

# 1375 RUSHMORE

BATON ROUGE, LA



**JARREAU**  
REAL ESTATE

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16173 Perkins Rd Baton Rouge,  
LA 70810



**INDUSTRIAL FOR LEASE**

- The current condition of the property is warehouse only
- Landlord can add office space, additional warehouse space, additional overhead doors, and loading wells
- Stabilized yard space is available as well
- Entrance from Rushmore Dr. at South Choctaw and from North Flannery Road
- Property Subtypes: Flex Space, Free-Standing, Manufacturing, Mixed Use, Light Industrial, Truck Terminal, Warehouse/Distribution, Other
- Contiguous Space: 12,000 SF
- Building Size (RSF): 12,000 SF
- Gross Building Area: See Agent
- Gross Land Area: 1 - 2 Acres
- Lease Rate: \$4 PSF (Annual)
- Base Monthly Rent: \$4,000
- Lease Types: Net Lease
- Drive In Bays: 2 Bays
- Building Name: South Choctaw @ North Flannery Road



COVER

SUMMARY

SITE PLAN

AERIAL

PHOTOS

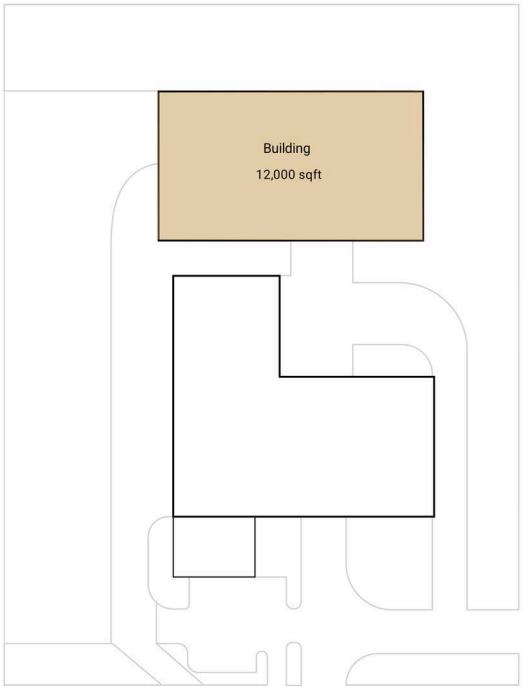
DEMOGRAPHICS

# 1375 Rushmore Dr

## SITE SUMMARY

ANCHOR	LEASED	AVAILABLE
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Suite	Tenant	SF	Rate	Status
Building	Available	12,000	\$4 PSF	Vacant





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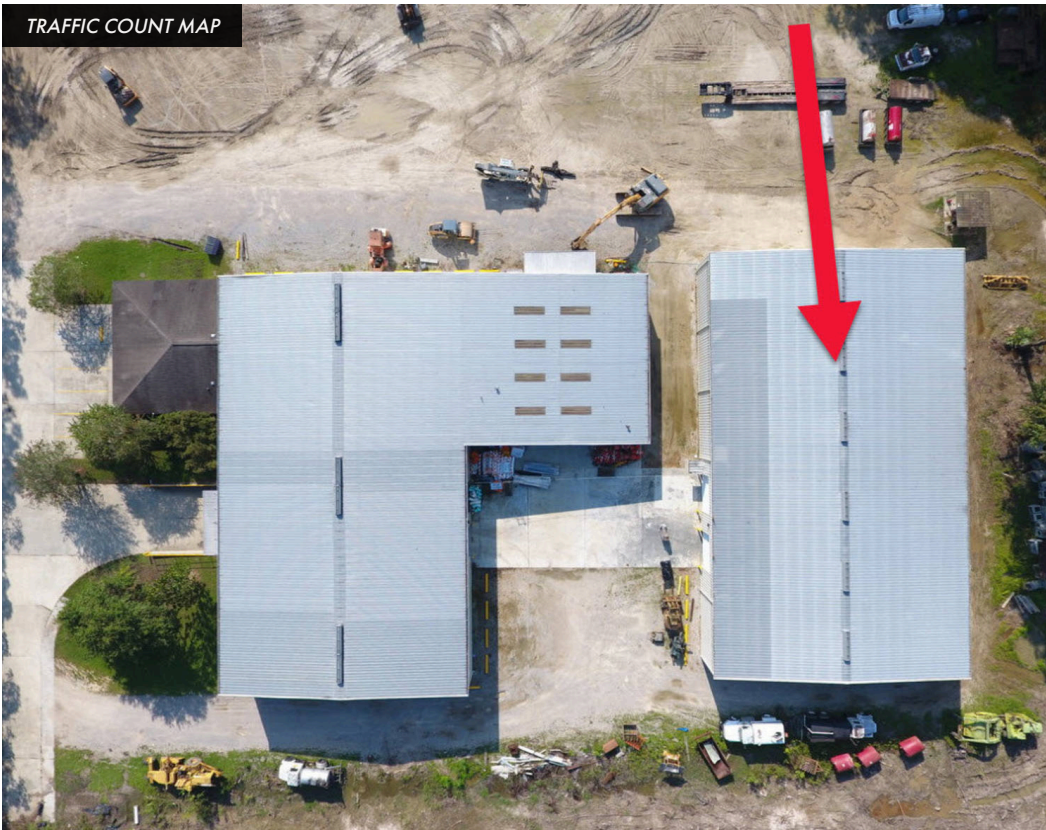
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2022 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile
 POPULATION	5,291	68,329	151,679	 AVG. HH INCOME	\$0	\$0	\$0	 HOUSEHOLDS	1,745	25,668	60,314