



12020 Lakeland Park Blvd

Baton Rouge, Louisiana 70809

Property Highlights

- Great Office-Warehouse Available
- Ideal for Small Distribution Tenant
- Excellent Access to Airline Hwy & I-10
- One Roll Up Door

Lease Rate

\$8.50 SF/yr (MG)



For more information

Evan Scroggs, CCIM

O: 225 297 7415 | C: 225 241 8616
evanscrogs@latterblum.com

Dex Shill

O: 225 297 7874 | C: 225 284 9092
dexshill@latterblum.com

Erin Caballero, CCIM

O: 225 297 7868 | C: 225 241 6530
erinc@latterblum.com

CALL OR EMAIL FOR MORE INFORMATION

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1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com



AVAILABLE SF: 2,375 SF

LEASE RATE: \$8.50 SF/yr (MG)

LOT SIZE: 3.88 Acres

BUILDING SIZE: 12,600 SF

ZONING: M1



DEMOGRAPHICS		
STATS	POPULATION	AVG. HH INCOME
1 MILE	4,793	\$86,667
5 MILES	144,410	\$83,755
10 MILES	415,962	\$72,431

* Figures shown represent estimates

Available Spaces



LEASE RATE: \$8.50 SF/YR **TOTAL SPACE:** 2,375 SF
LEASE TYPE: MG **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
121	Warehouse/Distribution	\$8.50 SF/yr	Modified Gross	2,375 SF	Negotiable

