

## For Lease

### Property Description

A newly constructed, Multi-Tenant office warehouse space is available for lease in Gonzales. The 2,000 SF office warehouse consists of 1,600 SF of warehouse and 400 SF of office space. Additionally, the 1600 SF warehouse can be leased separately without the office space, but only for storage space. The subject property has excellent location near the intersection of Hwy 30 and Hwy 44 in Gonzales, LA and just minutes from Interstate 10. Ascension Parish is a suburb of Baton Rouge and home to amazing petrochemical and industrial growth.

### Property Highlights

- Excellent location near the intersection of Hwy 30 and Hwy 44
- Home to petrochemical and industrial growth
- Overhead Door 14'
- Eave Height 20'

### Available SF

- 1,600 - 2,000 SF

### Ceiling Height

- 20.0 FT

### Lease Rate

- \$9.00 SF/Yr

### Traffic Counts (ADT 2018)

- W. Orice Roth Road: 6,495
- S. Burnside Avenue: 10,500
- I-10: 52,704

### Building Size

- 12,000 SF

### 2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	5,459	19,970	54,772
Avg. HH Income	\$74,174	\$70,586	\$78,654



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