



PROPERTY DESCRIPTION

Well-maintained office warehouse available for lease in the heart of the Gonzales/Prairieville corridor, offering 5,249 SF of functional space configured for both office and warehouse operations. The building features 1,511 SF of professional office space including three private offices, a reception/lobby area, a conference room, and a kitchenette. The remaining 3,738 SF of warehouse space is served by a 6' bollard roll-up door, providing practical drive-in access for a variety of industrial and distribution users.

Situated on 0.59 acres, the property is fully fenced and features a laydown yard at the rear; an ideal setup for contractors, service companies, and industrial users requiring secure outdoor storage or equipment staging.

The property sits just off South Burnside Ave. and is near U.S. Highway 61 (Airline Highway) with Interstate 10 access approximately 3 miles to the north, putting tenants within minutes of the region's primary east-west freight artery. The location provides convenient connectivity to the Greater Baton Rouge market to the northwest and the New Orleans metro to the southeast; an ideal positioning for contractors, distributors, service companies, and light industrial users looking to establish or expand their footprint in one of Louisiana's fastest-growing parishes.

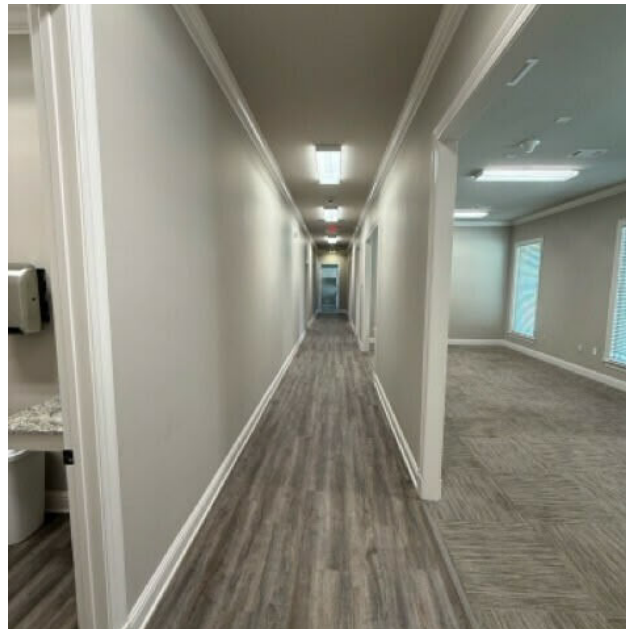
PROPERTY HIGHLIGHTS

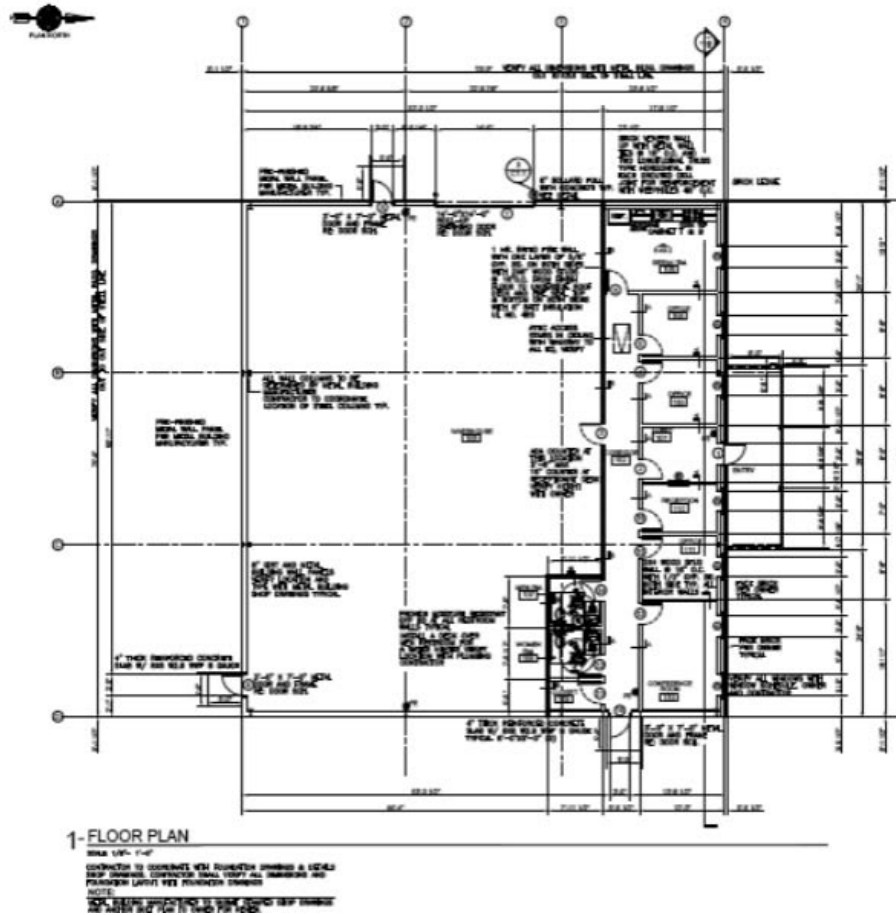
- Functional Office Warehouse space with efficient layout suited for a variety of uses
- Fully fenced lay-down yard for additional storage
- Access to both U.S. 61 and I-10 provides connectivity to Baton Rouge, New Orleans, and the Gulf Coast

OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
Number of Units:	1
Available SF:	5,249 SF
Lot Size:	0.59 Acres
Building Size:	5,249 SF

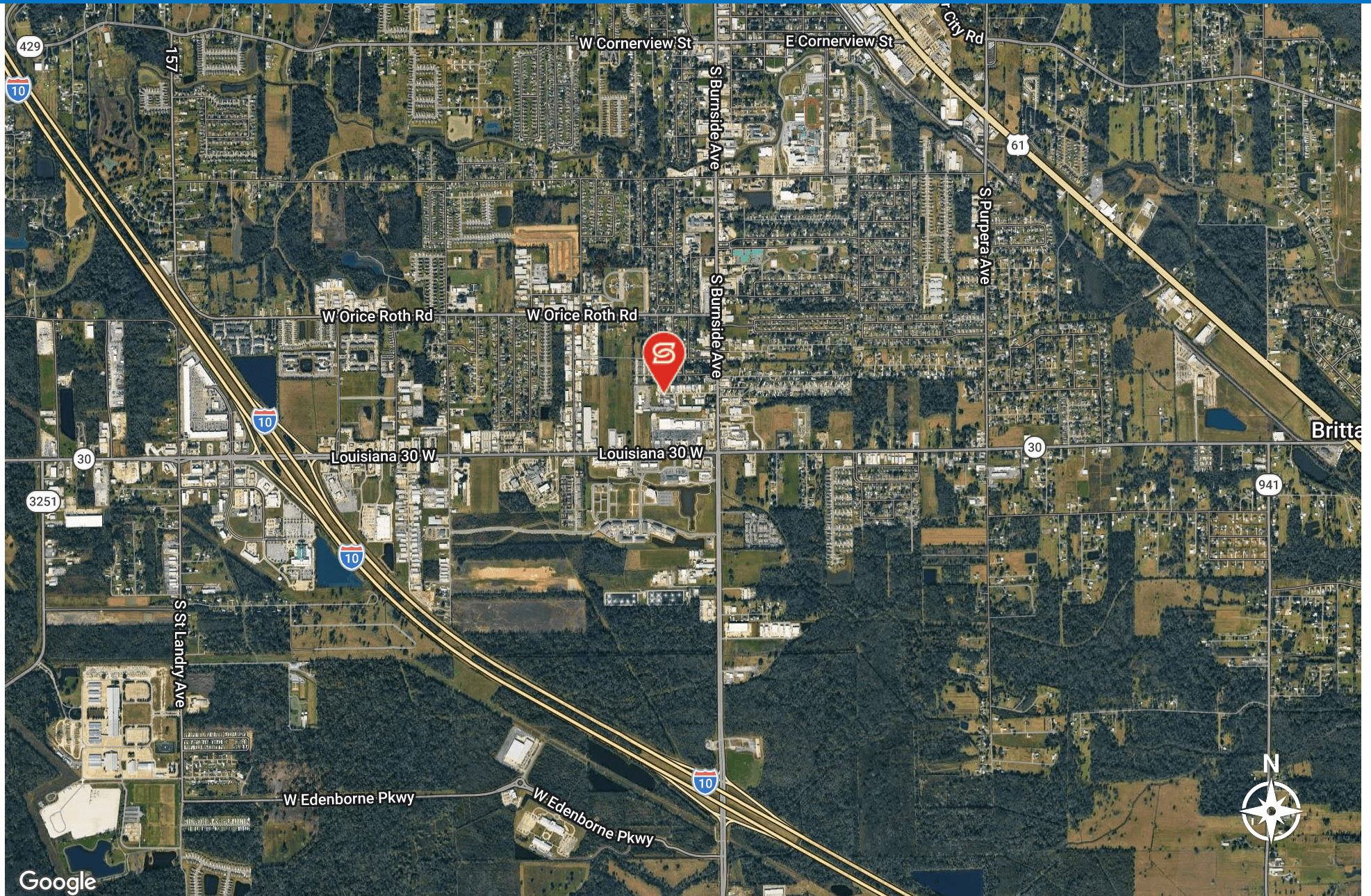


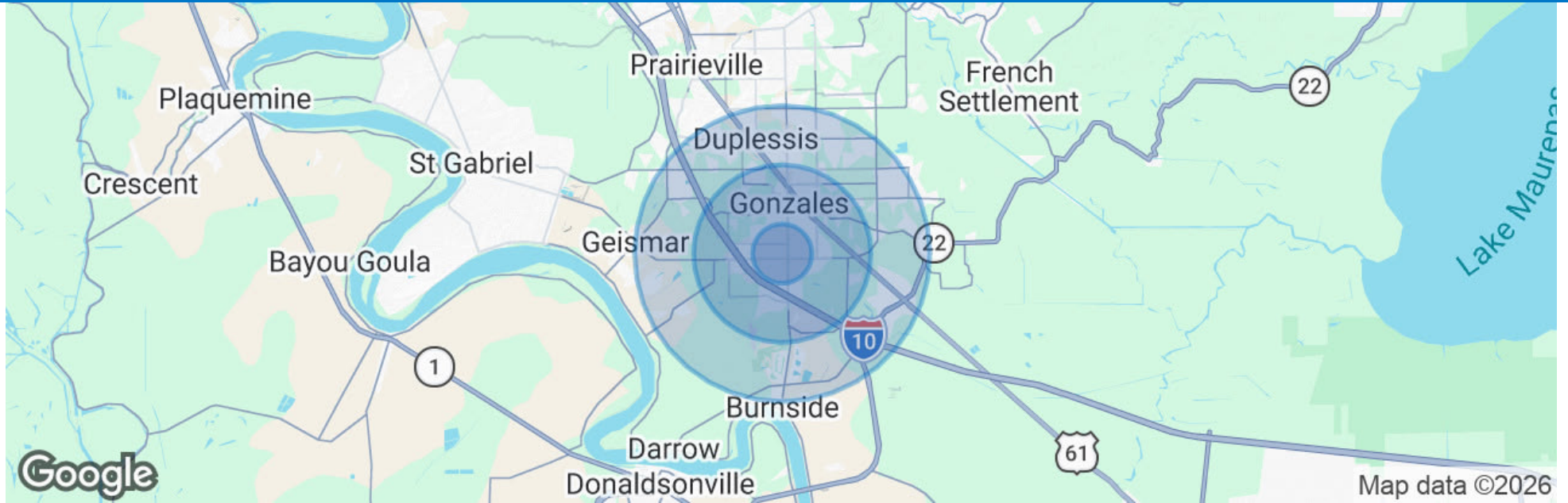




LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	5,249 SF	Lease Rate:	\$13.50 SF/yr





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,795	22,162	53,557
Average Age	37.4	40.1	38.6
Average Age (Male)	30.9	38.7	37.7
Average Age (Female)	41.6	42.3	39.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,868	8,861	20,769
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$77,677	\$88,257	\$100,892
Average House Value	\$177,585	\$229,454	\$258,405

2023 American Community Survey (ACS)