

OFFERING MEMORANDUM  
AUGUST 2025

# LEASED WAREHOUSE FOR SALE

3200 S BURNSIDE AVE  
GONZALES, LA

**stirling**







### LOCATION DESCRIPTION

The subject property is located on Highway 44 (S. Burnside Ave.). Highway 44 runs from west to east, parallel to the east bank of the Mississippi River, from Prairieville to LaPlace. It spans through Ascension, St. James, and St. John the Baptist Parishes. In Gonzales, LA, at LA Hwy 30, LA Hwy 44 becomes a divided four-lane highway to just south of I-10, where it reverts to an undivided, two-lane highway for the remainder of its route to LaPlace. The property is situated on the east side of S. Burnside Ave. and benefits from two median cuts (+/-600 ft. to the north and 480' to the south of the driveway curb cut) and is approximately 1/2 mile south of LA Hwy 30 and 7/10th of a mile north of Interstate 10. The property is approximately 26.4 miles east of Downtown Baton Rouge and approximately 56.7 miles west of Downtown New Orleans. The subject property is located within the city limits of Gonzales, LA.

### PROPERTY HIGHLIGHTS

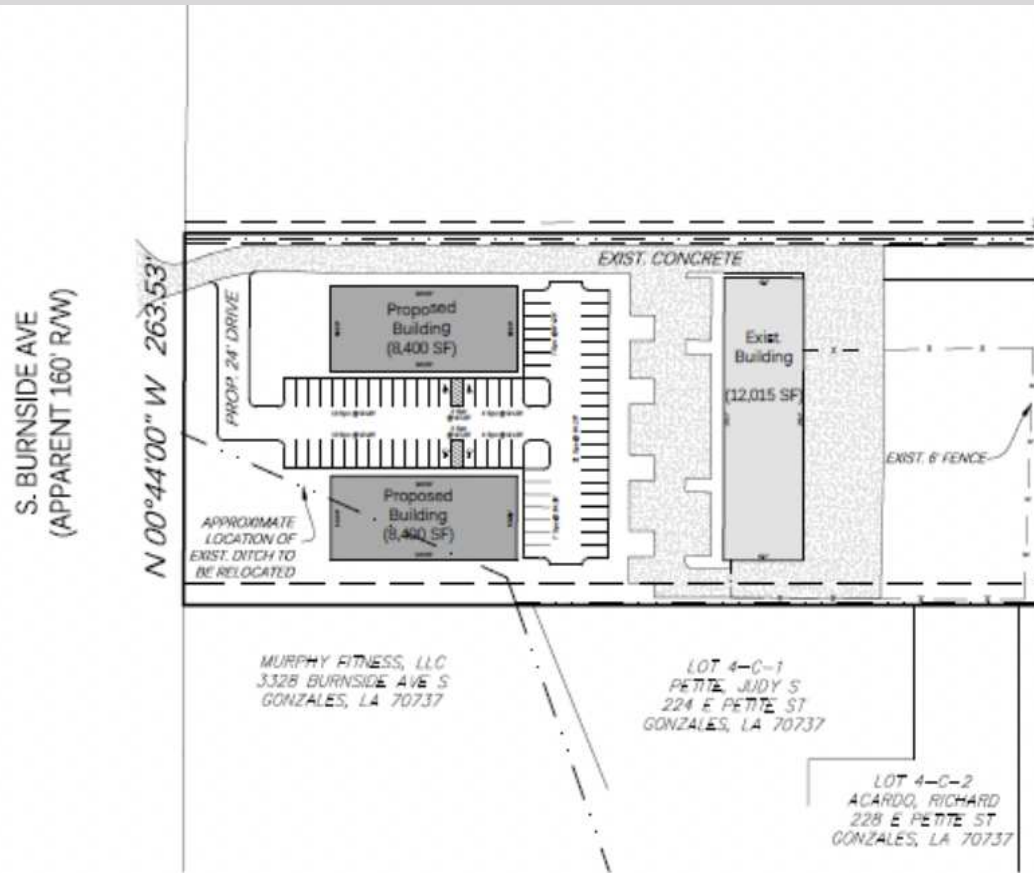
- Excellent investment and development opportunity.
- leased office warehouse provides consistent cash flow.
- ±1.76 acres with 263 feet of frontage allows for out parcel development potential.
- All utilities in place with excess capacity.
- Seller possesses 404 permit, minimal wetlands impact.
- Property is located in the Direct Line of development.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,100,000
<b>Number of Units:</b>	3
<b>Building Size:</b>	12,000 SF







