



Commerce Point Business Park – Distribution

Hwy 30, 3 Miles from I-10 @ Hwy 73

Gonzales, LA

Industrial For Lease (subtypes): Office-Warehouse/Distribution

PRIME LOCATION, HIGH QUALITY, ENERGY EFFICIENT, USER FRIENDLY describes the new twin buildings now under construction in this new Industrial Park designed to serve the growing heavy industry along the River. Ideal for Distribution of parts, service organizations, and light manufacturing, this area is easily assessable to Baton Rouge, New Orleans, both sides of the River, and very close to I-10.

Each building will be 10,500 sq. ft. including 1,500 sq. ft. of finished office, and will be served by a common 24” truck well for easy loading and unloading of palletized product. Each building will be expandable to 15,000 sq. ft. and the office can be enlarged or reconfigured by the Leesee. Outside fenced storage area of 13,400 would be available for each building.

Date Available December 15th Bldg. 1, early 2009 Bldg. 2

Lot Size 40,000 sq. ft.

Lease Terms 5 Year with 5 renewable

Lease Rate (\$/SF) \$8.00 Approx. based on optional needs

Lease Type Net/Net/Net

Estimated Taxes \$8000 each Bldg.

Common Area Maintenance TBA, but minimum

Space Type Office/Warehouse

Sub-lease With Owners approval

No. of Buildings 2

Year Built 2008

Construction Pre-engineered metal w/ masonry front

Parking Per Parish requirements

Access & Storage 2 -truck well @ 48" for pallet unloading Plus 3 big doors

Clear Height 20' clear pallet rack stacking

Power 600 Amp, 3 phase, 110/208/230/460 volt

Utilities EMC, Nextel, Internet DSL

Zoning M-1

Other Amenities Sky-Lights in warehouse, high efficient AC, and office/warehouse lighting, Outside fenced storage area available, Expandable during lease to 15,000 sq. ft.

OFFERED BY:

LINSTER PROPERTIES, LLC
P. O. BOX 14179
Baton Rouge, LA 70898

Mr. Gale F. Linster, OWNER
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