



±15,200 SF OFFICE WAREHOUSE SPACE AVAILABLE

11765 DARRYL DRIVE BATON ROUGE, LA 70815



FOR LEASE

LEASE RATE: \$7.00 SF/YR

±2,000 - 9,200 SF | GROSS LEASE TYPE

- 2 Suites currently available – 1 suite has ±1,984 SF office space
- ±15' Roll-up doors
- ±27' Eave height, and ±30' clear height
- Landlord open to buildout for qualified tenants

CONTACT:

JACOB LOVELAND COLE BREWTON
225.460.0877 936.585.3132

800.895.9329 | <https://elifinrealty.com> | May 2024
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.

OFFERING SUMMARY



PROPERTY SUMMARY

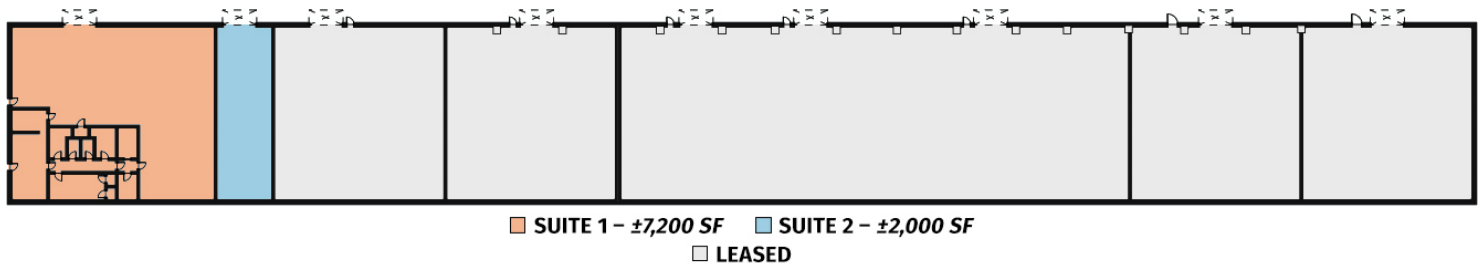
- There are currently 2 suites available for lease at 11765 Darryl Dr, a $\pm 51,200$ SF warehouse located just off of S Choctaw Dr. The suites can be leased separately or together.
- Some of the suites are currently leased month-to-month. *Please do not disturb tenants – call Jacob Loveland for touring information.*
- The warehouses are equipped with $\pm 15'$ roll-up doors, $\pm 27'$ eave height, and a $\pm 30'$ clear height.
- Landlord open to buildout for qualified tenants. Suite 1 is the only suite currently built out – contact agent for the Suite 1 floor plan.
- This property is highly accessible – there are two separate access points on Elbert Dr and Darryl Dr. There are also two outlets to S Choctaw Dr and one outlet to N Sherwood Forest Dr.
- Located ± 1 minute from S Choctaw Dr at N Sherwood Forest Dr.

CONTACT:

JACOB LOVELAND COLE BREWTON
225.460.0877 936.585.3132

800.895.9329 | <https://elifinrealty.com> | May 2024
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.

LEASE SPACES



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	±2,000 - 9,200 SF	Lease Rate:	\$7.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	7,200 SF	Gross	\$7.00 SF/yr	\$4,200 / month
Suite 2	Available	2,000 SF	Gross	\$7.00 SF/yr	\$1,167 / month

INTERIOR PHOTOS

**CONTACT:**

JACOB LOVELAND COLE BREWTON
225.460.0877 936.585.3132

800.895.9329 | <https://elifinrealty.com> | May 2024

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.

EXTERIOR PHOTOS

**CONTACT:**

JACOB LOVELAND COLE BREWTON
225.460.0877 936.585.3132

800.895.9329 | <https://elifinrealty.com> | May 2024
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.

