



LARGE OFFICE/WAREHOUSE WITH SOPHISTICATED POWER & DATA INFRASTRUCTURE

20331 HIGHLAND RD BATON ROUGE, LA 70817



OFFERED: FOR LEASE

LEASE RATE: \$14.00 SF/YR (NNN)

±6,537 - 23,521 SF | ±6.07 ACRES

- Dedicated point to point fiber internet connection with dual internet backups
- Highly secure with an electronic gate and a facial recognition system
- Internet included in lease rate – managed by Deep South Communications
- Home office in rear of warehouse also available to lease

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

- Now available for lease, 20331 Highland Rd features a ±23,521 SF office warehouse outfitted with power redundancy, communication infrastructure, and high-tech security, situated on a ±6.07-acre lot with ample room for parking and laydown.
- The building is configured into two suites with separate exterior access. Suite A includes ±4,663 SF office space and ±12,321 SF warehouse space. Suite B includes ±3,684 SF office space and ±2,853 SF warehouse space. **Suites can be leased together or separately.**
- This site is an ideal location for a utility or telecommunication business or any business needing to remain operational during catastrophic weather events.
- The building has full generator backup that is fed with natural gas. It has a dedicated point-to-point fiber internet connection with dual internet backups, and all three internet connections are with different carriers, including a satellite connection that can be "off-grid." (Internet service is included in lease)
- The entry drive is secured with a programmable gate and keypad that can be customized to fit any businesses' access schedule.
- Other features of the property include a sophisticated security camera system, an onsite server room (managed by Deep South Communications and can be included in lease), facial recognition system for restricted access to a portion of the building, and a Tesla EV charger.
- The property is designed for heavy-hauler trucks with easy ingress and egress plus quick access to Hwy 61 and I-10.
- There is a home office on the property that can also be included in lease terms.
- The property did not flood in 2016.

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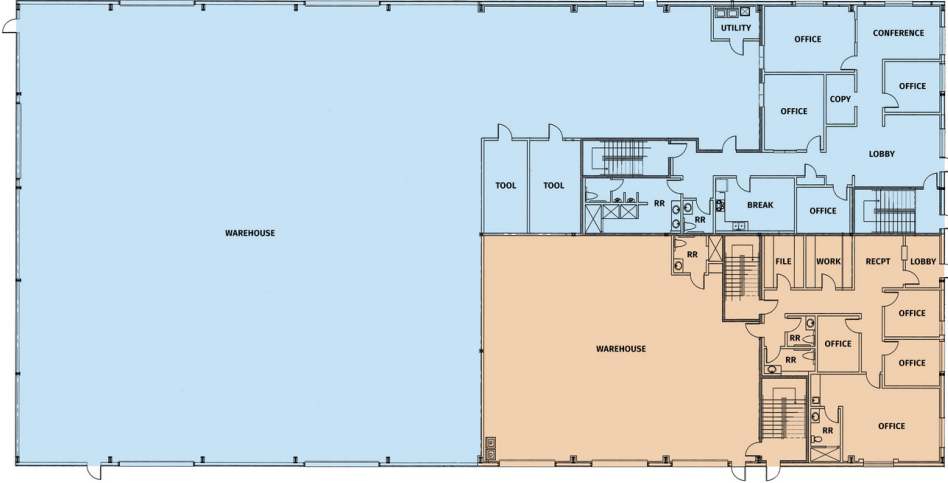
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LEASE SPACES

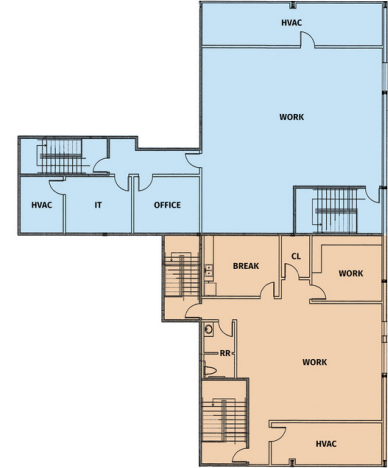
20331 HIGHLAND RD

■ SUITE A
 ■ SUITE B

FIRST FLOOR



SECOND FLOOR



↑ HIGHLAND RD ↓

LEASE INFORMATION

Lease Type:	NNN
Total Space:	±6,537 - ±23,521 SF

Lease Term:	-
Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	16,984 SF	NNN	\$14.00 SF/yr	\$19,814.67 / Month
Suite B	Available	6,537 SF	NNN	\$14.00 SF/yr	\$7,626.50 / Month
Entire Building	Available	23,521 SF	NNN	\$14.00 SF/yr	\$27,441.17 / Month

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OFFICE PHOTOS

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WAREHOUSE PHOTOS

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EXTERIOR PHOTOS

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OVERHEAD AERIAL

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20331 HIGHLAND RD

 SUITE A SUITE B

FIRST FLOOR

The floor plan is divided into two main color-coded sections: a blue section on the left and top right, and an orange section on the bottom right.

