stirling

STEVE LEGENDRE, CCIM
Office: 225-329-0295
Direct: 225-907-3783
slegendre@stirlingprop.com

JOHN DEARMOND
Office: 225-329-0283
Direct: 225-202-4649
jdearmond@stirlingprop.com

COMMERCIAL WAREHOUSE
SUITE FOR LEASE

310 W. Eastbank Extension, Gonzales, LA

FOR LEASE

AVAILABLE

- Suite 104 2,000 SF

PROPERTY DESCRIPTION

This Multi-Tenant office warehouse has one remaining unit available For Lease. One 2,000 SF Office/Warehouse Suite (+/-700 SF Office) and 1,300 SF Warehouse. Excellent location near the intersection of Hwy 30 and Hwy 44 in Gonzales, LA. Ascension Parish is a suburb of Baton Rouge and home to major petrochemical and industrial growth.

LEASE RATE

- $2,250/month
- $13.50 PSF (Annual)
- Modified Gross Lease

HIGHLIGHTS

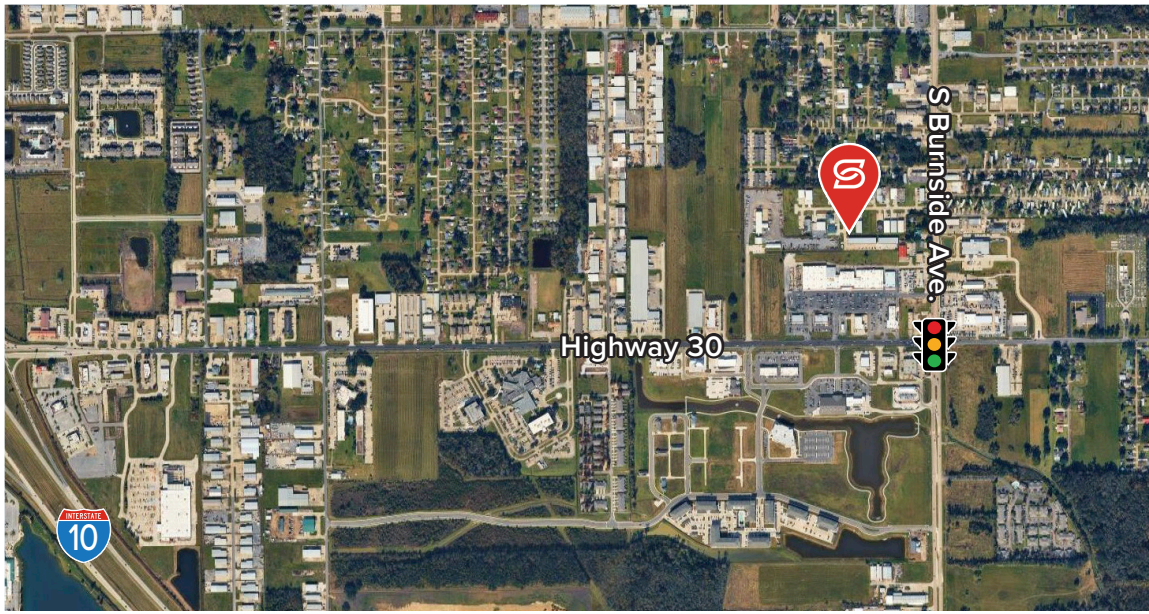
- +/-700 SF Office Space
- 1,300 SF Warehouse
- 1 Door
- 1 Bay

TRAFFIC COUNT (ADT 2026)

- South Burnside Ave.: 13,841
- Highway 30: 19,291

2026 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	6,042	24,877	61,032
Avg. HH Income	$103,746	$104,659	$114,712
Households	2,390	9,947	23,787





