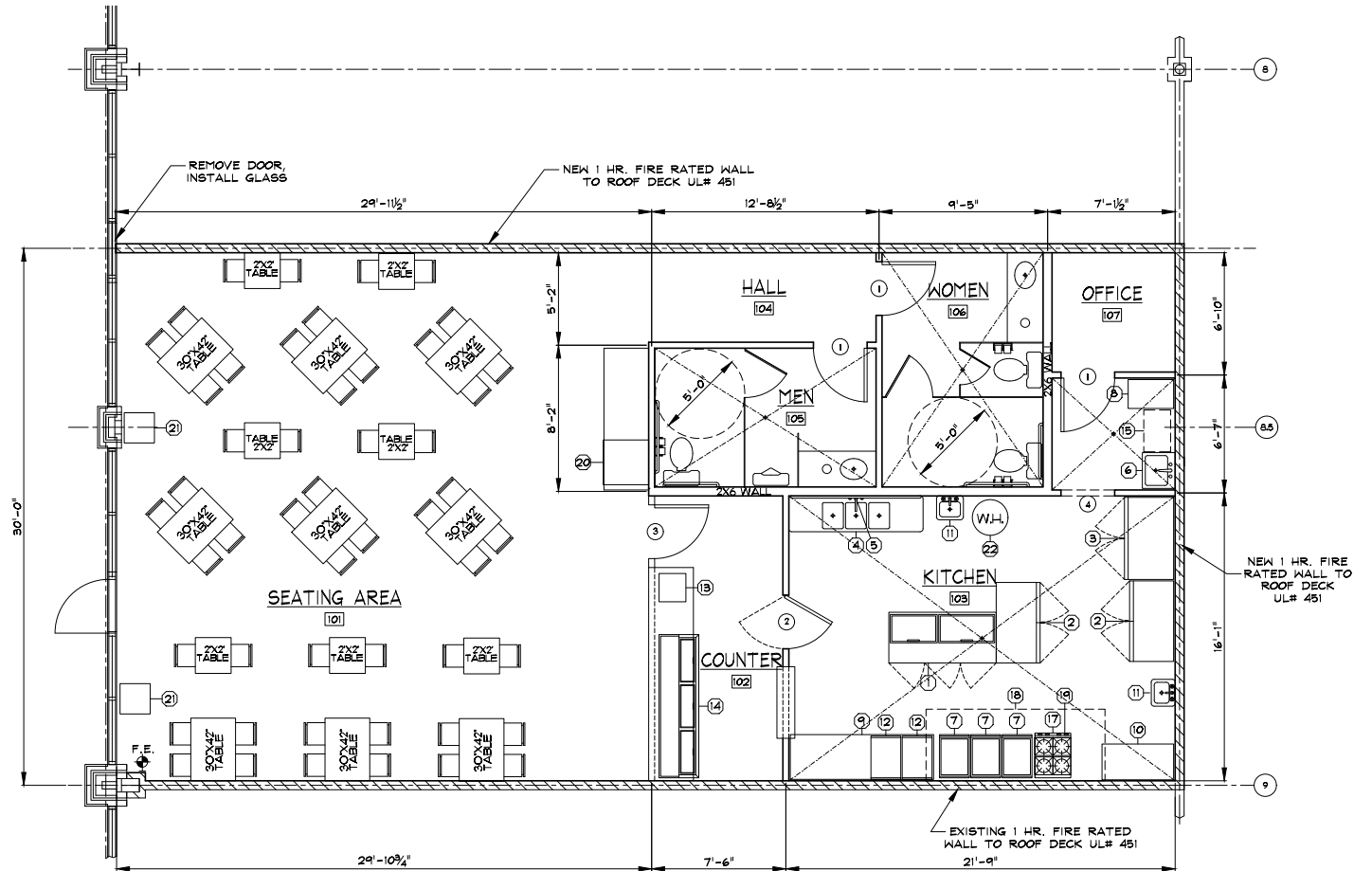




**Total SF Available:**  
1,800 SF

*Relet restaurant space with furniture, fixtures, and equipment*



**Note:** This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.



**Office/Retail Business Park**

# Barringer Crossing II

**1411 Airline Highway  
Baton Rouge, LA 70817**

## About the Property

- ▶ 60,400 square foot retail/office building anchored by 216,720 square foot Barringer Foreman Technology Park
- ▶ Site sizes starting at 1,200 square feet
- ▶ Great visibility, high traffic counts and abundant free parking

*For more information on Barringer Crossing II, visit: [sjpi.com/barringer2](http://sjpi.com/barringer2)*

