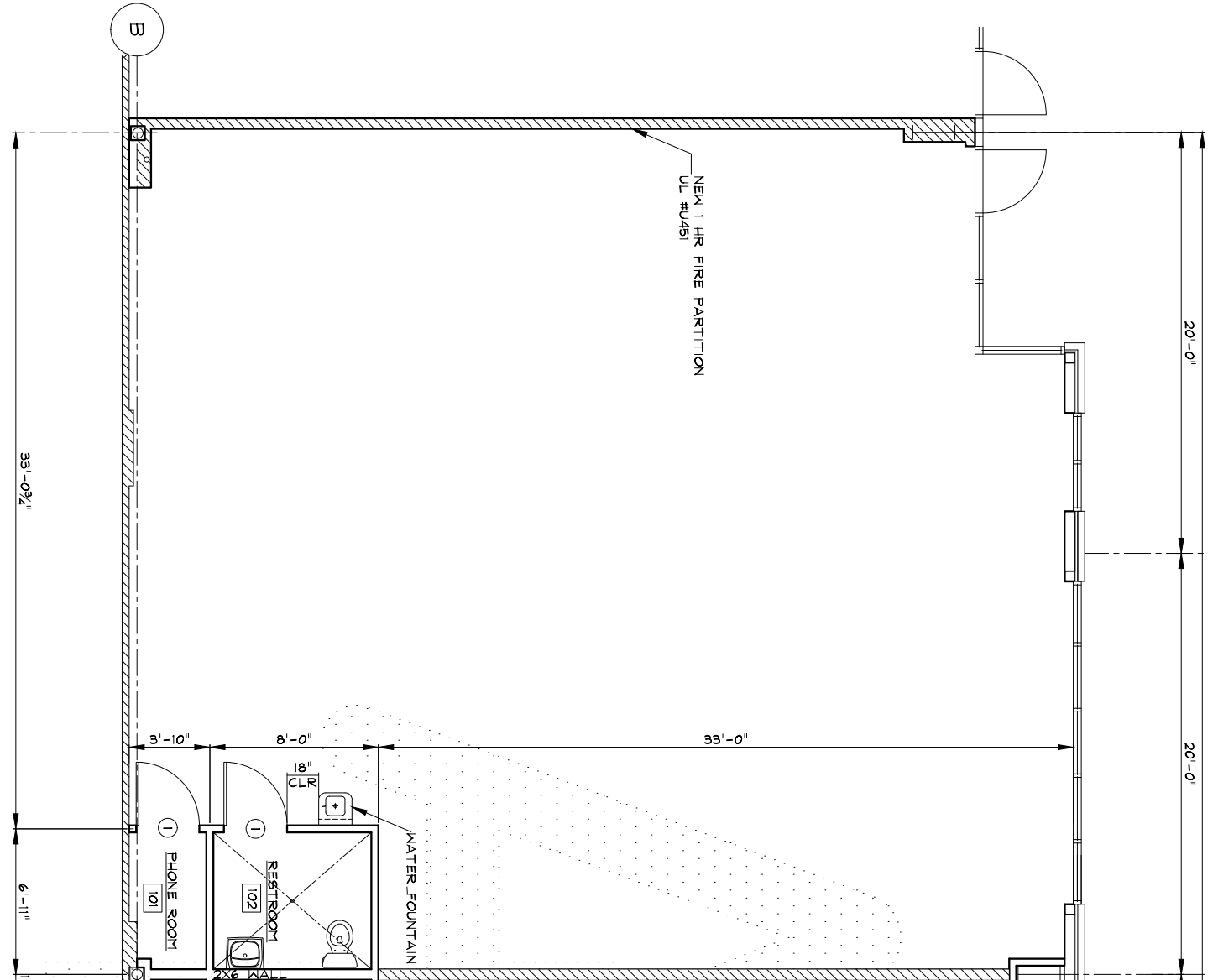


TOTAL SF AVAILABLE:
1,800 SF





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

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

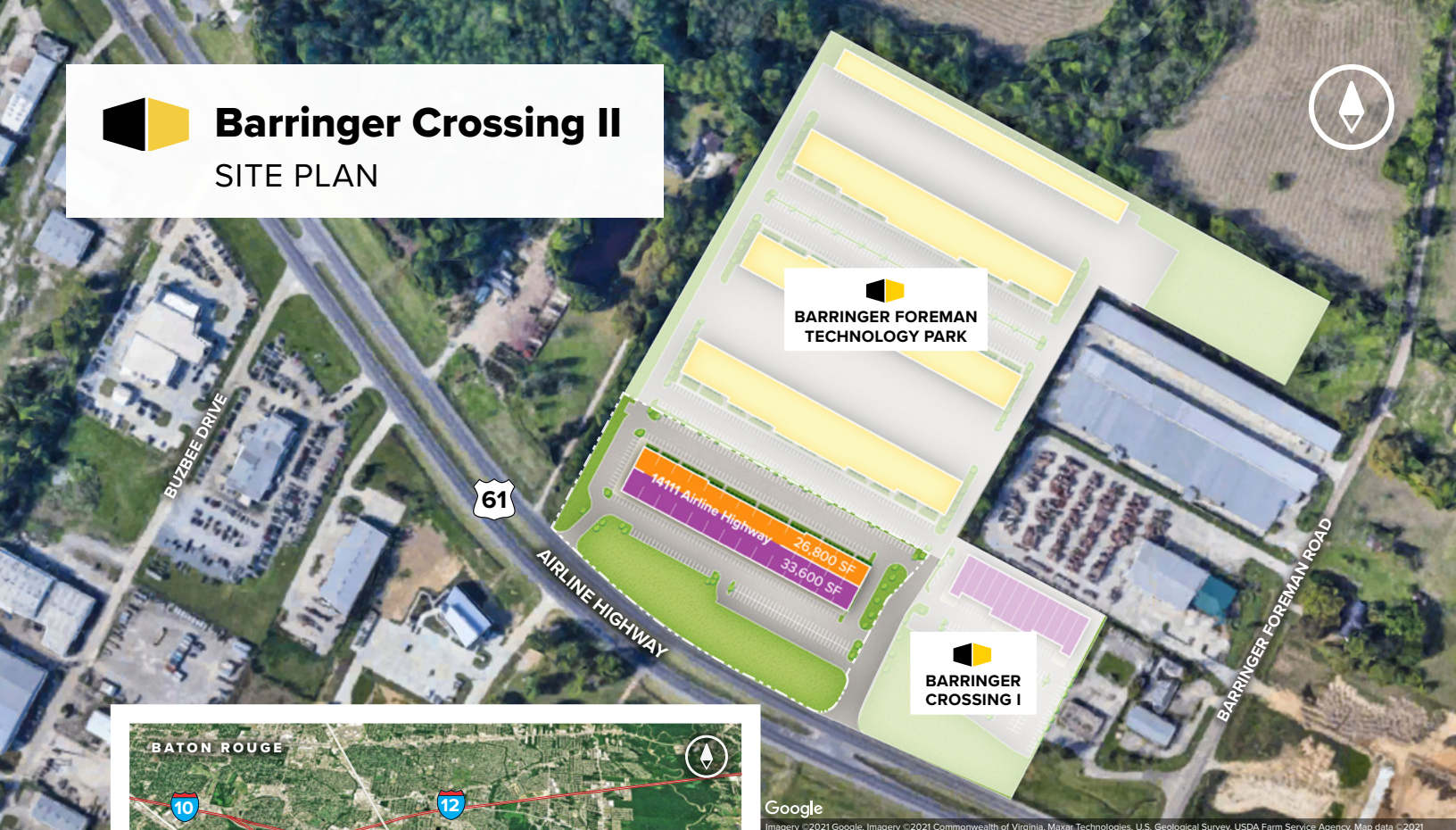
Office/Retail Specifications

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



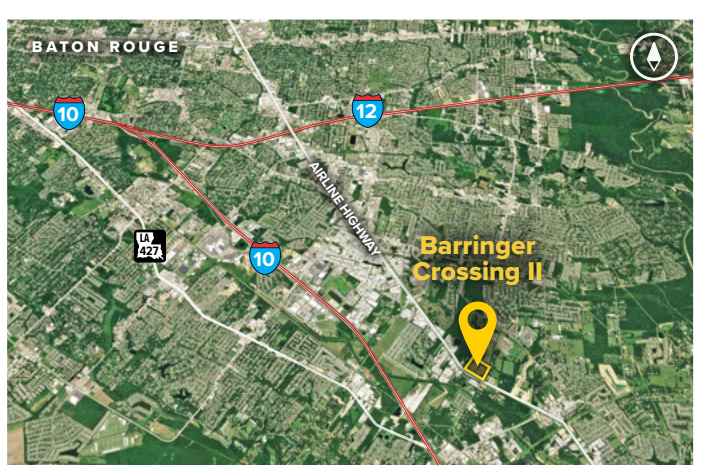
Barringer Crossing II

SITE PLAN



**BARRINGER FOREMAN
TECHNOLOGY PARK**

**BARRINGER
CROSSING I**



Google
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Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

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About St. John Properties

St. John Properties Louisiana owns and is developing more than 633,000 square feet of commercial space across six business communities in the Baton Rouge and Gonzales metro areas.

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and residential space nationwide.

Connect with us @stjohnprop



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