



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# **FOR LEASE PRIME LOCATION HEART OF BATON ROUGE**

**9335 Interline Ave  
Baton Rouge, LA 70809**

**JACK HERRINGTON, CCIM**  
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**BRIAN NICOLICH**  
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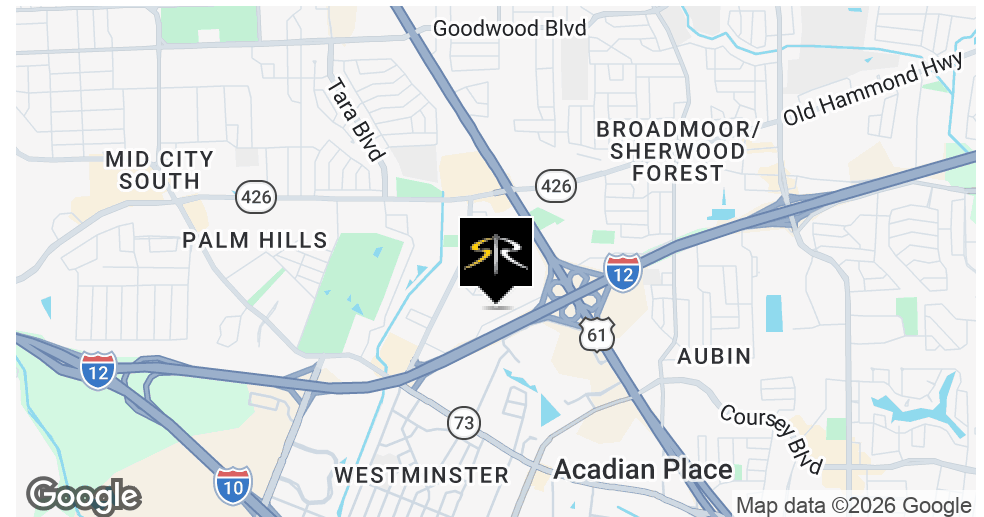


### OFFERING SUMMARY

|                |                       |
|----------------|-----------------------|
| Lease Rate:    | \$13 SF/yr (NNN)      |
| Building Size: | 20,400 SF             |
| Lot Size:      | 1 Acre                |
| Year Built:    | 1998                  |
| Zoning:        | C2 (Heavy Commercial) |

### PROPERTY HIGHLIGHTS

- Prime location in the heart of Baton Rouge
- 20,400 SF Retail/Showroom/Office/Warehouse-Distribution Center



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#### PROPERTY HIGHLIGHTS

- **Prime location in the heart of Baton Rouge**
- **20,400 SF Retail/Showroom/Office/Warehouse-Distribution Center**
- +/- 7,500 SF Warehouse
- +/- 2,500 SF Office Space
- +/- 10,400 Showroom Space
- \*\*Showroom can be converted to Warehouse
- Situated on 1 Acre Lot
- **Easy Access to Major Arteries:**
- 1 Minute to Airline Hwy. (.04 Miles)
- 2 Minutes to I-12 (0.9 Miles)
- 5 Minutes to I-10 (1.5 Miles)
- **Zoned C-2 (Heavy Commercial)**
- Built in 1998
- 3-Phase Electric
- Sprinklered
- Security System
- Ample Parking
- Flood Zone "X" (no flood)
- **\*Also Available for Sale**

