



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

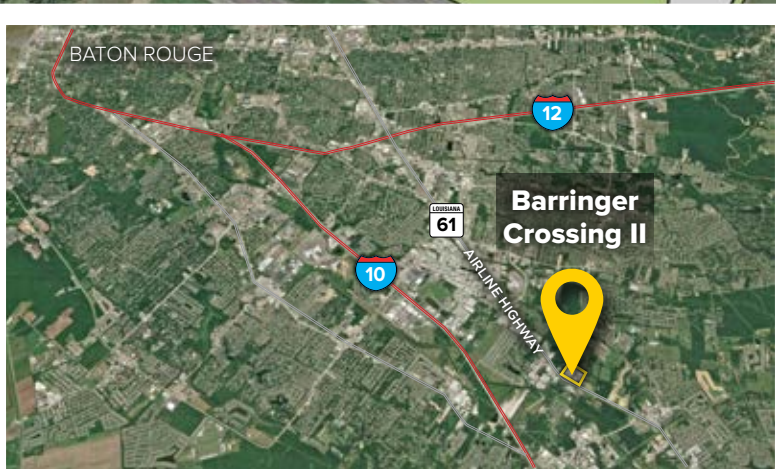
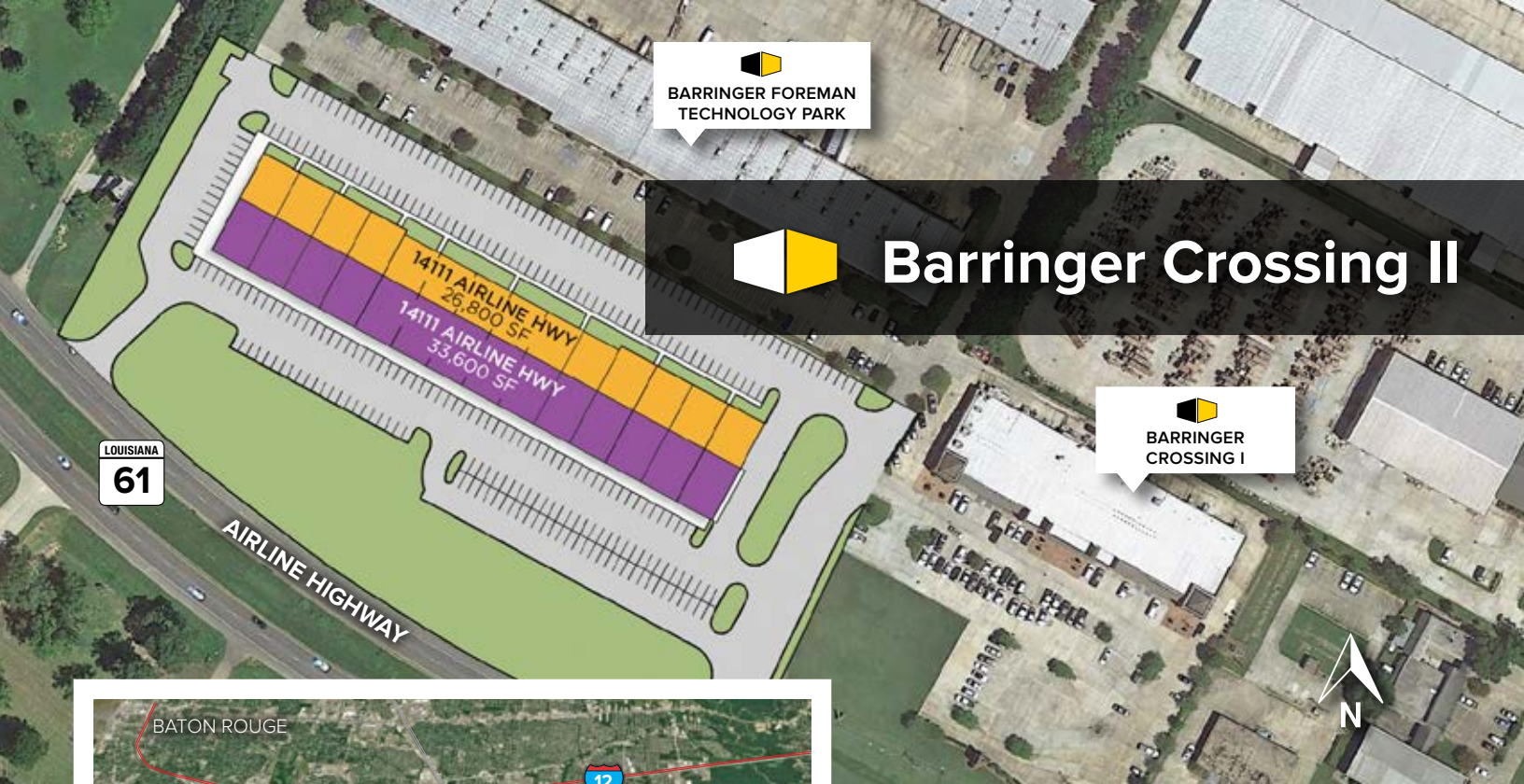
Suite Sizes	1,800 SF and up
Ceiling Height	10 ft.
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Heat	Gas
Roof	TPO Rubber
Exterior Walls	Brick on metal, stucco
Zoning	M1

**BARRINGER FOREMAN
TECHNOLOGY PARK**



Barringer Crossing II

**BARRINGER
CROSSING I**



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 Rouge15 miles
- Downtown New Orleans70 miles
- Interstate 10 at Highland Road..... 2 miles
- Interstate 10 at Seigen Lane3 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

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