AERIAL PHOTOS



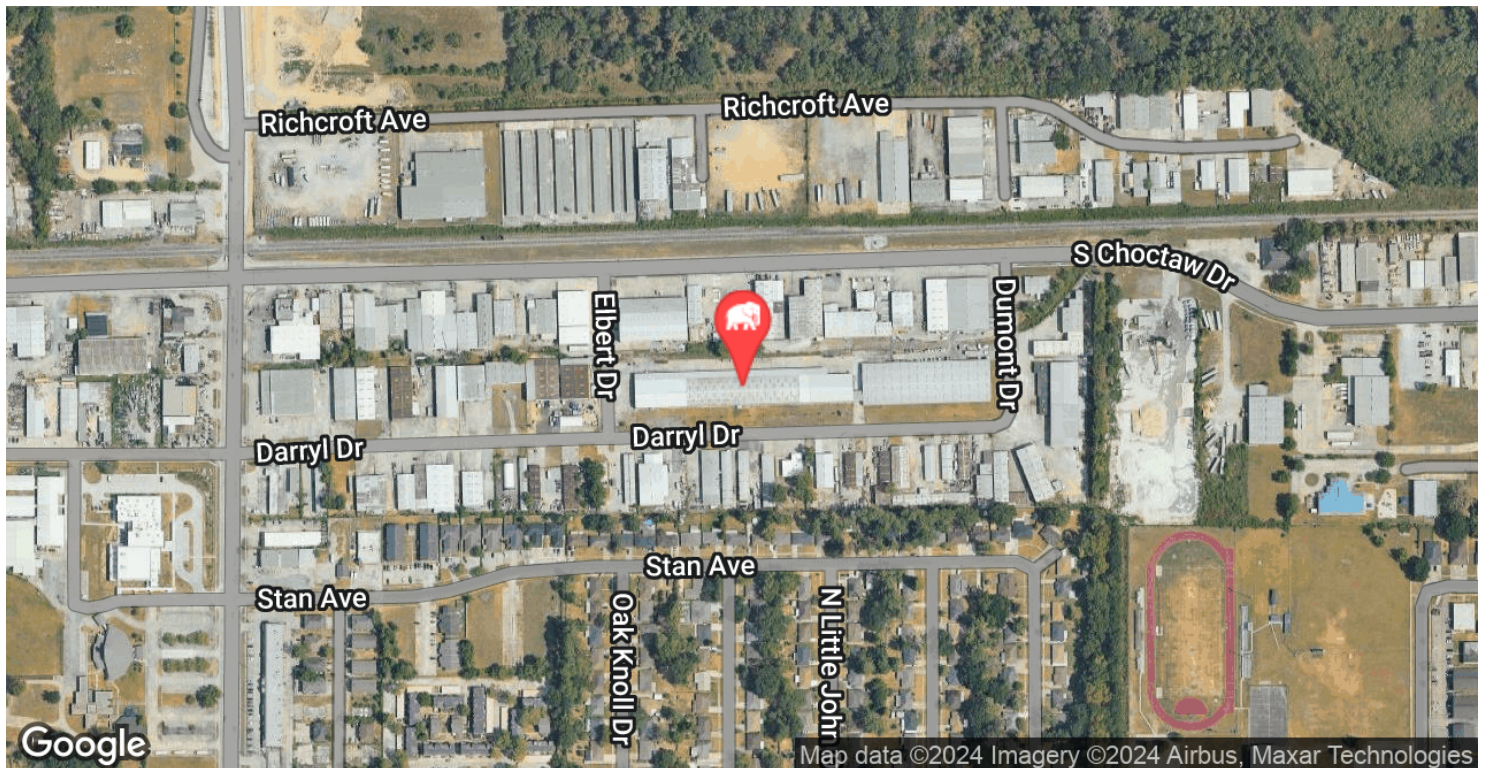