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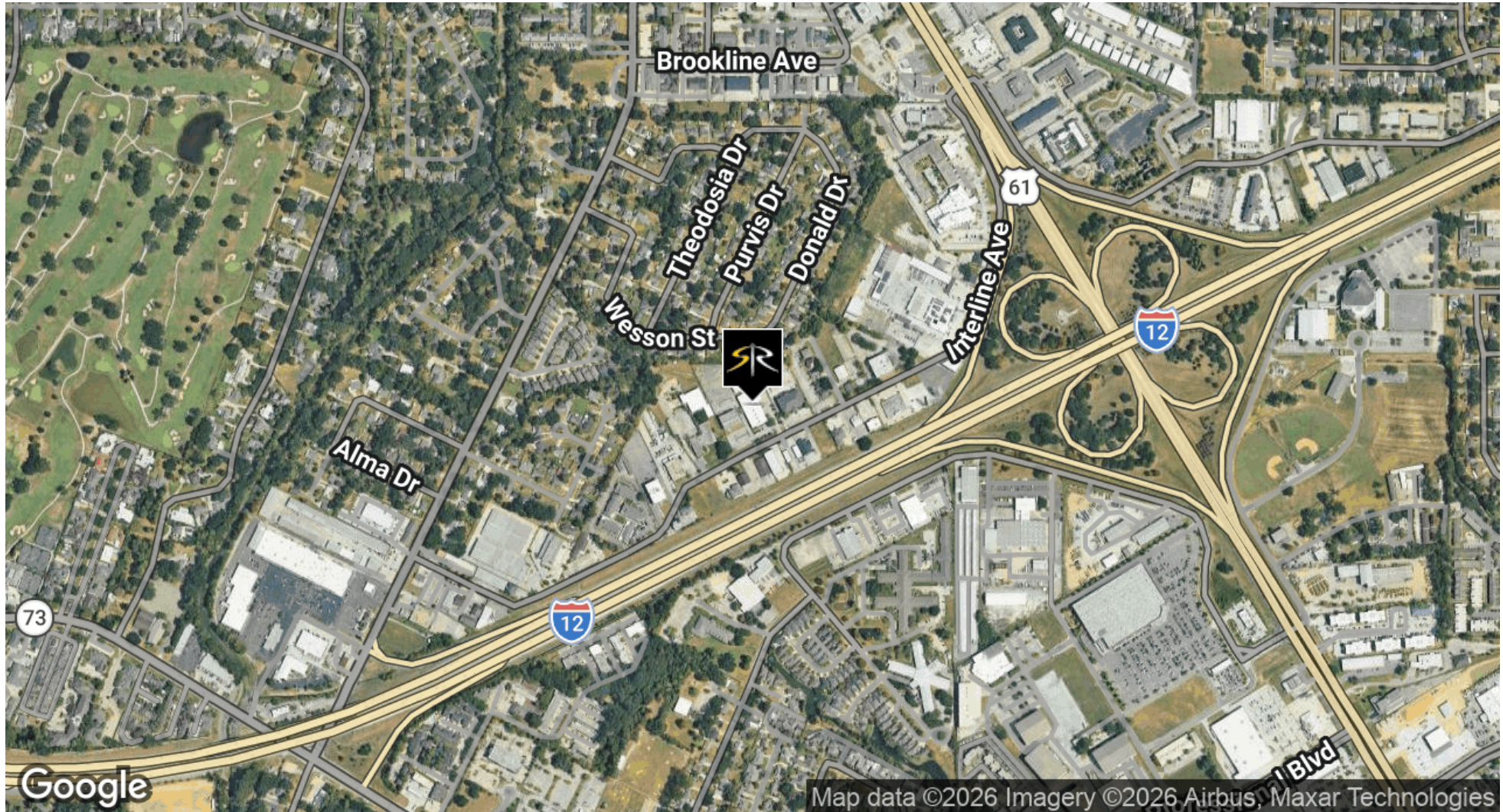


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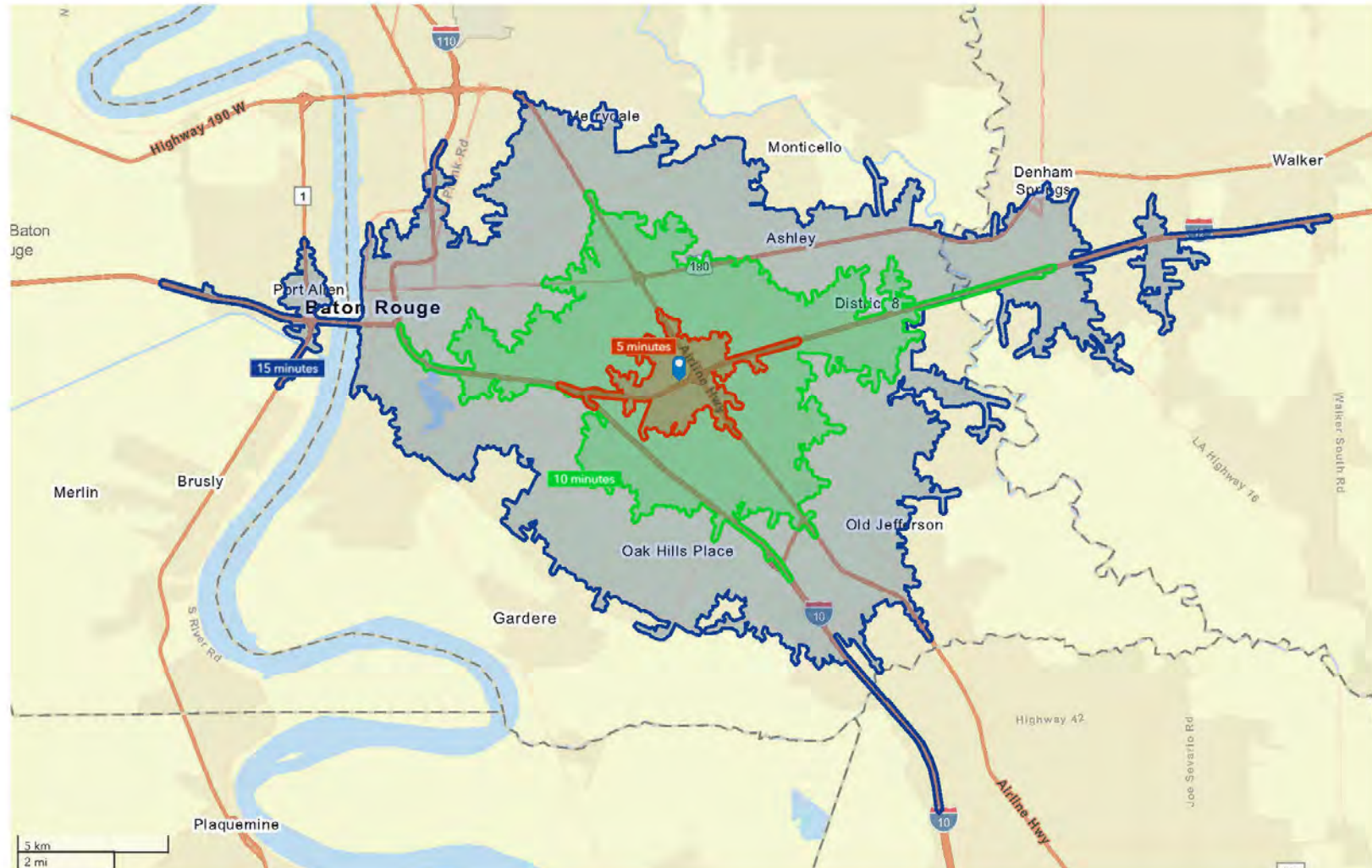
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DRIVE TIME MAP: 5, 10, 15 MINUTE RADII