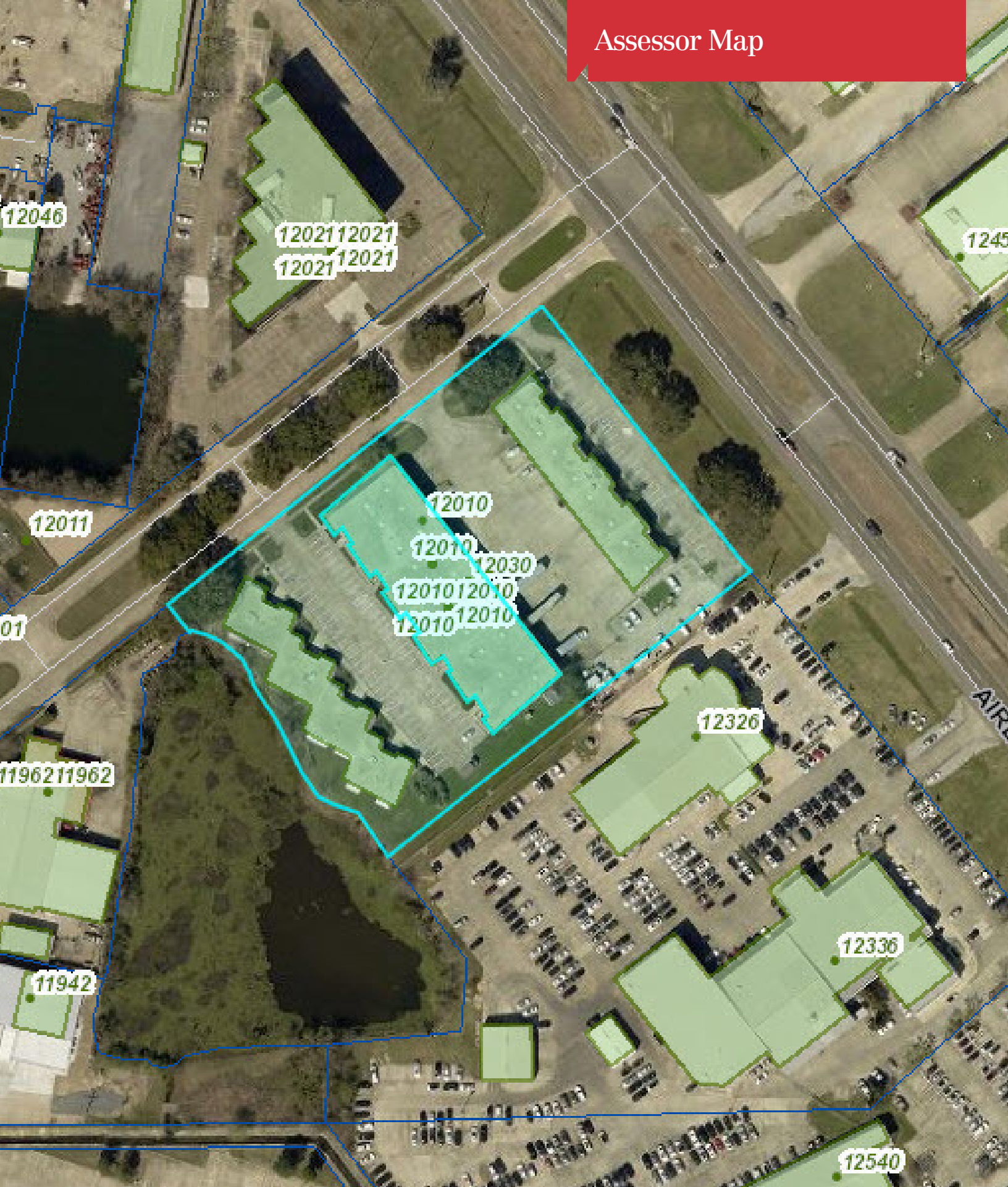
Additional Photos



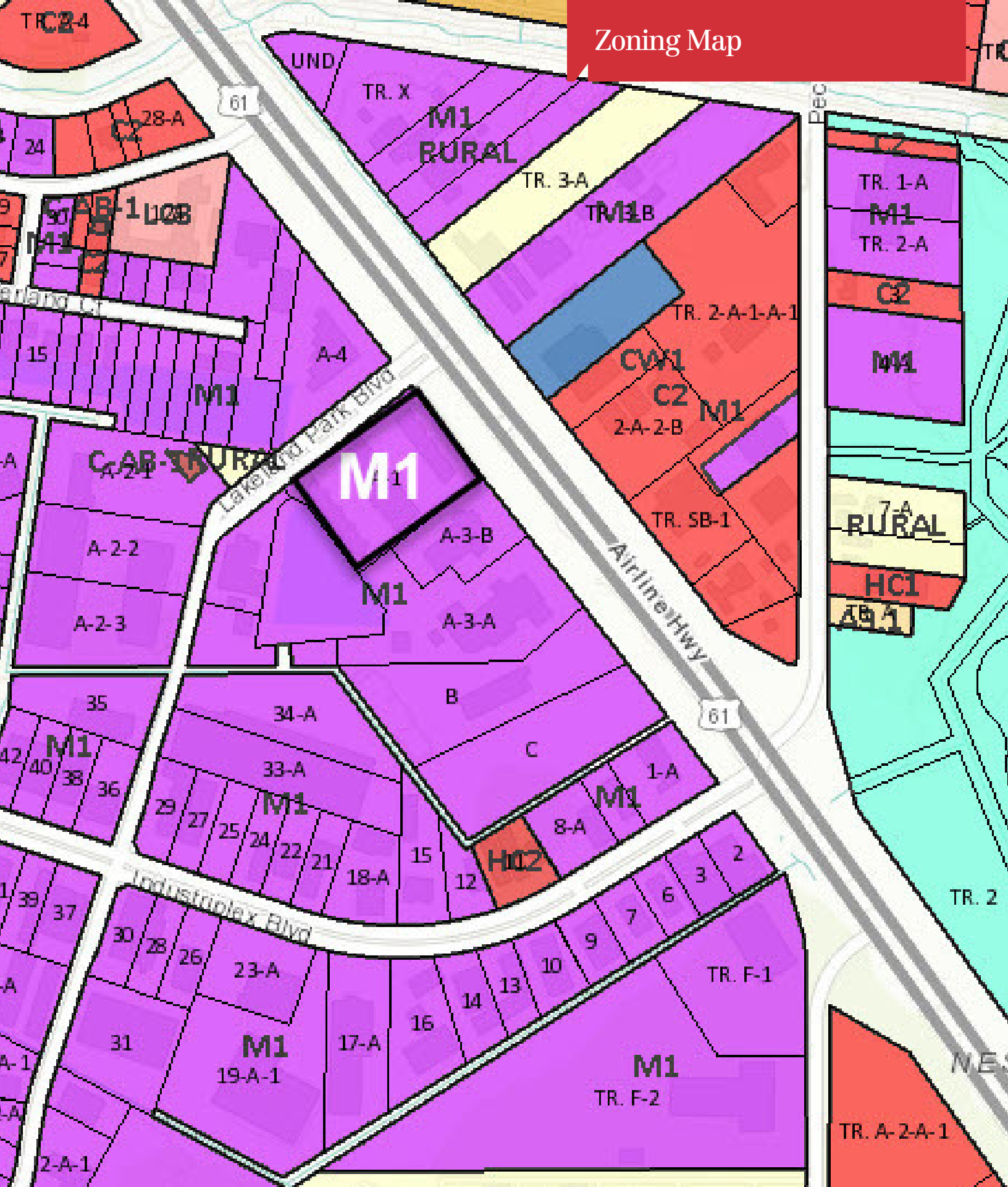
Additional Photos



Assessor Map

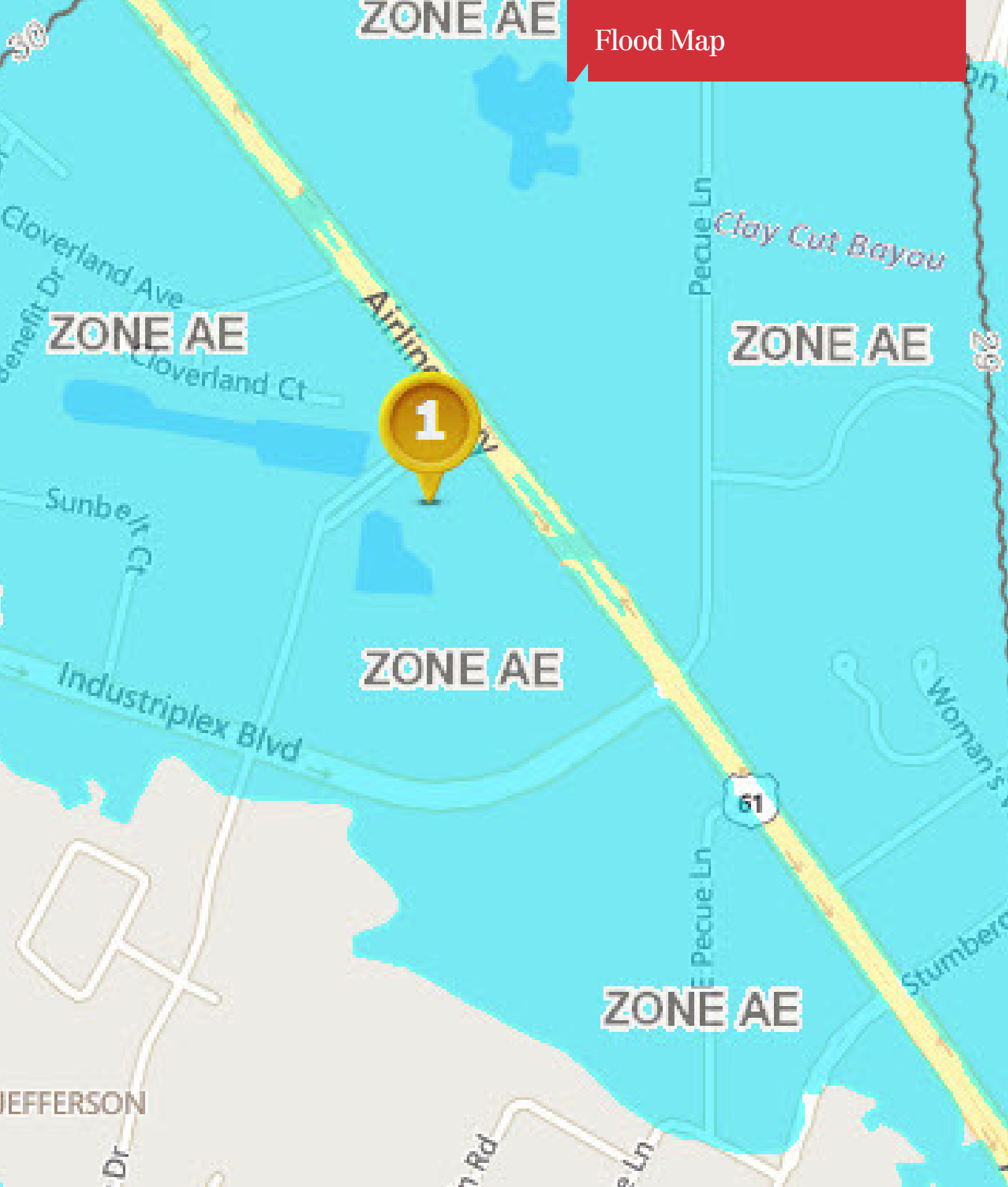


