

PROPERTY SUMMARY



Property Description

- 4,800 Total Square feet, 1,200 Square feet of office space (5 individual offices, 1 reception area, 1 kitchen/break room, 1 inner office bathroom).
- 3,600 Square feet of warehouse space (2 - 14 foot roll up doors, 1 Warehouse bathroom with shower, 2 Warehouse personnel doors, All LED lighting)
- Discover the prime industrial location of Gonzales, Louisiana, where the property is strategically situated. With easy access to major transportation routes such as I-10 and I-12, this area offers unparalleled connectivity for industrial and manufacturing tenants. Nearby, the sprawling Tanger Outlets provide a range of retail and dining options, while the Lamar Dixon Expo Center hosts trade shows, events, and exhibitions.

Offering Summary

Lease Rate:	\$5,000.00 SF/yr (NNN)
Available SF:	4,800 SF
Lot Size:	0.797 Acres
Building Size:	4,800 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	67	350	1,936
Total Population	177	903	5,109
Average HH Income	\$106,399	\$105,563	\$103,732

Austin Lolan

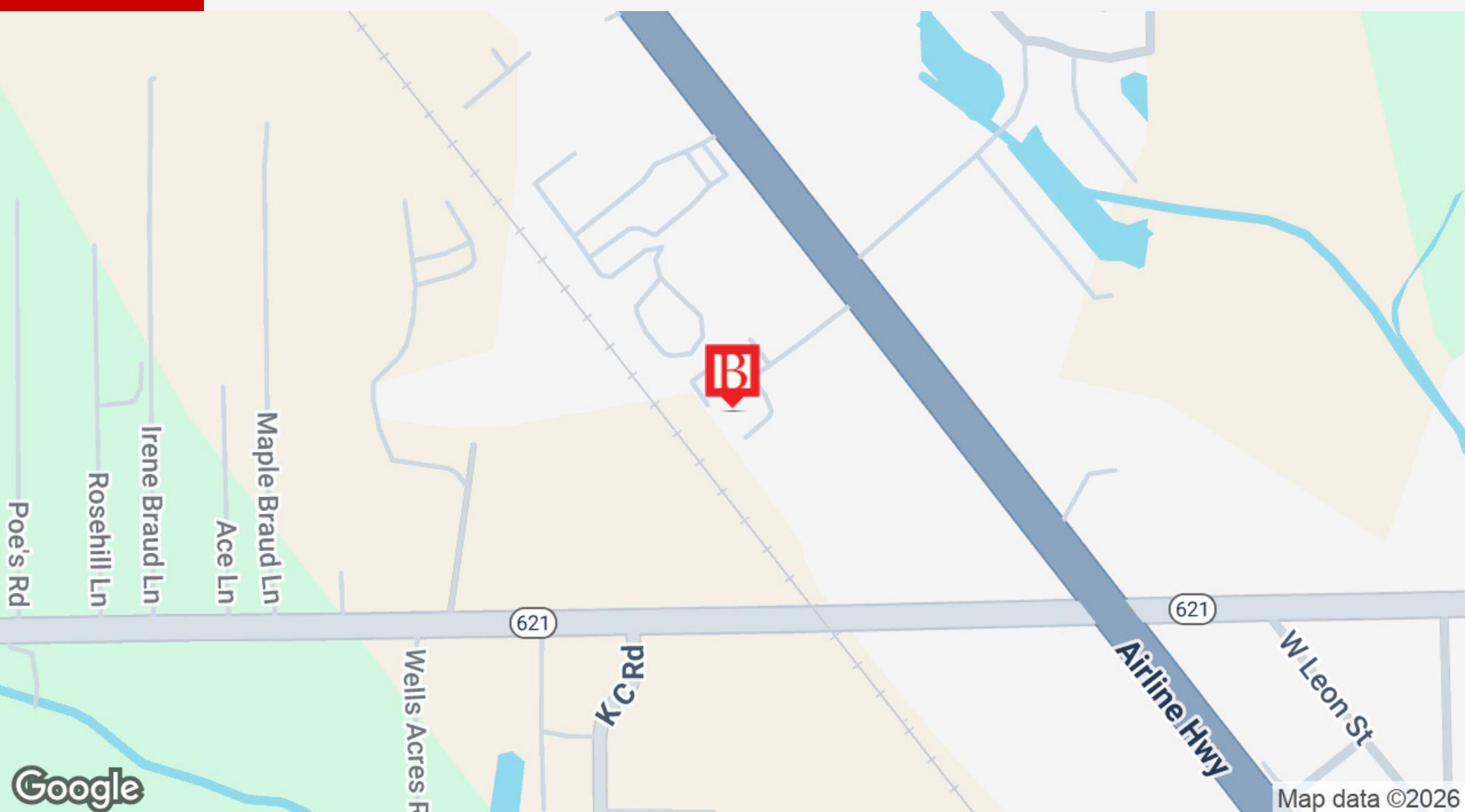
337.577.4700

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39359 Airline Plaza Place
Gonzales, LA 70737

