



# NEW CONSTRUCTION: INDUSTRIPLEX OFFICE WAREHOUSE FOR LEASE

11954 CLOVERLAND CT BATON ROUGE, LA 70809



OFFERED: FOR LEASE

**LEASE RATE: \$14.00 SF/YR (\$8,091/MO)**

**±6,935 SF | ENTIRE BUILDING**

- New construction, Class A space
- Reception / lobby, 4 offices, breakroom, conference room, two restrooms
- 2 Grade-level roll up doors
- Located just ±1 minute off of Airline Hwy (±28,418 daily traffic)

**CONTACT:**

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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

- Now available for lease, 11954 Cloverland Ct is a newly constructed,  $\pm 6,935$  SF office warehouse. The space is equipped with Class A features throughout.
- The office comprises a lobby / reception area, 3 offices (one is intended for cubicle use), a breakroom, a conference room, and a private restroom. The warehouse comprises one private office and one private restroom.
- The warehouse is equipped with 2 grade-level roll up doors.
- The property is strategically located just  $\pm 1$  minute off of Airline Hwy, a major thoroughfare with  $\pm 28,418$  daily visibility.
- NNN lease type.

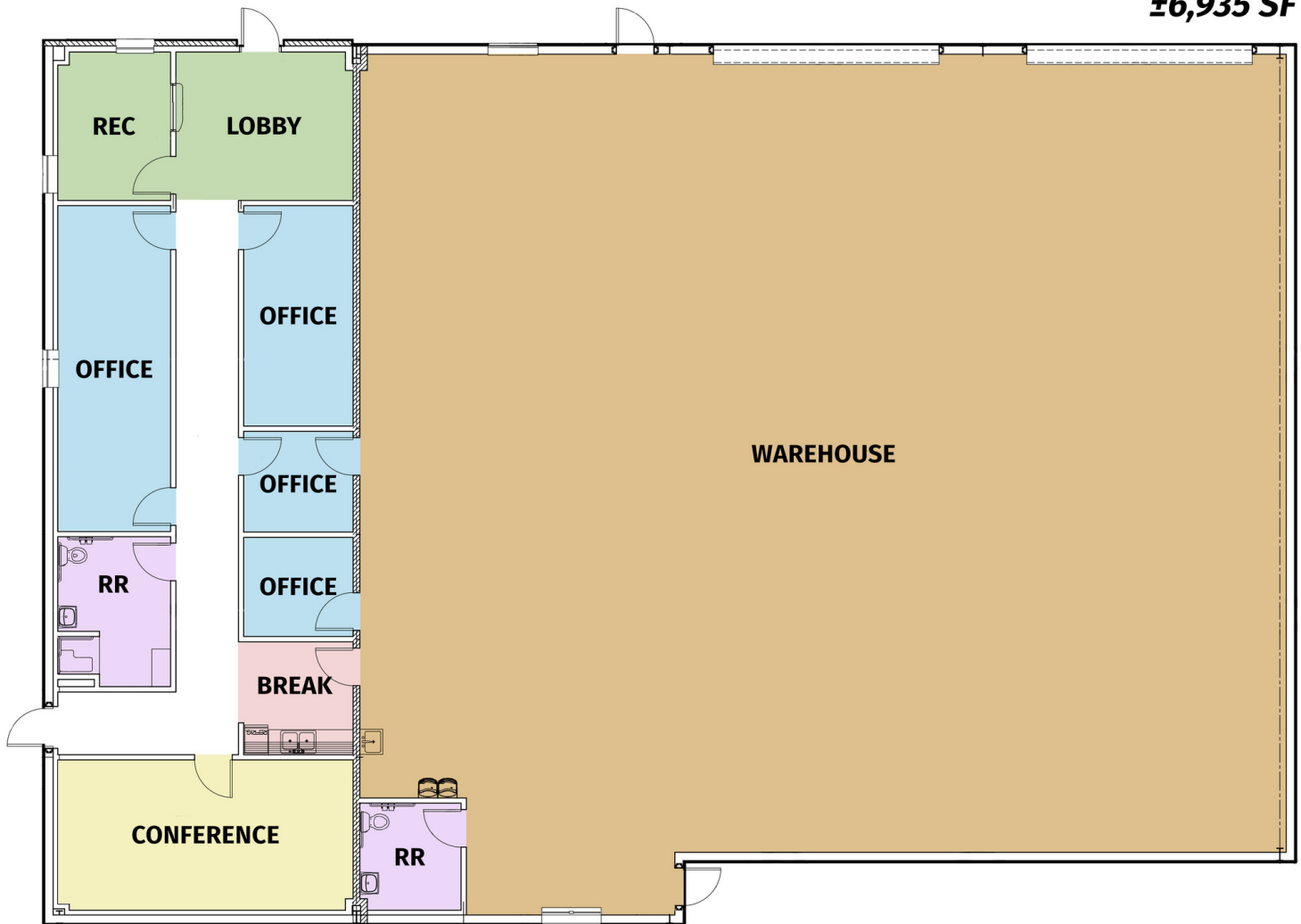
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# FLOORPLAN

