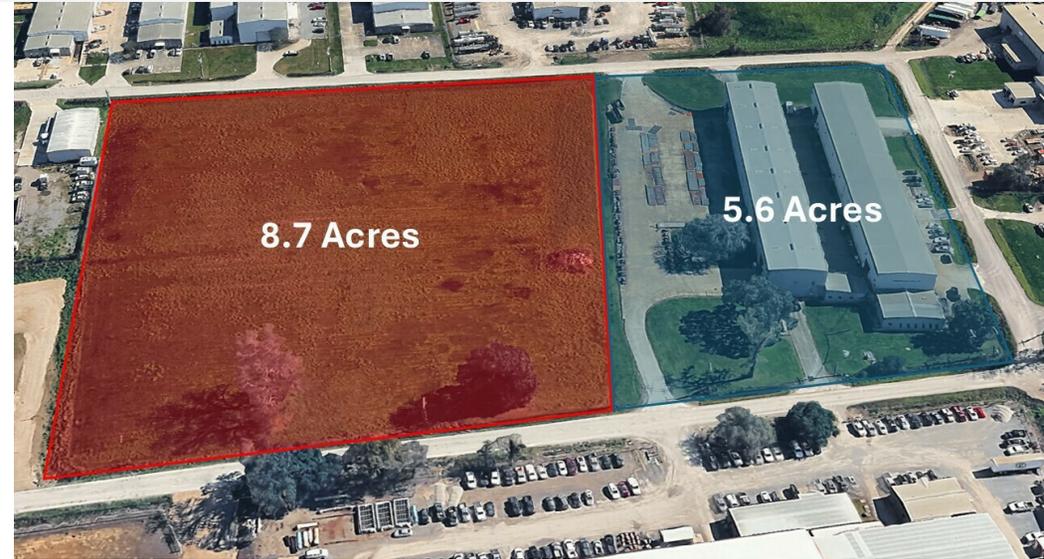


# 51,000 sf Manufacturing Facility on 14 Acres

7105 St. Gabriel Ave., St. Gabriel, LA 70776

## PROPERTY SUMMARY



### Property Description

The offering includes a 51,124 SF crane-served manufacturing facility on 5.6 acres, with an additional 8.7 acres of adjacent industrial land available for expansion or laydown. Improvements consist of two 24,000 SF high-bay fabrication buildings connected by a 3,124 SF office.

Both fabrication bays feature 20-ton overhead cranes (25' under hook), drive-through access, and substantial concrete aprons for loading and steel handling. The site offers excellent truck circulation, heavy power, secured yard capability, and multiple access points.

Located near Hwy 30 in the heart of the River Parishes industrial corridor, the property provides direct connectivity to the Geismar and St. Gabriel plants, Prairieville, Gonzales, and I-10. Ideal for fabrication, modular assembly, industrial services, or any crane-dependent operation.

