** →



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AERIAL PHOTOS

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AERIAL FACING SOUTHWEST

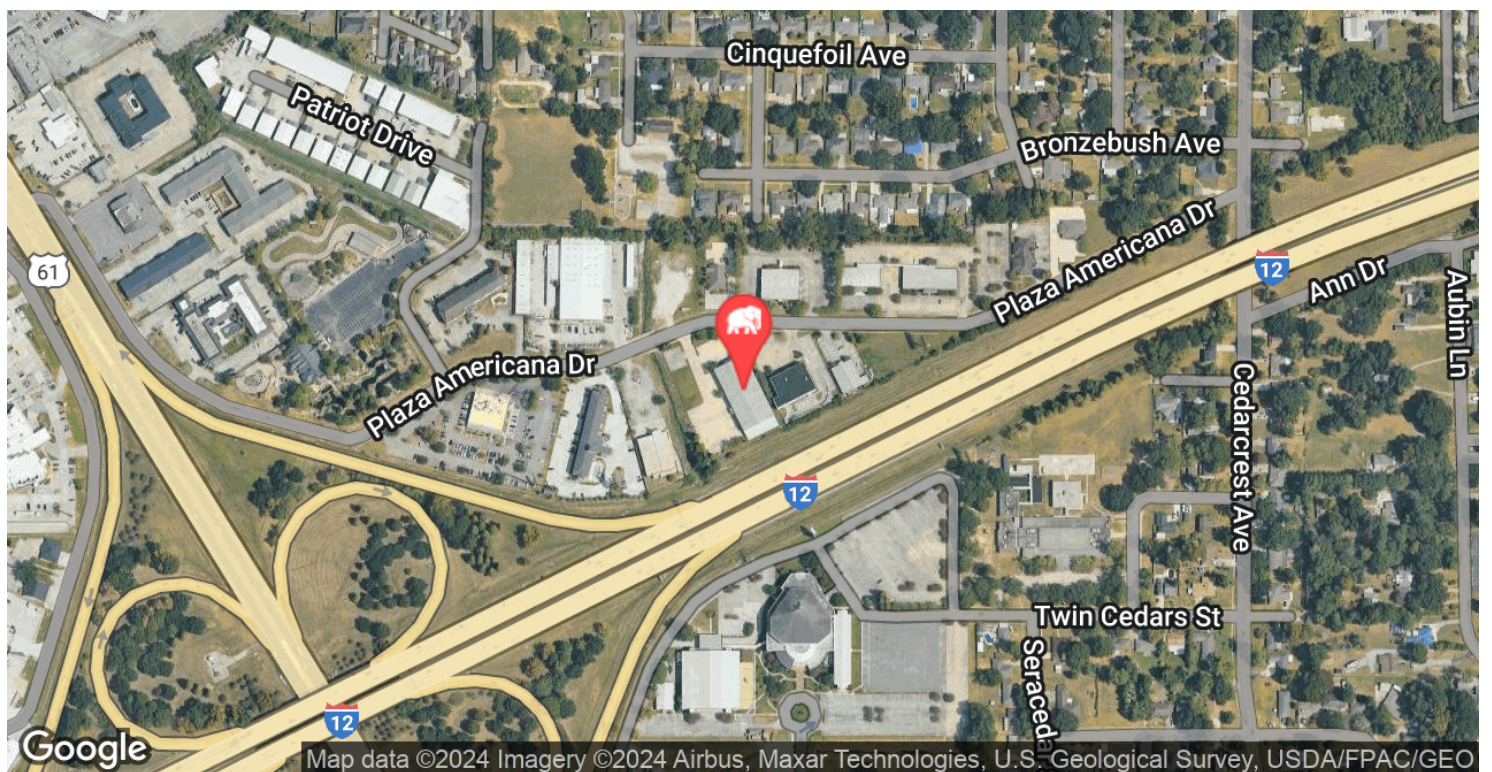
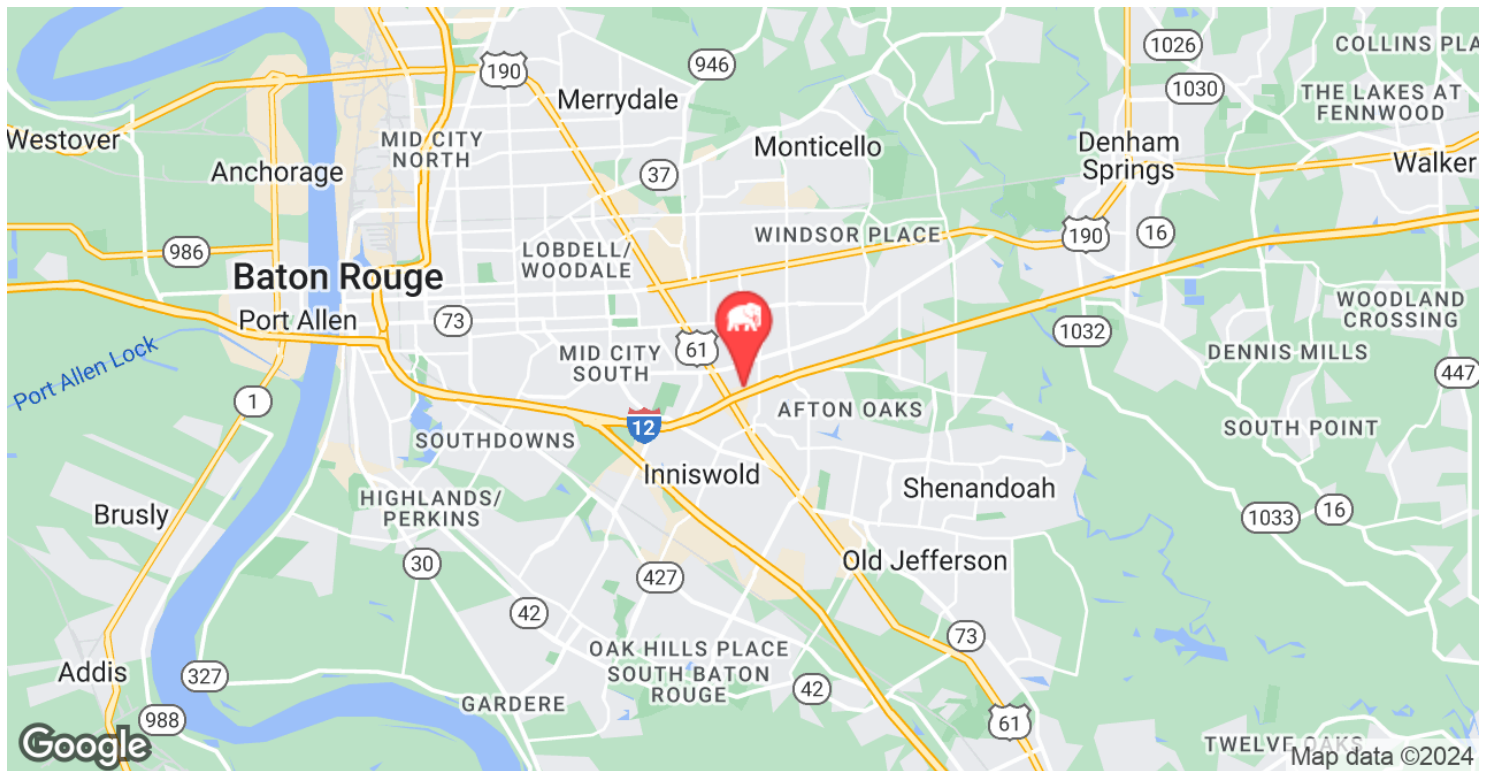
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LOCATION MAP

