

## BARRINGER CROSSING II

**14111 Airline Highway | Baton Rouge, LA 70817**

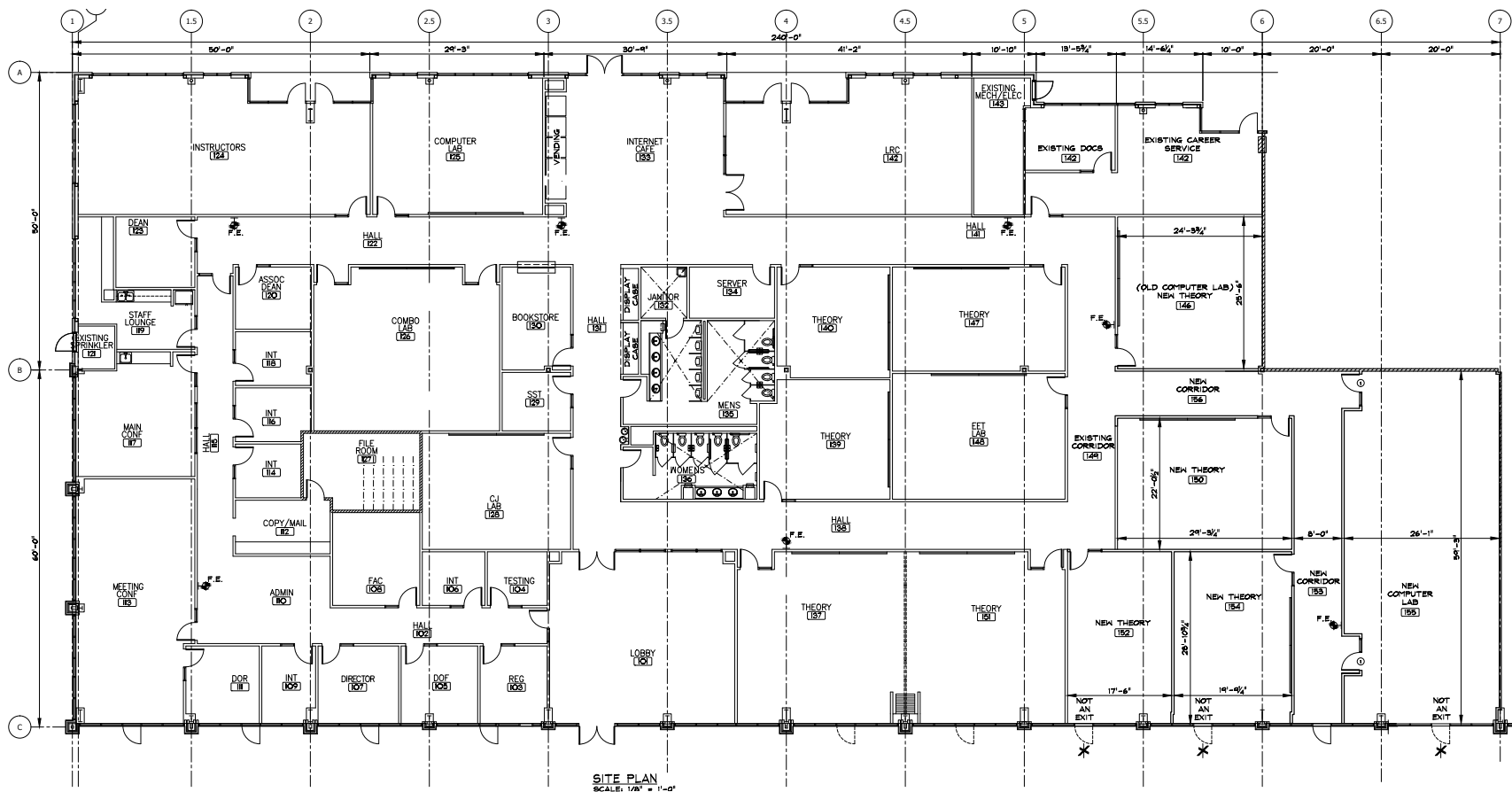
## Suite 101

**TOTAL SF AVAILABLE:**  
24,200 SF

**KEY PLAN**  
NOT TO SCALE

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.





# RETAIL / OFFICE Barringer Crossing II

14111 Airline Highway

Baton Rouge, LA 70817

- 60,400 sq. ft. recently completed retail/office building anchored by 216,720 SF Barringer Foreman Technology Park
- Suite sizes from 1,200 square feet
- Great visibility, high traffic counts, abundant parking



## RETAIL SPACE

### RETAIL BUILDING

|                       |           |
|-----------------------|-----------|
| 14111 Airline Highway | 33,600 SF |
|-----------------------|-----------|



## SINGLE-STORY OFFICE SPACE

### SINGLE-STORY OFFICE BUILDING

|                       |           |
|-----------------------|-----------|
| 14111 Airline Highway | 26,800 SF |
|-----------------------|-----------|

### SINGLE-STORY OFFICE SPECIFICATIONS

|                |                        |
|----------------|------------------------|
| Suite Sizes    | 1,800 SF and up        |
| Ceiling Height | 10 ft.                 |
| Offices        | Built to suit          |
| Parking        | 5 spaces per 1,000 SF  |
| Heat           | Gas                    |
| Roof           | TPO Rubber             |
| Exterior Walls | Brick on metal, stucco |
| Zoning         | M1                     |

**BARRINGER FOREMAN  
TECHNOLOGY PARK**



# Barringer Crossing II

**BARRINGER  
CROSSING I**

LOUISIANA  
**61**

**AIRLINE HIGHWAY**

**14111 AIRLINE HWY**  
26,800 SF

**14111 AIRLINE HWY**  
33,600 SF

BATON ROUGE

**Barringer  
Crossing II**

## TRAFFIC COUNT

Airline Highway - 29,624 vehicles per day

## DEMOGRAPHICS

|                       | 1 Mile    | 3 Miles   | 5 Miles  |
|-----------------------|-----------|-----------|----------|
| Population            | 1,614     | 44,644    | 115,176  |
| Avg. Household Income | \$116,472 | \$108,306 | \$96,915 |

## Distances to:

Downtown Baton Rouge .....15 miles  
Downtown New Orleans .....70 miles  
Interstate 10 at Highland Road..... 2 miles  
Interstate 10 at Seigen Lane .....3 miles  
Interstate 12 at Airline Highway ..... 5 miles  
New Orleans International Airport.....60 miles  
Baton Rouge Metropolitan Airport.....25 miles

## About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 18 million square feet of commercial real estate, including flex/R&D, warehouse, office and retail space.

**For additional leasing information or  
to schedule a tour, contact:**

**Todd Pevey** *Regional Partner*  
225.571.1002  
tpevey@sjpi.com



6473 Highway 44, Suite 201, Gonzales, LA 70737  
225.257.4821 | SJPI.COM  
CO | MD | NV | PA | LA | UT | VA | WI

**Follow us on social media**  
@stjohnprop

This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs.  
12/16