

# FOR SALE

## \$825,000

2940 S. RUBY  
5,000 INDUSTRIAL OFFICE WAREHOUSE  
1000 s/f OFFICE/ 4,000 s/f WHSE  
LOT 29 GONZALES INDUSTRIPLEX  
100'X227' LOT 3 PHASE POWER

Location: OFF HWY. 30 GONZALES, LA. 70737

[GRBCommercial.com](http://GRBCommercial.com)

GARY BINNS (225)268-8639

BRANDON BELL (225)910-3696

BECKY BROWN (225)806-2434



GRB Real Estate | 38058 Hwy 621, Suite F | Gonzales, LA 70737 | 225.677.6767

Licensed in the State of Louisiana

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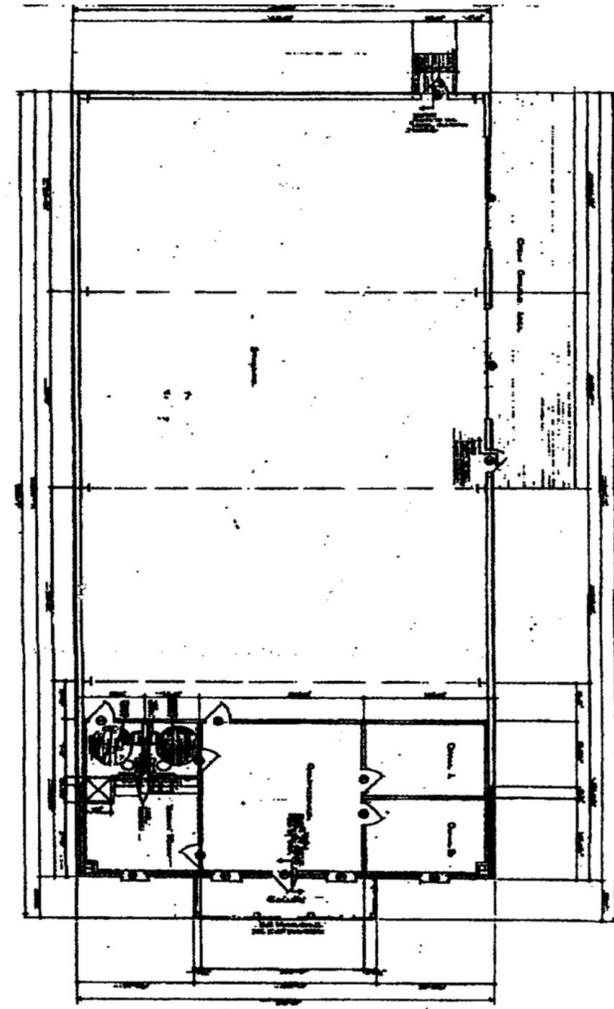
3 PHASE POWER  
FENCED YARD

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CURRENT TENANT IS ON A MONTH TO MONTH LEASE

CURRENT RENT IS \$4,501 mo. INCLUDING TENANT PORTION  
OF TAXES AND INSURANCE

CURRENT TAXES \$4,941 ANNUAL

CURRENT INSURANCE \$6,000 ANNUAL

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