## Traffic Count

Airline Highway (US 61): 31,956 vehicles/day

## Demographics

	1 Mile	3 Miles	5 Miles
Population	3,370	41,842	89,220
Avg. Household Income	\$101,466	\$106,532	\$106,151

## Single-Story Office Building

1411 Airline Highway 26,800 SF

## Inline Retail Building

1411 Airline Highway 33,600 SF

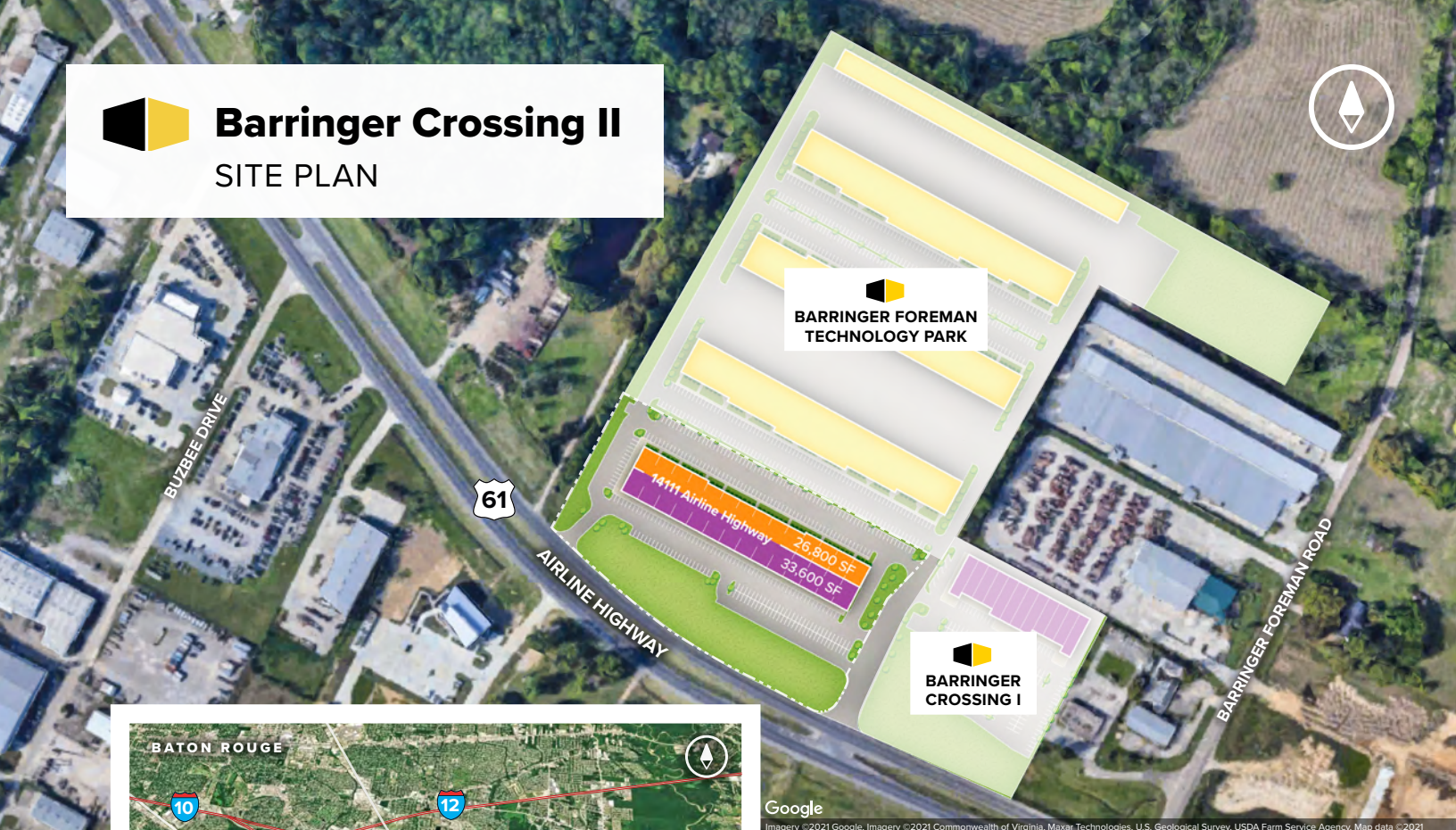
## Office/Retail Specifications

Suite Sizes	1,200 up to 33,600 SF
Ceiling Height	10 ft. clear height
Parking	4 spaces per 1,000 SF
Heat	Electric & Gas
Roof	TPO Rubber
Exterior Walls	
Office	Brick
Retail	Stucco
Zoning	M1



# Barringer Crossing II

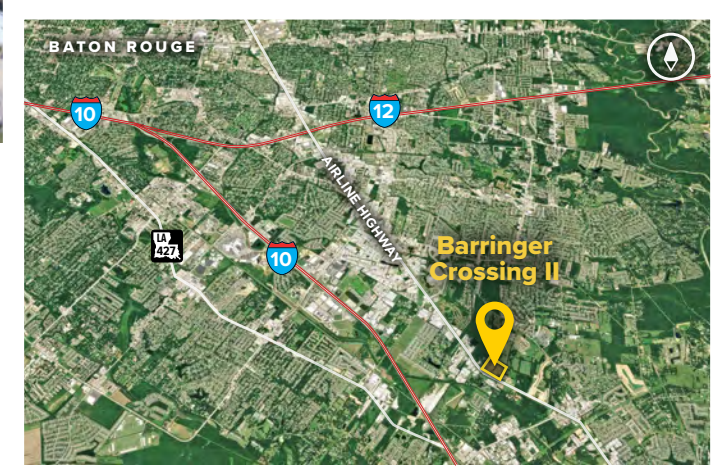
## SITE PLAN



**BARRINGER FOREMAN  
TECHNOLOGY PARK**

**BARRINGER  
CROSSING I**

14111 Airline Highway  
26,800 SF  
33,600 SF



Google  
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## Contact Us

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### About St. John Properties

St. John Properties Louisiana owns and is developing more than 662,000 square feet of commercial space across six business communities in the Baton Rouge and Gonzales metro areas.

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 22 million square feet of commercial real estate nationwide.

Connect with us @stjohnprop



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