**11954 CLOVERLAND CT**  
**±6,935 SF**



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# OFFICE PHOTOS

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# WAREHOUSE PHOTOS

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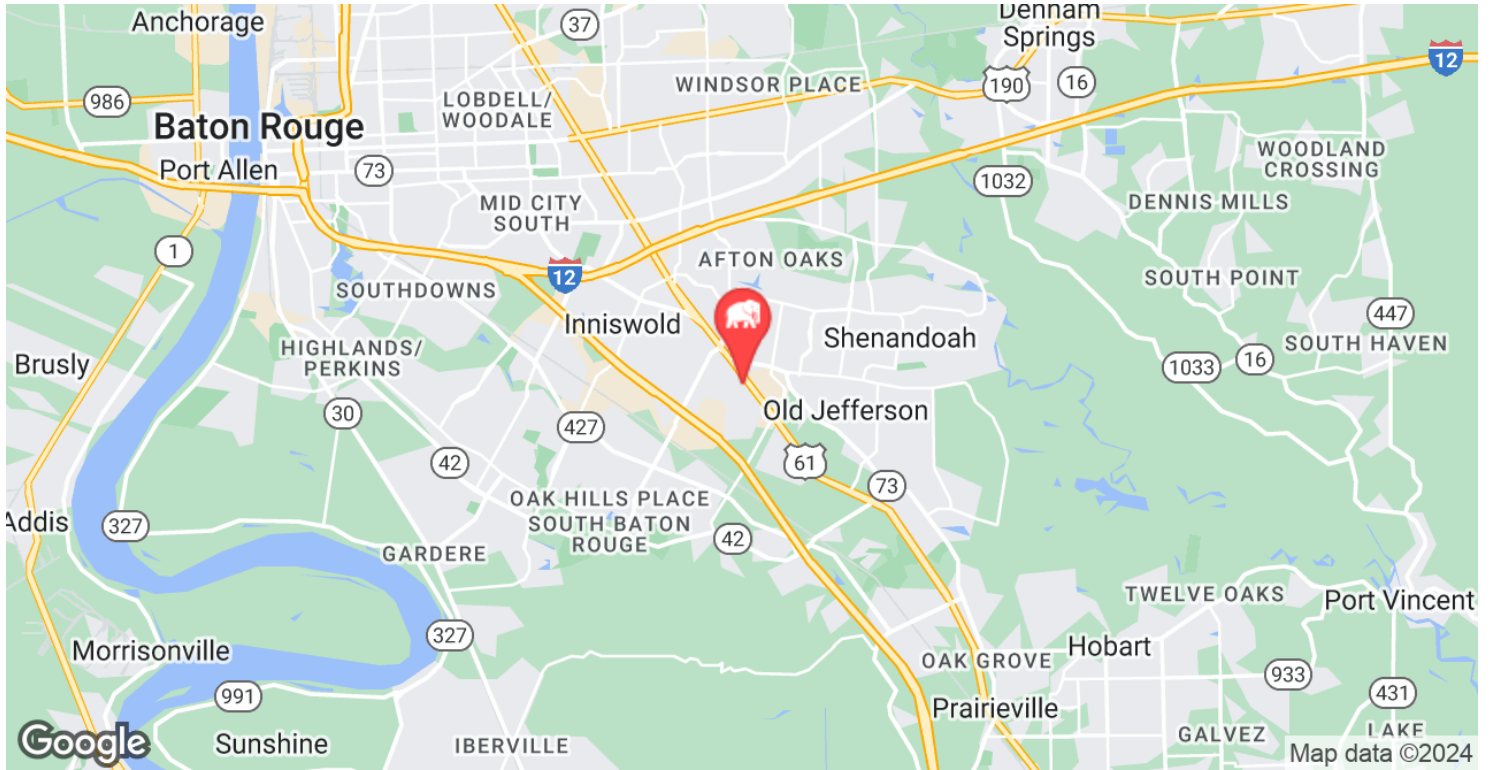
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# LOCATION MAP