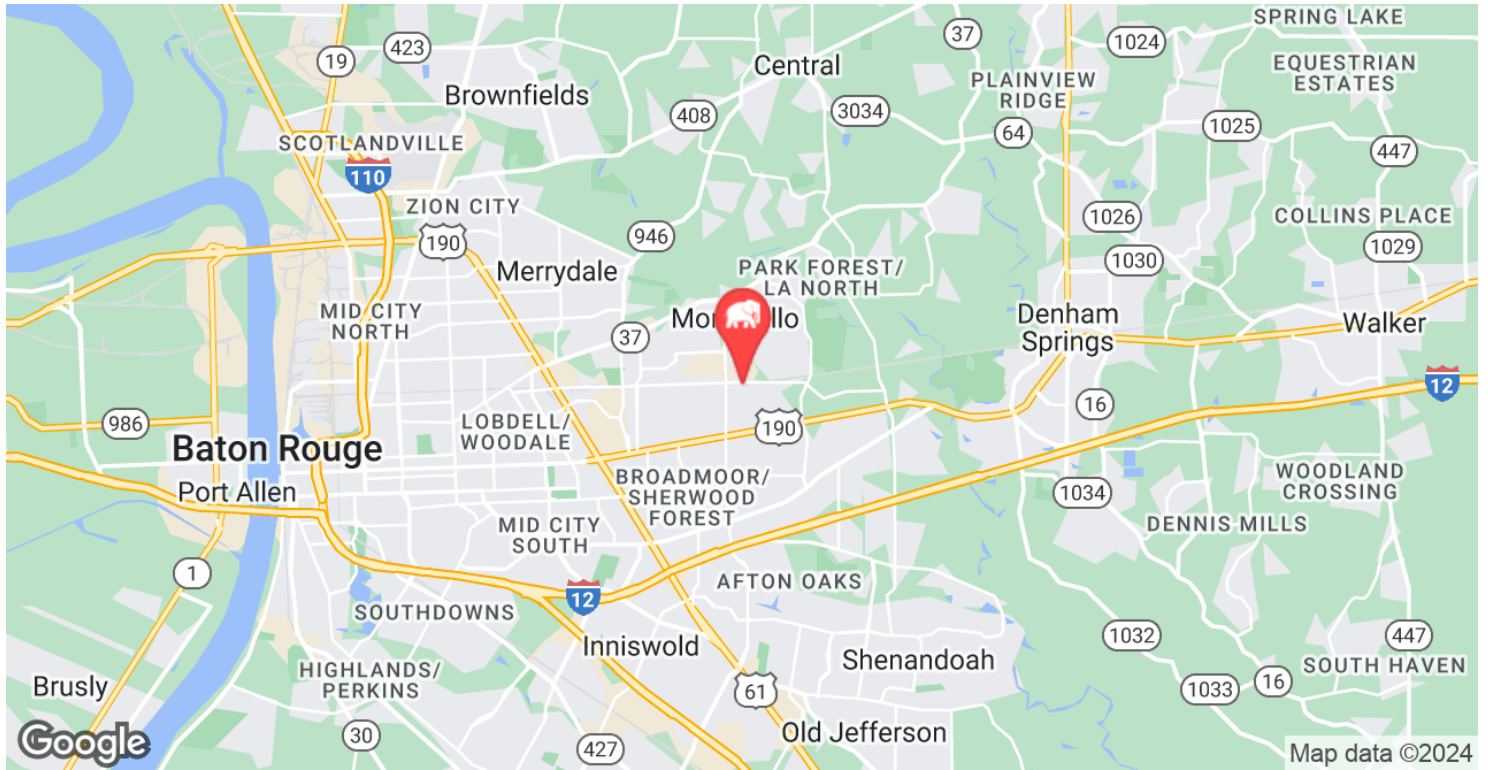
CONTACT:

JACOB LOVELAND COLE BREWTON
225.460.0877 936.585.3132

800.895.9329 | <https://elifinrealty.com> | May 2024
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.

LOCATION MAP



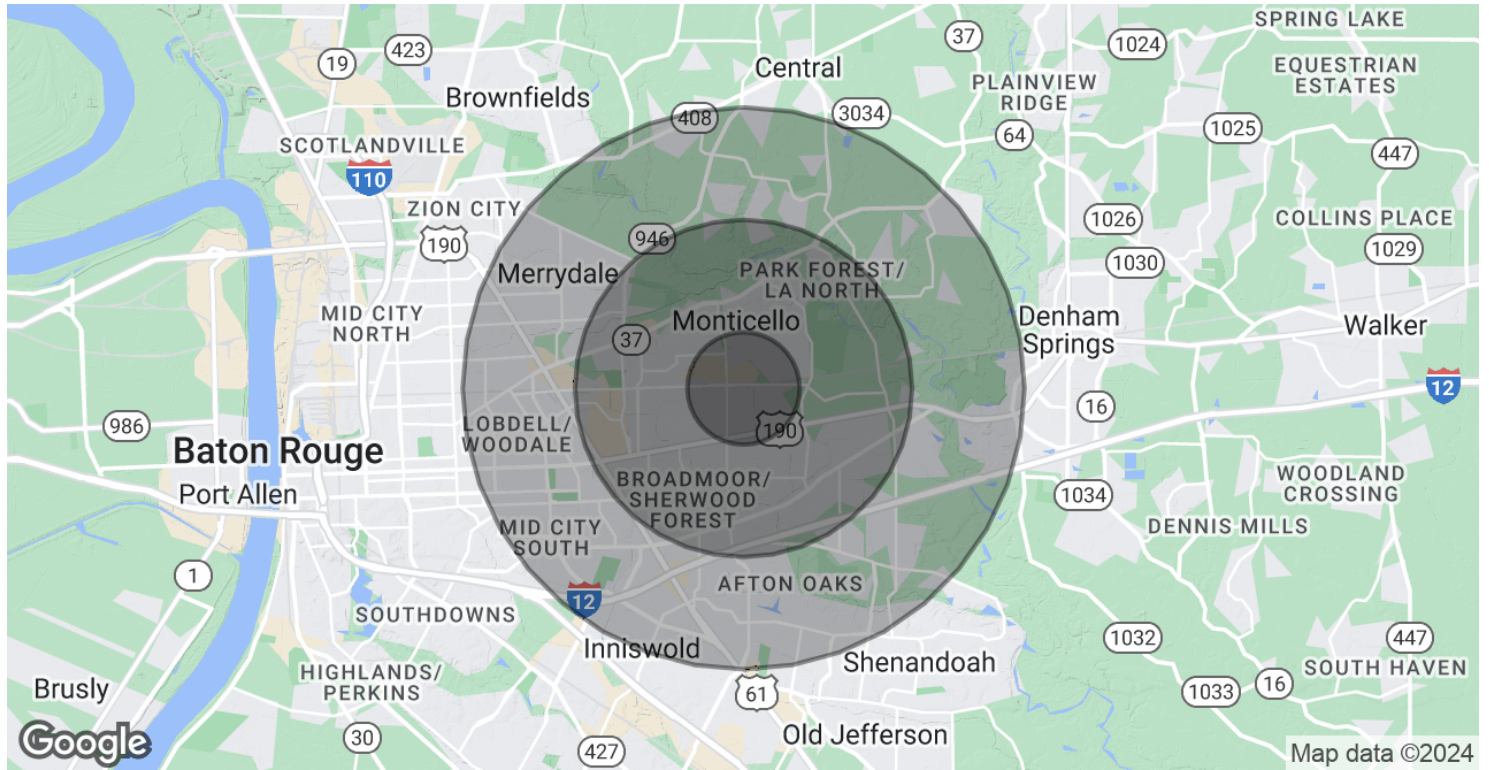
CONTACT:

JACOB LOVELAND 225.460.0877
 COLE BREWTON 936.585.3132

800.895.9329 | <https://elifinrealty.com> | May 2024

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.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,210	61,341	145,708
Average Age	29.0	36.4	36.0
Average Age (Male)	24.2	33.0	34.1
Average Age (Female)	33.1	39.3	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,711	24,964	64,179
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$44,576	\$57,148	\$64,528
Average House Value	\$115,300	\$162,650	\$179,819

2020 American Community Survey (ACS)

CONTACT:

JACOB LOVELAND COLE BREWTON
225.460.0877 936.585.3132

800.895.9329 | <https://elifinrealty.com> | May 2024
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.