

# Baton Rouge West Distribution Center

INDUSTRIAL PROPERTY FOR LEASE

1870 Grand Terre Ln. Port Allen, LA 70767

Brent Garrett | 225.978.2071 | bgarrett@beaubox.com

Travis Thornton | 225.572.5689 | tthornton@beaubox.com



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## PROPERTY SUMMARY



### Property Description

Baton Rouge West Distribution Center-Currently Leasing

Building 2 - Unit 200 - 59,700 SF  
Unit 300 - 50,121 SF  
Unit 650 - 20,000 SF

Up to 110,000 SF Contiguous Available.

### Property Highlights

- ESFR Sprinkler
- 3 Phase High Voltage Power
- 30' Clear Height
- 50' x 50' Column Spacing
- 210' Wide Truck Court
- Tilt Wall Construction

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### Offering Summary

Lease Rate:	\$5.75 SF/yr (NNN)
Number Of Units:	3
Available SF:	20,000 - 110,000 SF
Building Size:	495,000 SF

### Demographics

	1 Mile	5 Miles	10 Miles
Total Households	583	23,674	102,079
Total Population	1,586	63,205	270,034
Average HH Income	\$43,753	\$42,609	\$55,814

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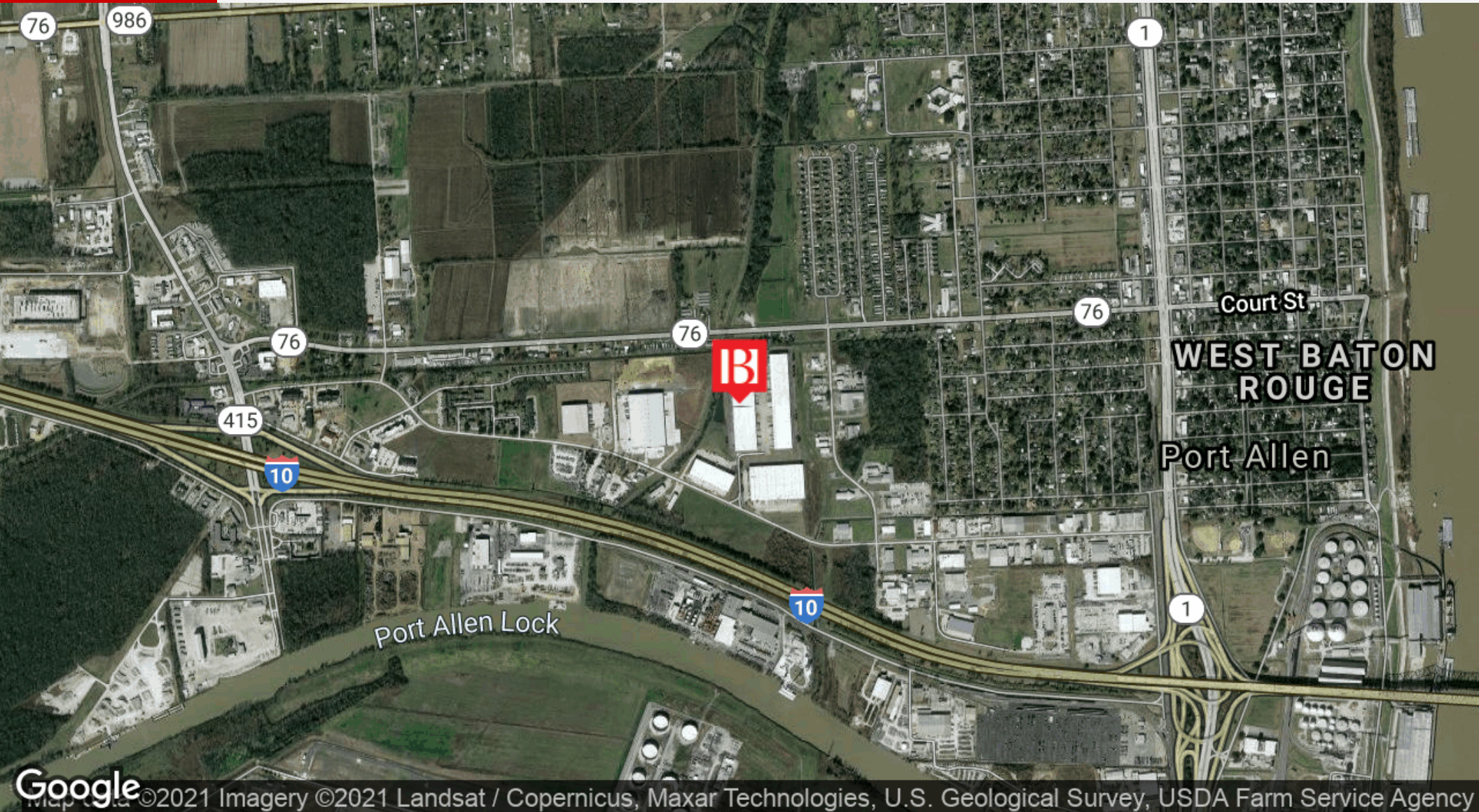