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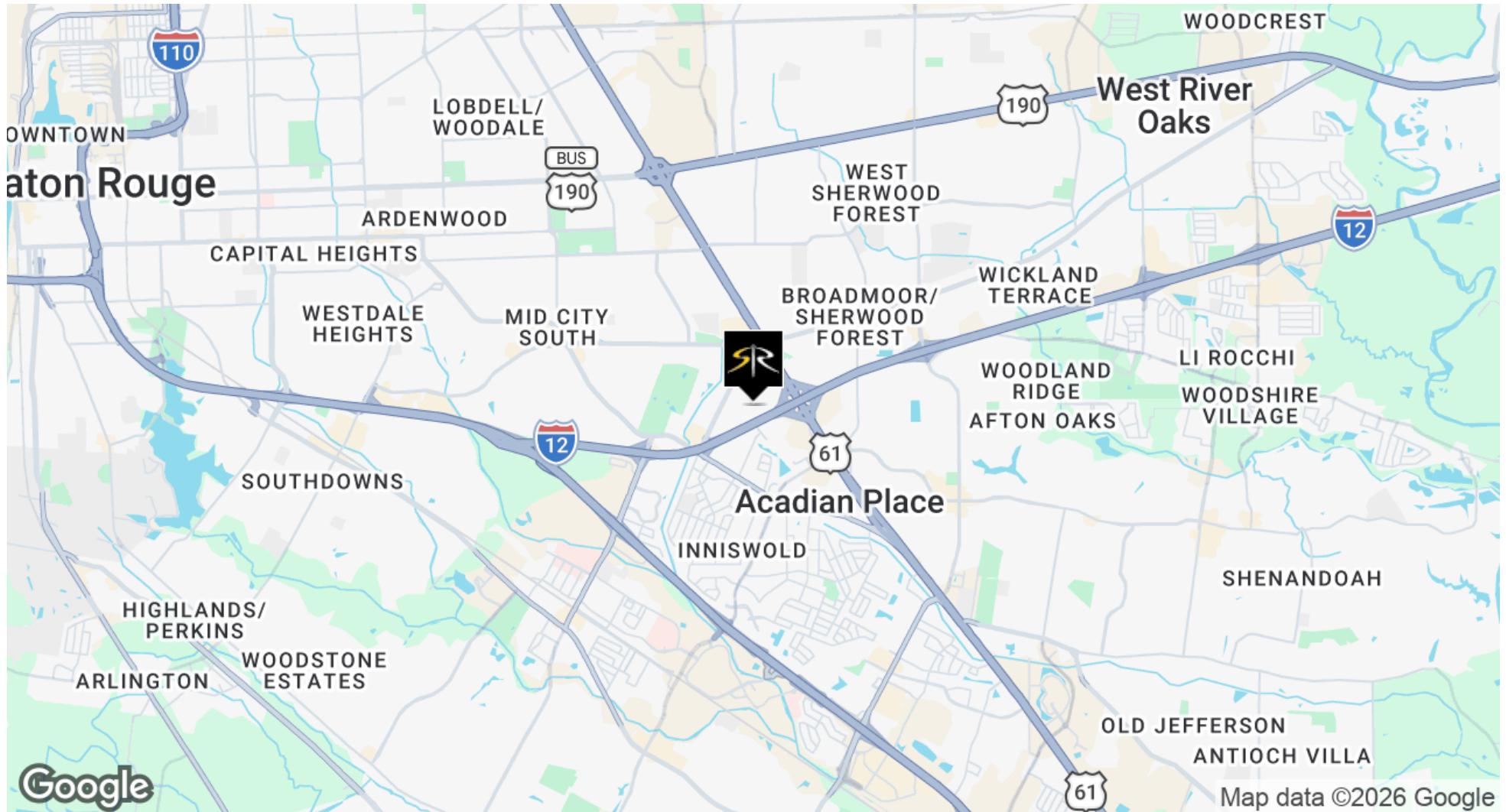
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LOCATION MAP

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For more information, please contact:

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