Blue Section:

- WAREHOUSE:** A large open space on the left side.
- UTILITY:** A small room at the top right.
- OFFICE:** Multiple offices are located in the top right and middle right areas.
- CONFERENCE:** A room at the top right.
- COPY:** A room in the middle right.
- LOBBY:** A central area in the middle right.
- TOOL:** Two rooms in the middle left.
- BREAK:** A room in the middle right.

Orange Section:

- WAREHOUSE:** A large open space at the bottom.
- FILE:** A room in the middle right.
- WORK:** A room in the middle right.
- RECPT:** A room in the middle right.
- LOBBY:** A room in the middle right.
- OFFICE:** Multiple offices are located in the bottom right area.

Other Features:

- Stairwells:** Indicated by 'RR' symbols and arrows, located in the middle and bottom right.
- Entrances:** Located at the bottom and top right.
- Structural Elements:** Walls, columns, and doors are shown throughout the plan.

↗ **HIGHLAND RD** ↘

The second floor plan is divided into two main color-coded sections: a light blue section at the top and a light orange section at the bottom. The blue section includes a large 'WORK' area, an 'OFFICE', an 'IT' room, and two 'HVAC' units, one of which is located near a staircase. The orange section includes a 'BREAK' room, a 'CL' (closet) area, and two 'WORK' areas. It also features a 'RR' (restroom) and another staircase. The layout shows a complex arrangement of rooms with multiple entrances and exits.