LOCATION MAP



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ADDITIONAL PHOTOS



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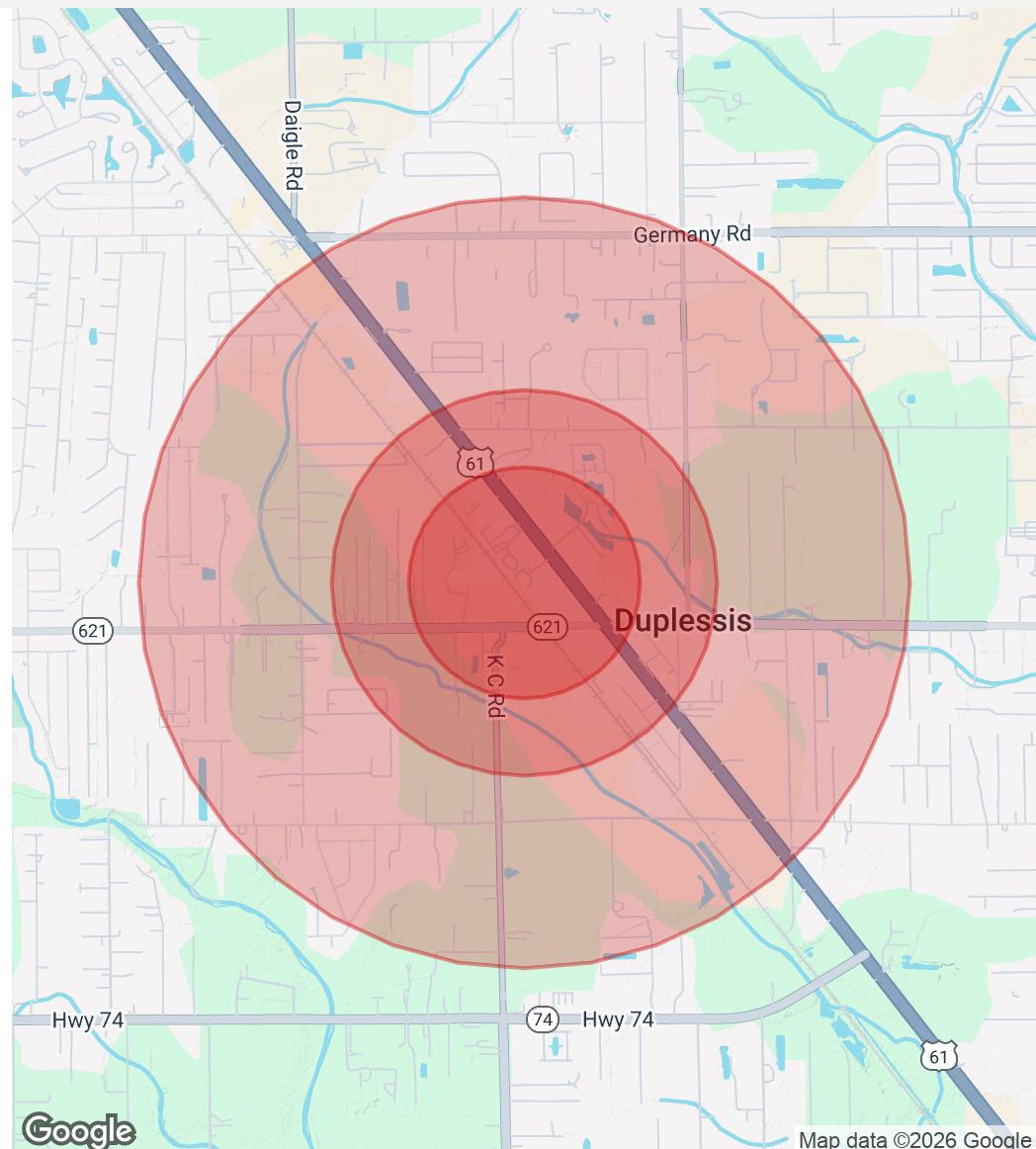
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DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	177	903	5,109
Average Age	35	36	36
Average Age (Male)	34	35	35
Average Age (Female)	36	37	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	67	350	1,936
# Of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$106,399	\$105,563	\$103,732
Average House Value	\$269,508	\$266,486	\$264,897

Demographics data derived from AlphaMap



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