



## 17200 Manchac Park Lane

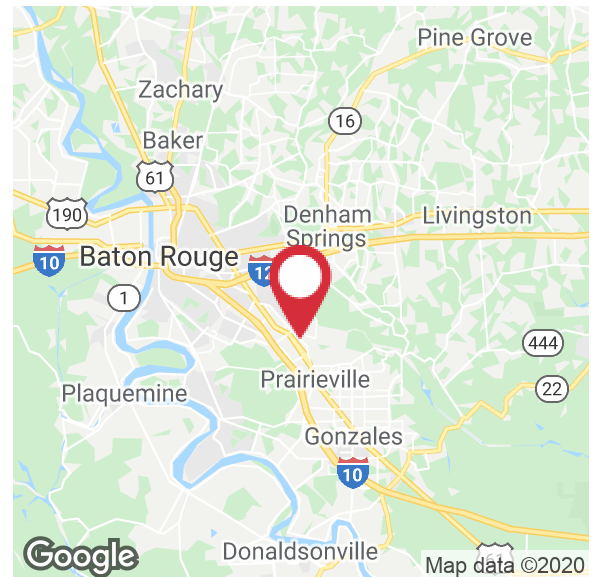
Baton Rouge, Louisiana 70810

### Property Highlights

- 45,000 SF sublease opportunity from American Tire Distributors
- Class A facility with eight (8) dock highs, one (1) grade level w/ ramp
- 28' clear height, 50' clear span, LED lights
- Includes ESFR and generator capability w/ 3-phase power.
- Convenient location to East Baton Rouge Parish, Ascension Parish, Airline Hwy, and Interstate 10

### Lease Rate

\$6.85 SF/yr (NNN)



For more information

#### Tony Demarco, SIOR

O: 225 297 7474 | C: 225 281 7474  
tdemarco@latterblum.com

#### Michael Cashio, CCIM

O: 225 295 0800 | C: 225 247 9812  
mcashio@latterblum.com

#### Andrew D'Ostilio

O: 225 295 0800 | C: 225 678 8851  
andrewdos@latterblum.com

CALL OR EMAIL FOR MORE INFORMATION

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1700 City Farm Drive  
Baton Rouge, LA 70806  
225 295 0800 tel  
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# Property Aerial