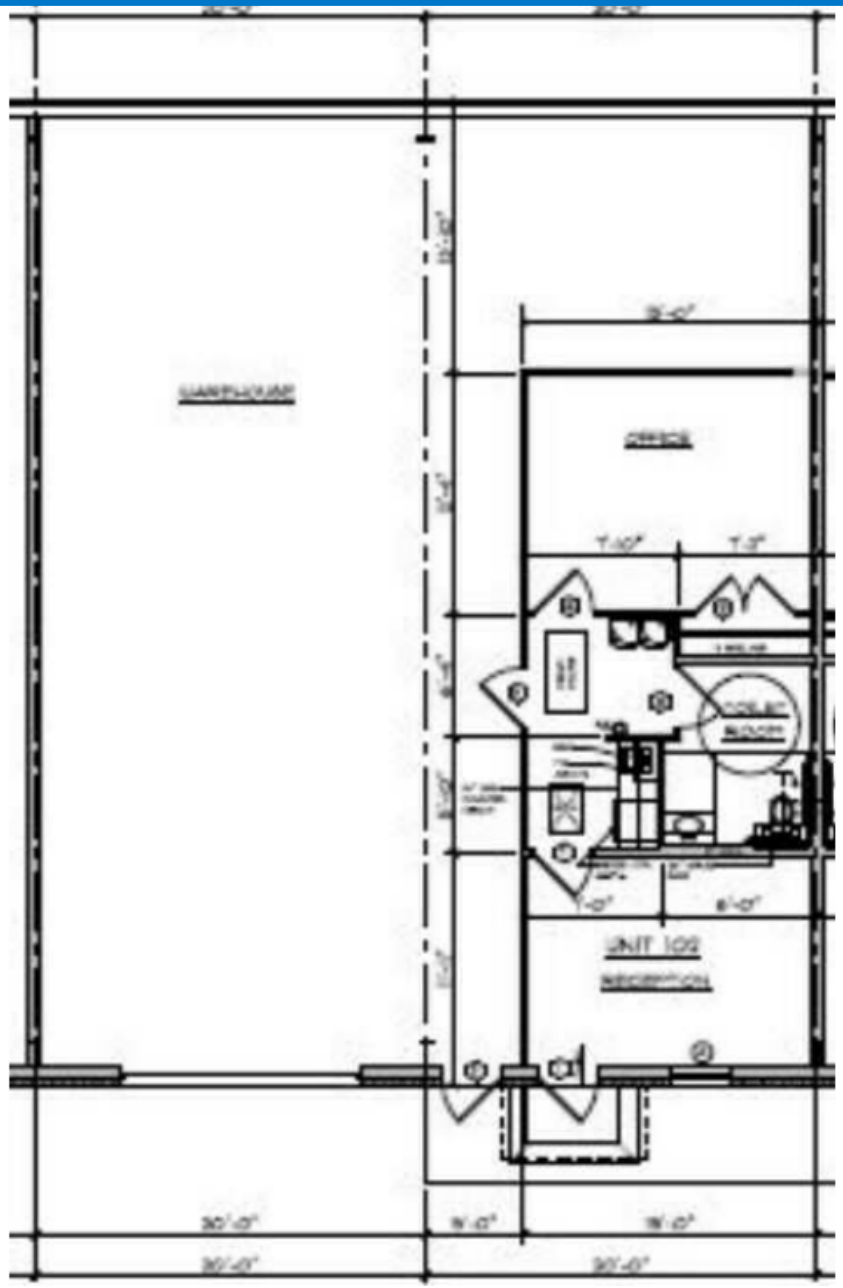
stirling

STEVE LEGENDRE, CCIM
Office: 225-329-0295
Direct: 225-907-3783
slegendre@stirlingprop.com

JOHN DEARMOND
Office: 225-329-0283
Direct: 225-202-4649
jdearmond@stirlingprop.com

COMMERCIAL WAREHOUSE
SUITE FOR LEASE

310 W. Eastbank Extension, Gonzales, LA



Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 12/25

Member of RETAIL BROKERS NETWORK