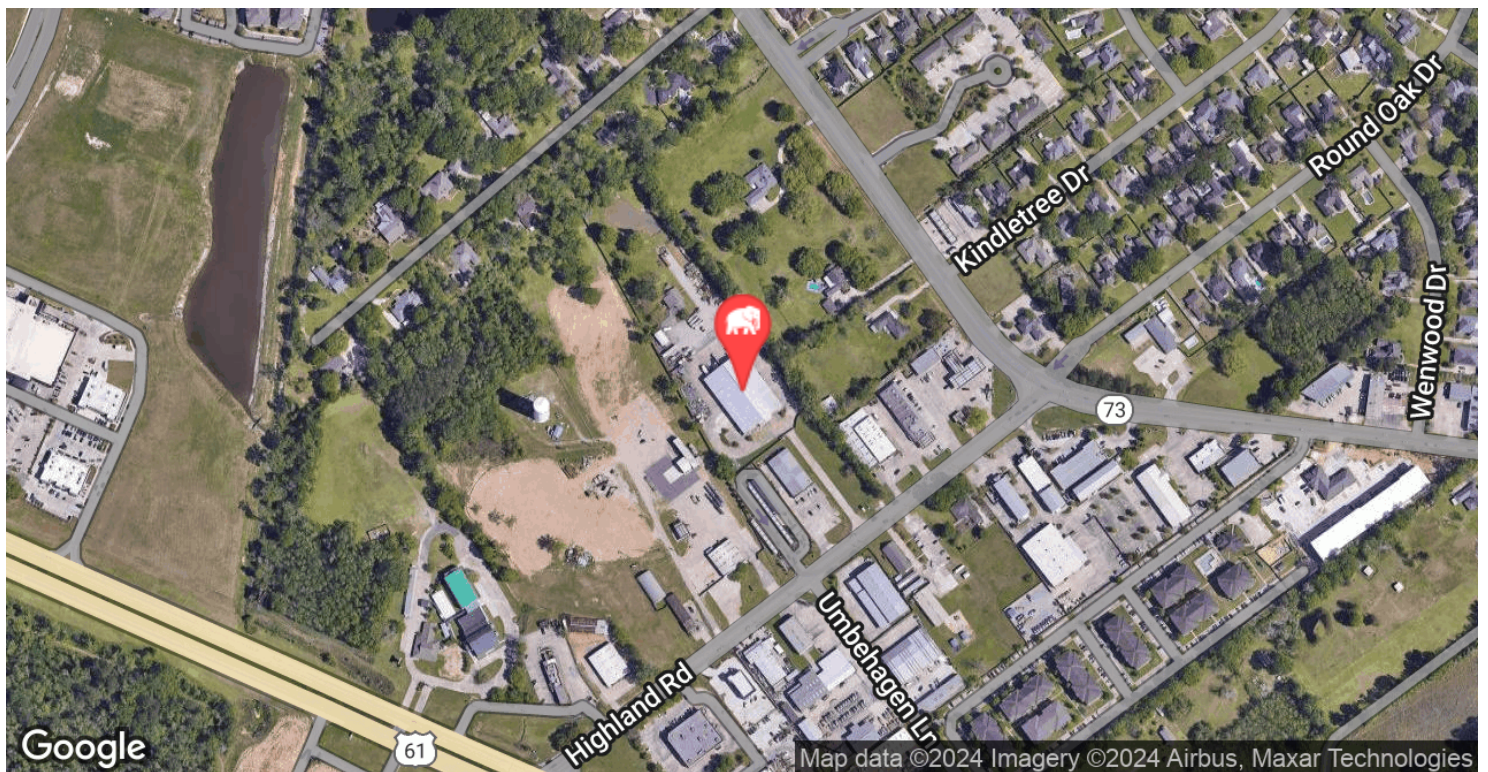
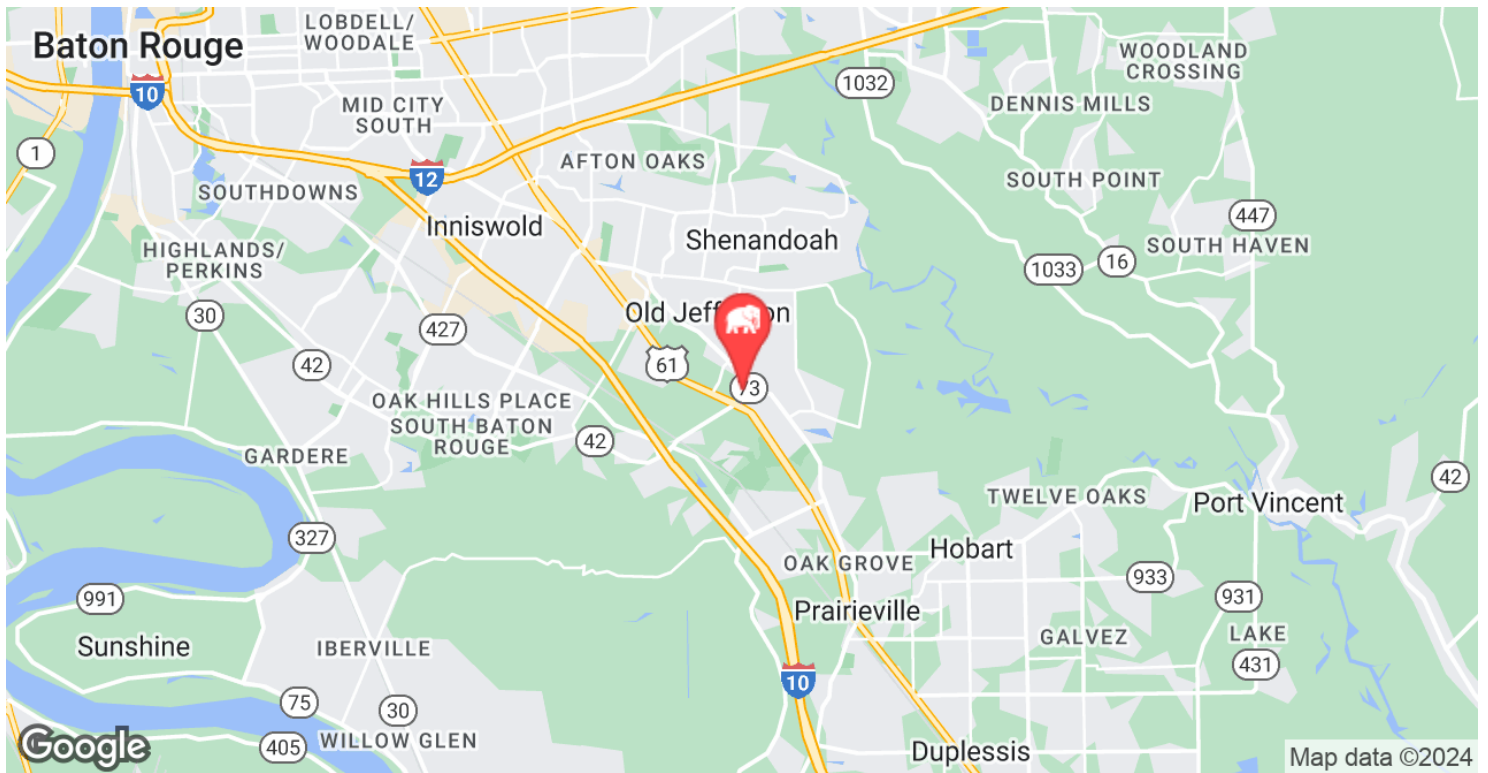
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LOCATION MAP