CONCEPTUAL SITE PLAN SHOWING THE FOLLOWING:

12,000 SF WAREHOUSE

2 X 8,400 SF RETAIL/OFFICE BUILDINGS FRONTING LA HWY 44.



## ARDENT SERVICES, LLC AN EMCOR GROUP COMPANY

Ardent Services, LLC was formed in 2002 to provide professional electrical and instrumentation services. Ardent Services is a leading provider of high quality, power, control, and process automation services performed safely on time and on budget, as well as a premier provider of specialty electrical and instrumentation (E&I) services for process industries throughout the country. Ardent's team is a group of highly tenured managers, field supervisors and craftsmen who share the philosophy that power distribution, process control and safety control systems should be installed and maintained by experienced E&I specialty contractors. Emcor Group is a mechanical and electrical construction, industrial and energy infrastructure, and building services company based in Norwalk, Connecticut, US. It comprises 80 operating companies, has approximately 180 locations and employs more than 25,000 people. The company was listed as number 369 on the 2023 Fortune 500 list.



SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
3200	Vacant	1,500 SF	12.50%	\$13.00	\$19,500	-	-
3202	Vacant	1,500 SF	12.50%	\$13.00	\$19,500	-	-
3204	Ardent Services	9,000 SF	75%	\$11.08	\$99,717	07/01/2018	11/30/2027
<b>TOTALS</b>		<b>12,000 SF</b>	<b>100%</b>		<b>\$138,717</b>		
<b>AVERAGES</b>				<b>\$12.36</b>	<b>\$46,239</b>		

### INCOME SUMMARY

Ardent	\$99,717
Vaccantn A	\$19,500
Vaccant B	\$19,500

### GROSS INCOME

**\$138,717**

### HWY 44 MULTI-TENANT WAREHOUSE

### EXPENSES SUMMARY

Taxes	\$17,990
Insurance (Flood)	\$2,698
Insurance (P&GL)	\$17,494
Lawn Maintenance	\$8,085
Utilities - Entergy	\$1,308
Pest Control	\$272