Highland Rd/I-10 Interchange  
2.8 Miles



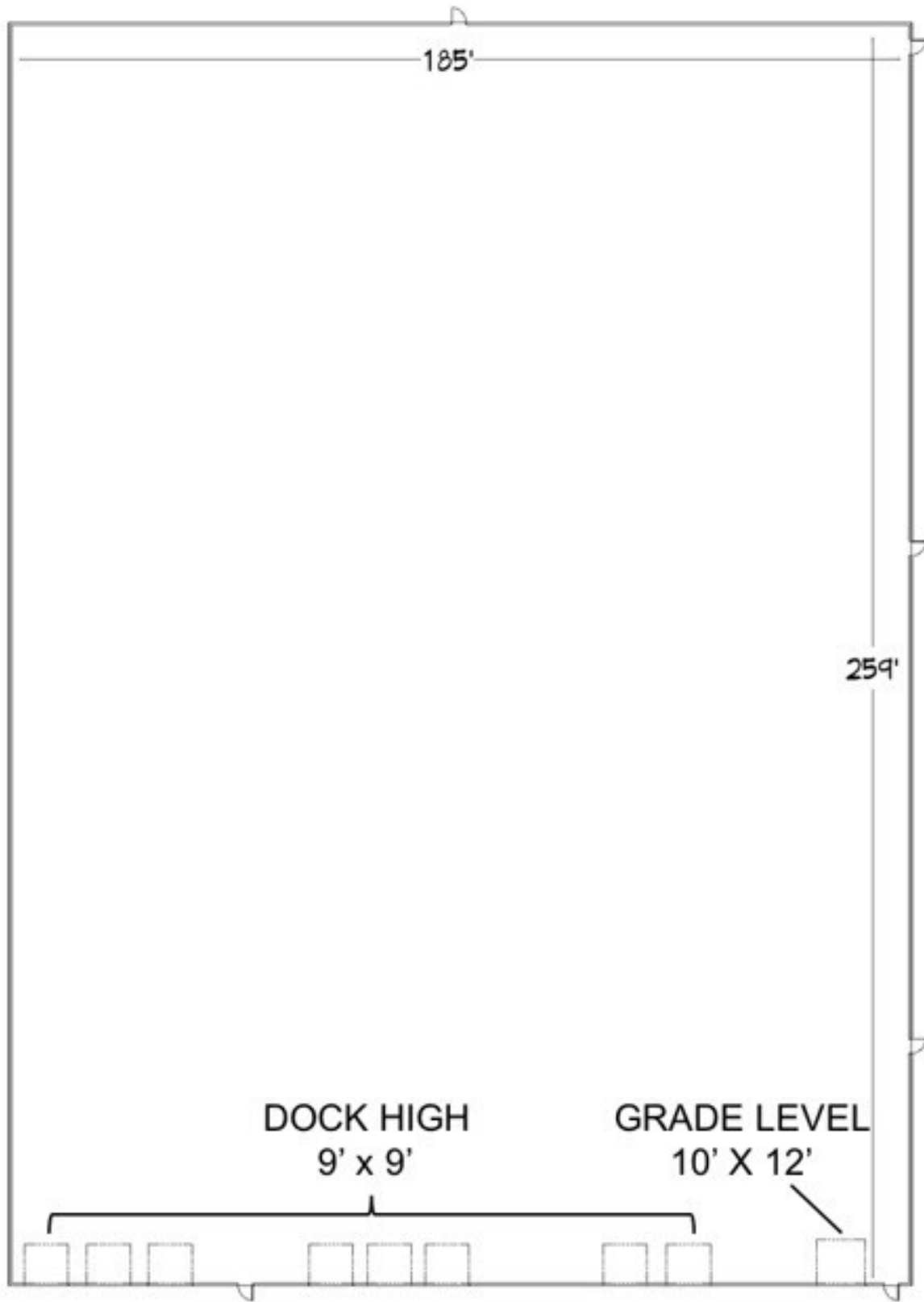
Ascension Parish  
0.7 Miles

Airline Hwy

Baton Rouge CBD  
15.4 Miles



**Sublease Area:  
45,000 SF**

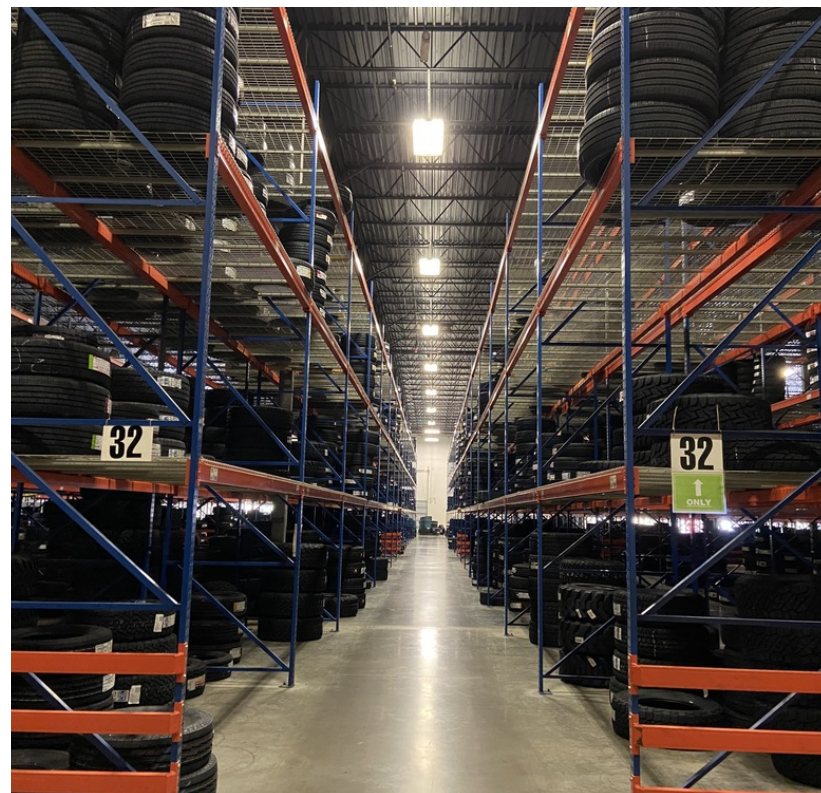


For Illustration Purposes Only

# Additional Photos



# Additional Photos



# Area Map



Map data ©2020