**Burden Edmonds**

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### Offering Summary

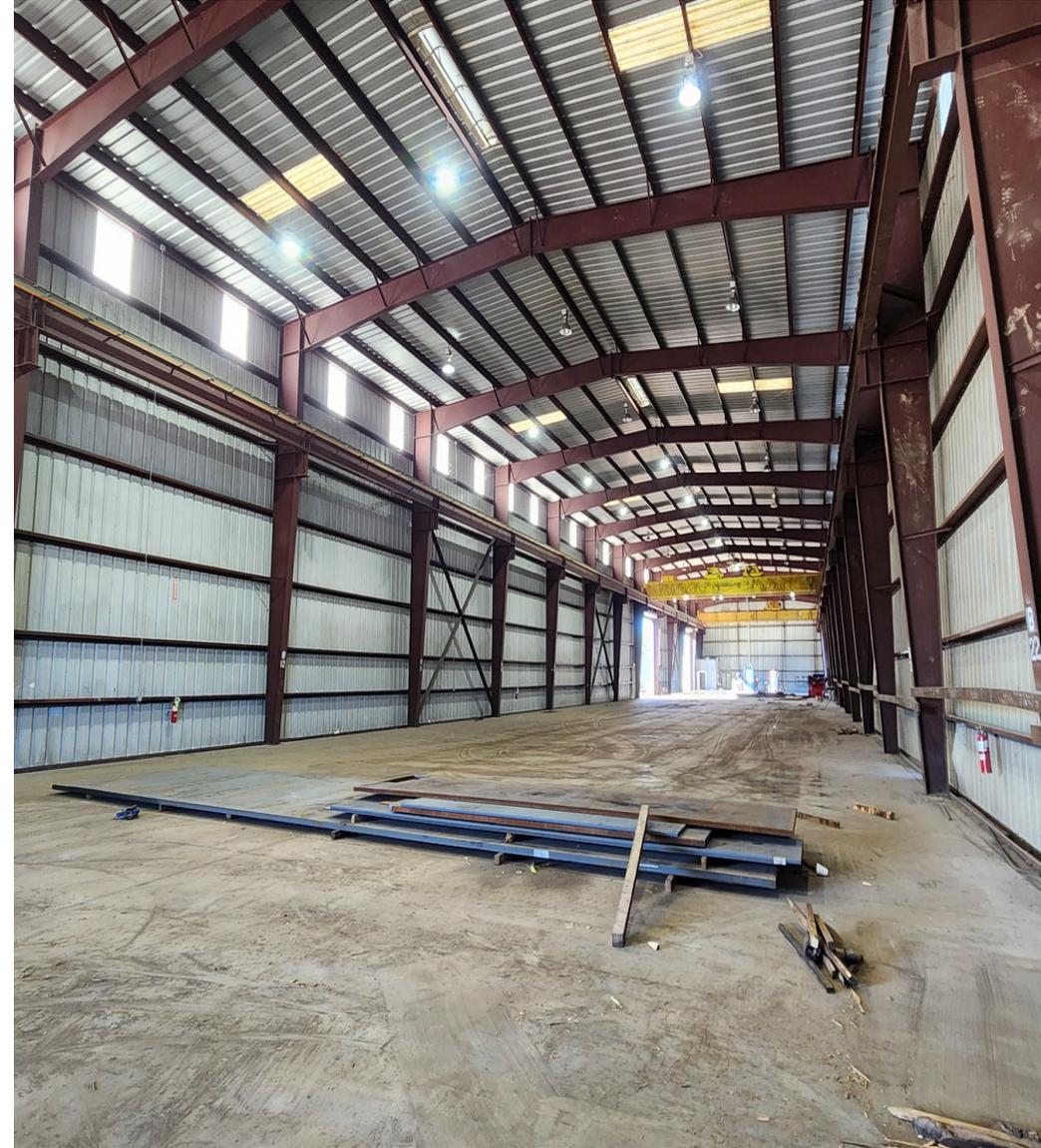
Building Area:	51,124 SF
Lot Size:	14.3 Acres
Sale Price (Entire 14.3-Acre Offering):	\$5,993,696 (\$117.24/SF)
- Improved 5.6 Acres With 51,124 SF Facility:	\$4,856,780 (\$95.00/SF)
- Vacant 8.7-Acre Lot	\$1,136,916 (\$3.00/SF)



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## PROPERTY DETAILS & HIGHLIGHTS



Warehouse Area	48,000 SF
Office Area	3,124 SF
Eave Height	34'
Cranes	(6) 20-ton bridge cranes
Height Under Hook	25'
Year Built	2001
Zoning	Business Industrial Park
Flood Zone	X
Power	3-Phase

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## ADDITIONAL PHOTOS



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## LOCATION MAP



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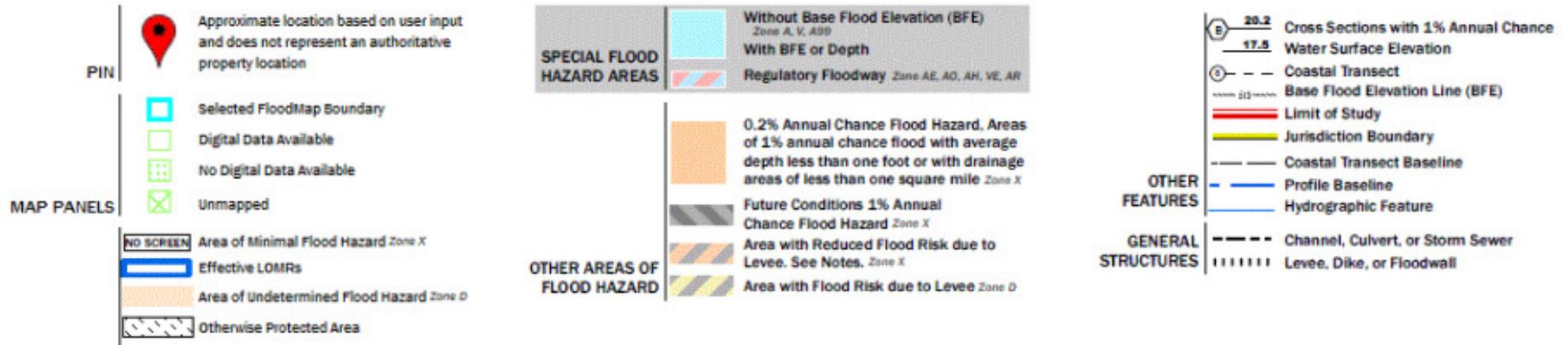
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## FLOOD MAP



USGS, USDA, The National Map: Orthoimagery. March 12, 2025.

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## MEET THE TEAM



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