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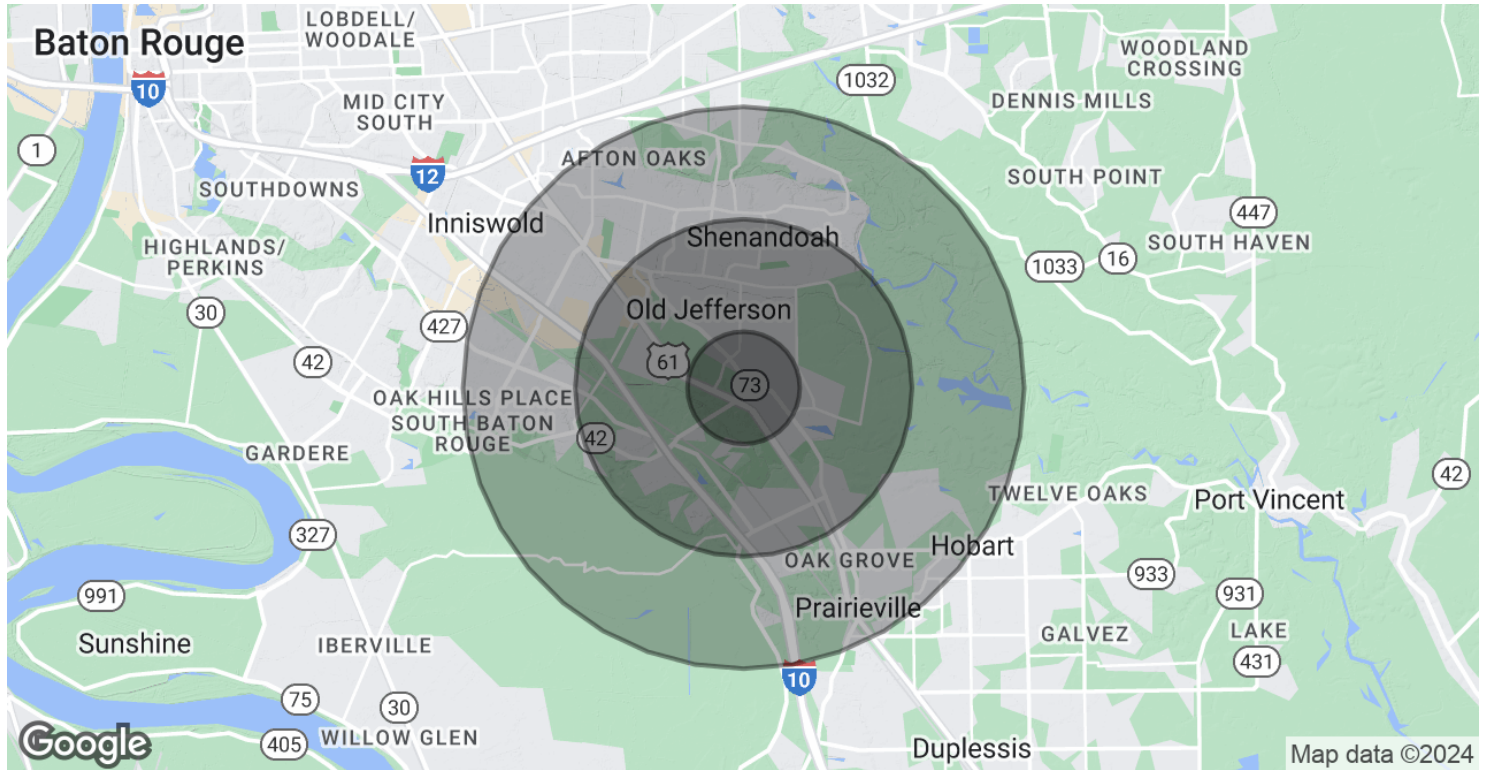
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,281	39,382	100,801
Average Age	34.0	38.4	39.0
Average Age (Male)	34.3	36.8	37.7
Average Age (Female)	33.6	38.4	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,088	14,990	41,851
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$94,035	\$114,917	\$102,382
Average House Value	\$243,368	\$293,551	\$271,500

2020 American Community Survey (ACS)

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