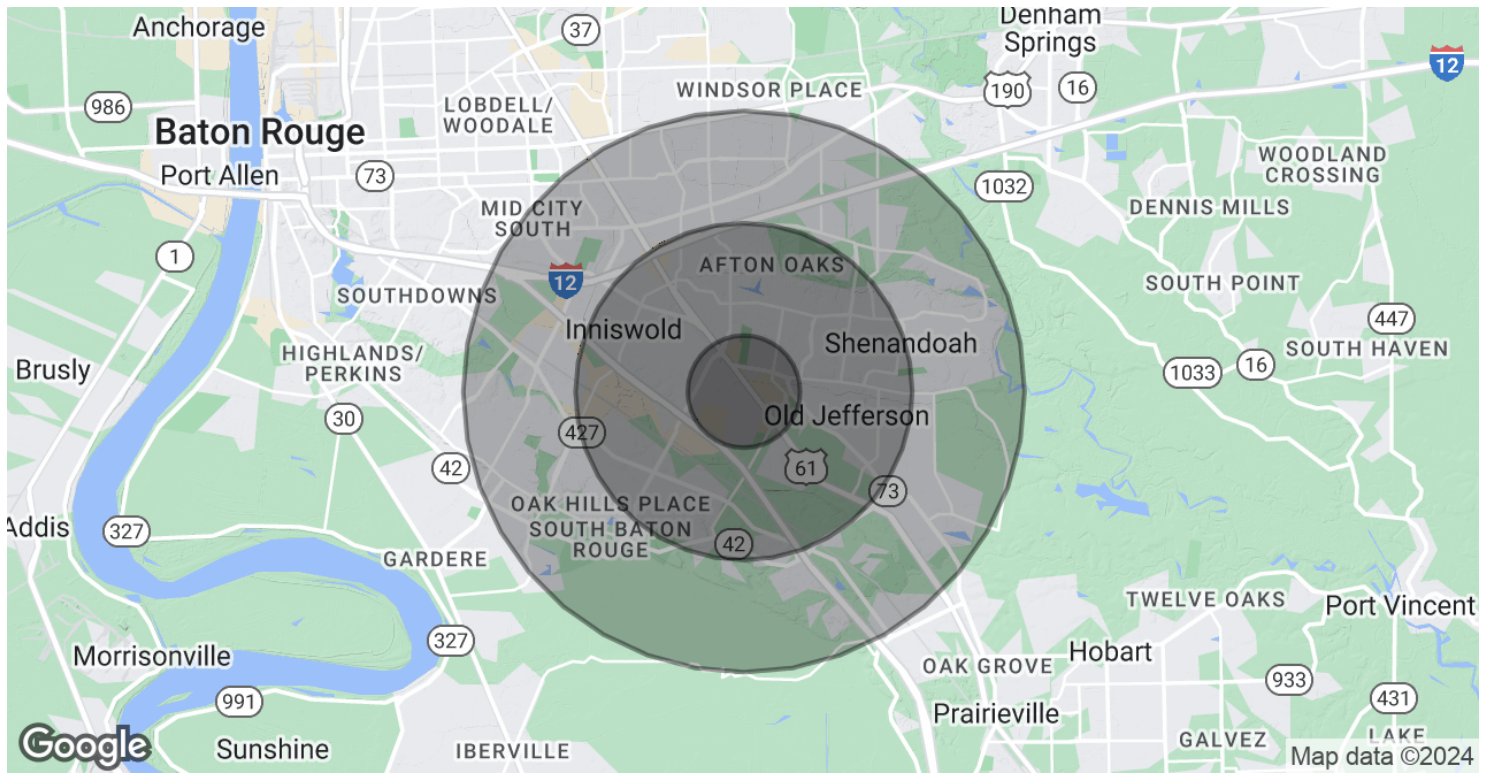
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

Total Population	4,502	67,331	159,848
Average Age	36.5	39.0	38.6
Average Age (Male)	31.2	36.7	37.1
Average Age (Female)	38.4	40.0	39.4

## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

Total Households	1,976	30,726	69,977
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$70,226	\$86,374	\$90,479
Average House Value	\$194,775	\$236,786	\$239,263

2020 American Community Survey (ACS)

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