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LOCATION MAPS



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ADDITIONAL PHOTOS



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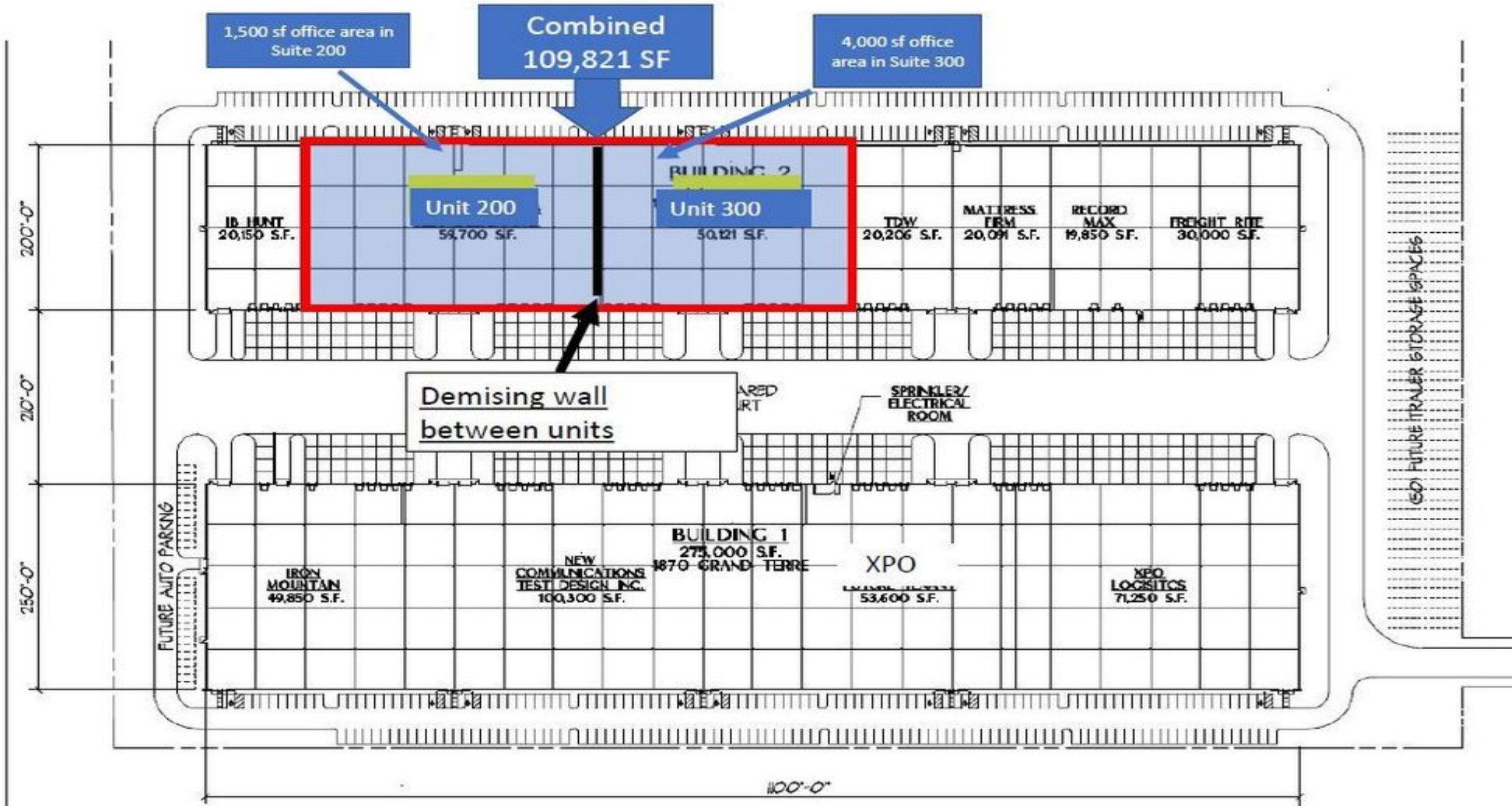
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## FLOOR PLANS