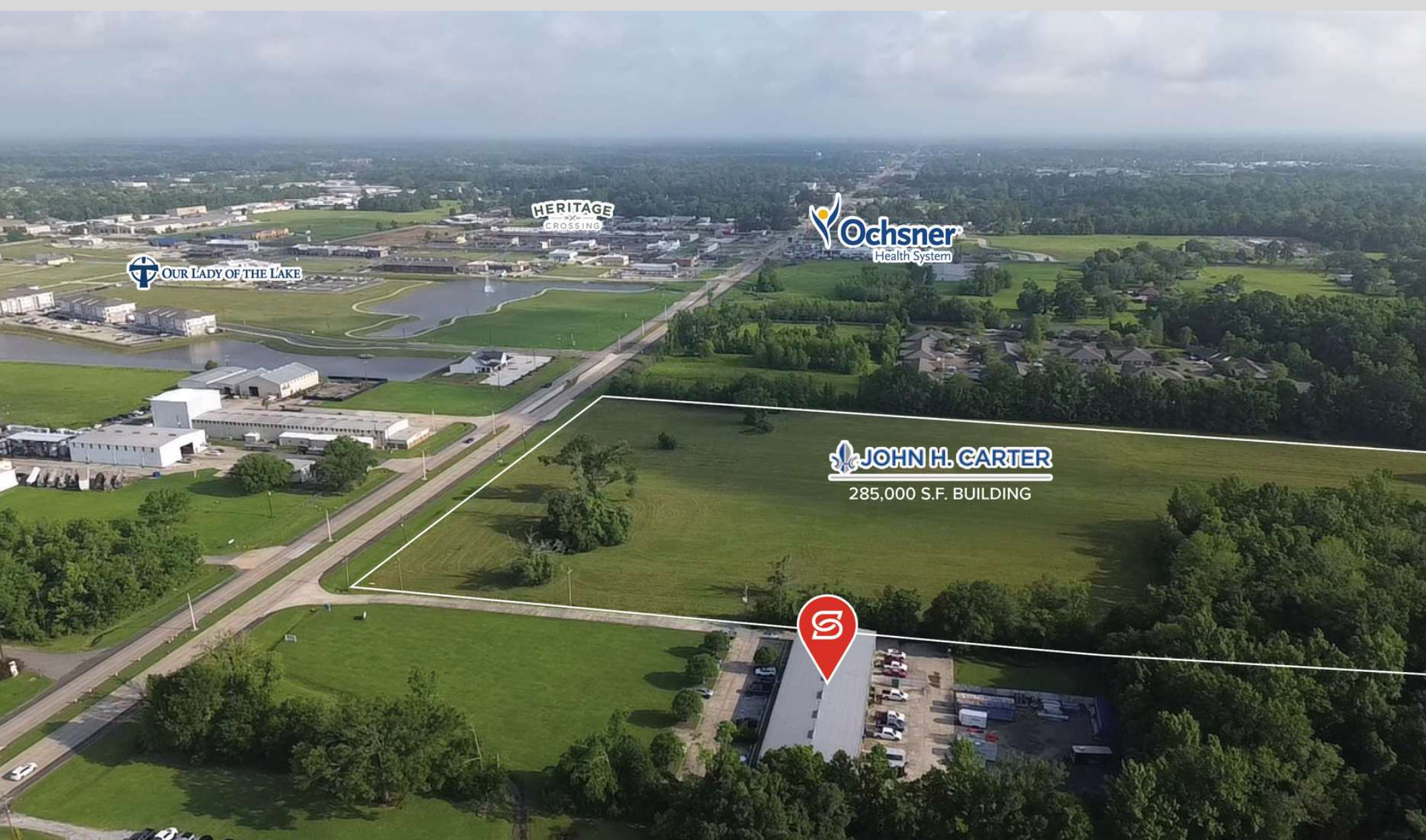
### OPERATING EXPENSES

**\$47,847**

### NET OPERATING INCOME

**\$90,870**

### HWY 44 MULTI-TENANT WAREHOUSE







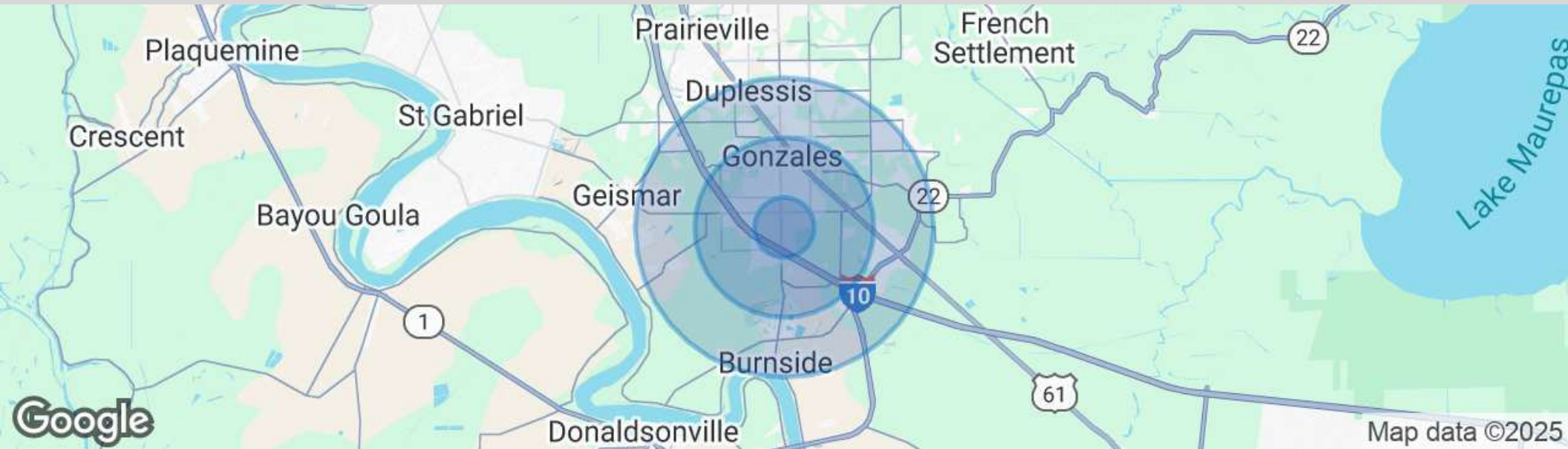
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Maxar Technologies





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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,318	20,515	49,229
Average Age	38	39	39
Average Age (Male)	37	37	37
Average Age (Female)	40	40	40

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	858	7,943	18,678
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$104,256	\$87,514	\$94,848
Average House Value	\$275,676	\$233,411	\$251,831

Demographics data derived from AlphaMap

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