Zoning Map



ZONE AE

Flood Map



JEFFERSON

Regional Map



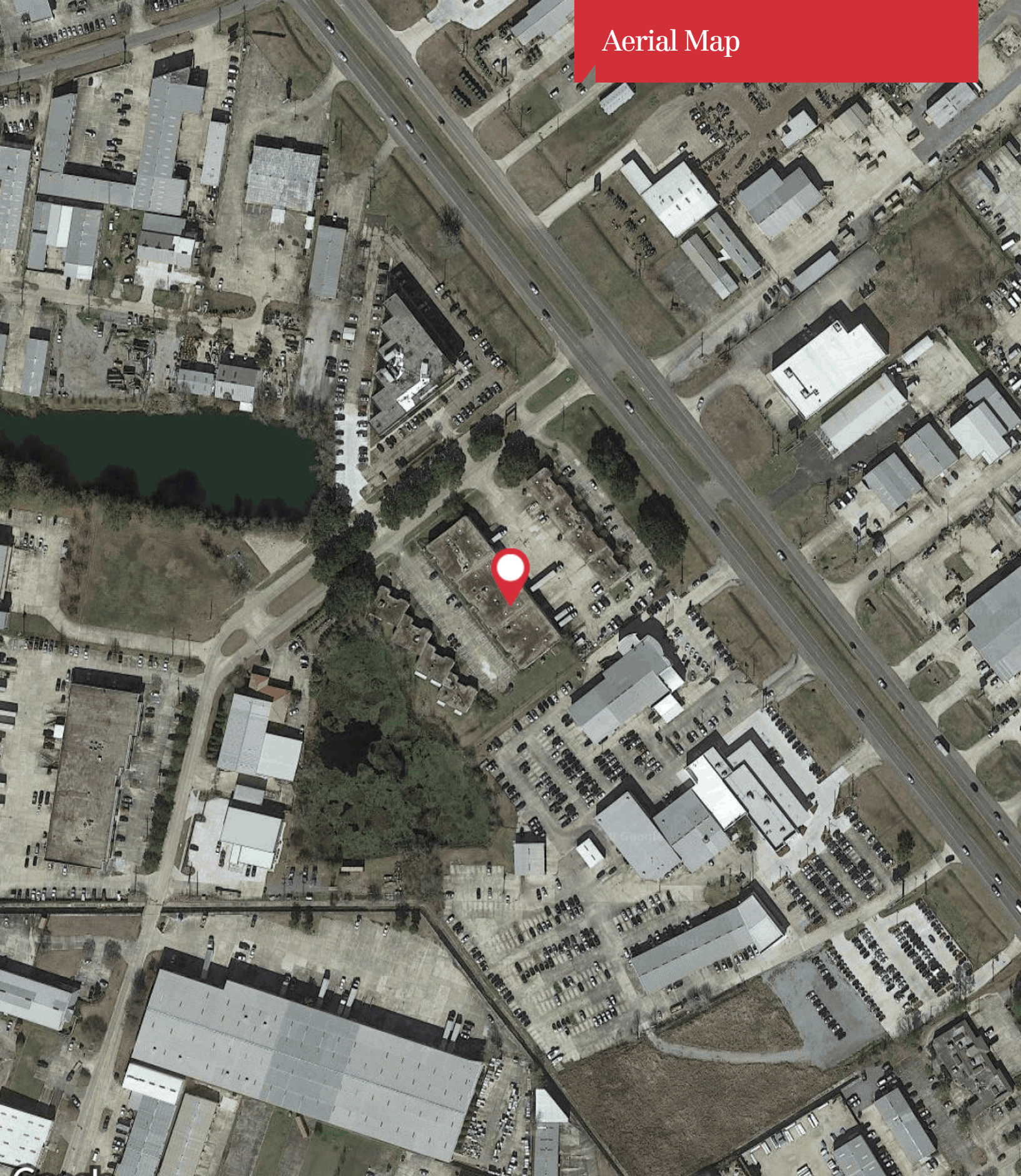
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Location Maps



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Aerial Map



Google

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