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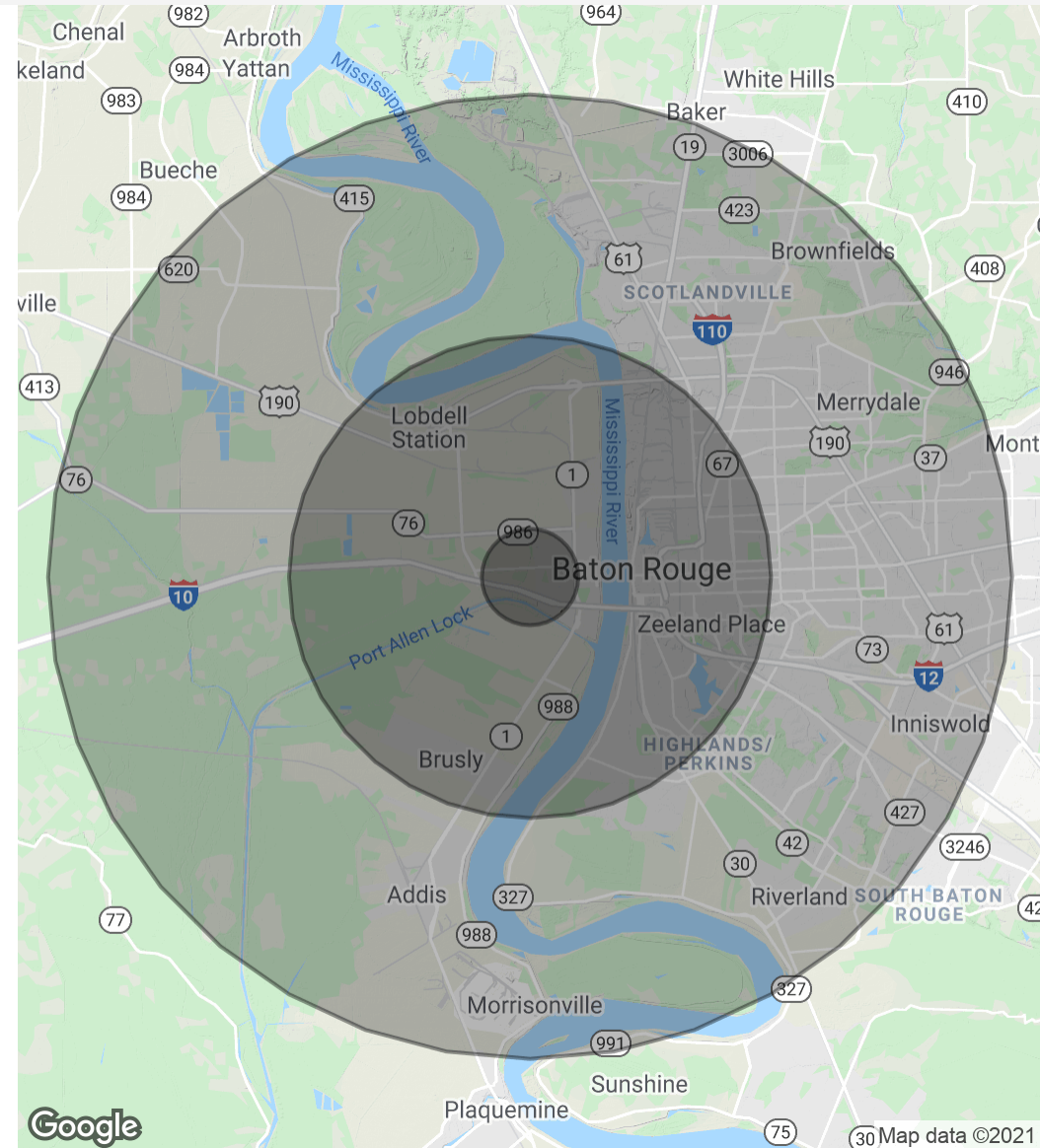
## DEMOGRAPHICS MAP & REPORT

<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	1,586	63,205	270,034
Average Age	32.6	29.3	32.0
Average Age (Male)	30.6	28.0	30.0
Average Age (Female)	34.6	30.6	34.0

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	583	23,674	102,079
# Of Persons Per HH	2.7	2.7	2.6
Average HH Income	\$43,753	\$42,609	\$55,814
Average House Value	\$111,859	\$160,218	\$224,585

\* Demographic data derived from 2010 US Census



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