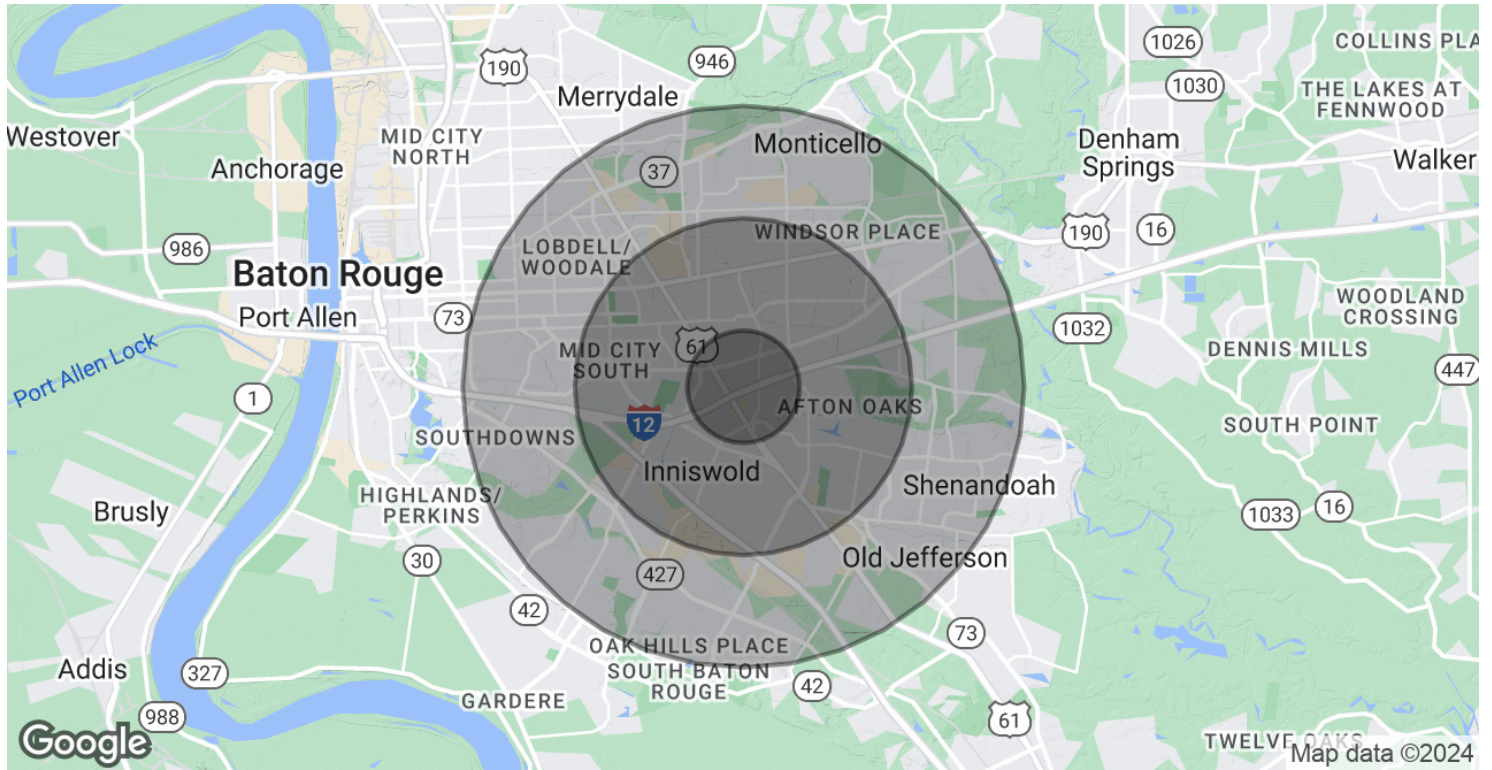
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,471	81,135	196,678
Average Age	36.9	38.2	38.3
Average Age (Male)	32.2	35.2	36.3
Average Age (Female)	42.4	40.3	39.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,271	36,960	90,332
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$66,988	\$75,042	\$76,028
Average House Value	\$157,820	\$193,366	\$212,278

* Demographic data derived from 2020 ACS - US Census

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