



## EFFICIENT OFFICE WAREHOUSE NEAR HERITAGE CROSSING

324 W EASTBANK ST GONZALES, LA 70737



OFFERED: FOR SALE

**SALE PRICE: \$325,000 LEASE RATE: \$11.00/SF/YR**  
**±2,500 SF | ±0.18 ACRE LOT | LEASE TYPE: MODIFIED GROSS**

### CONTACT:

GEORGE BONVILLAIN, JR, JD  
504.270.1354

800.895.9329 | <https://elifinrealty.com> | October 2023

640 Main St, Suite A, Baton Rouge, LA 70801

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# OFFERING SUMMARY



## PROPERTY SUMMARY

- This well-maintained office warehouse, featuring an efficient floorplan and  $\pm 2,500$  SF of space, is excellently located in a fast-growing area of Gonzales near the new Heritage Crossing Development.
- The building is approximately 50% office and 50% warehouse space. It features 2 large roll-up doors, an overhang on the side for parking/loading, and a semi-covered yard area in the rear.
- Office space consists of multiple offices, reception office w/ window, kitchenette, and restrooms.
- The entry also includes convenient parking opportunities.
- It is just 1.8 miles from I-10 and 2.3 miles from Airline Hwy.
- Seller/Landlord will build out additional second floor office space if desired to result in  $\pm 2,500$  SF of warehouse.

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# OFFICE PHOTOS

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# WAREHOUSE PHOTOS

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# ADDITIONAL PHOTOS



## CONTACT:

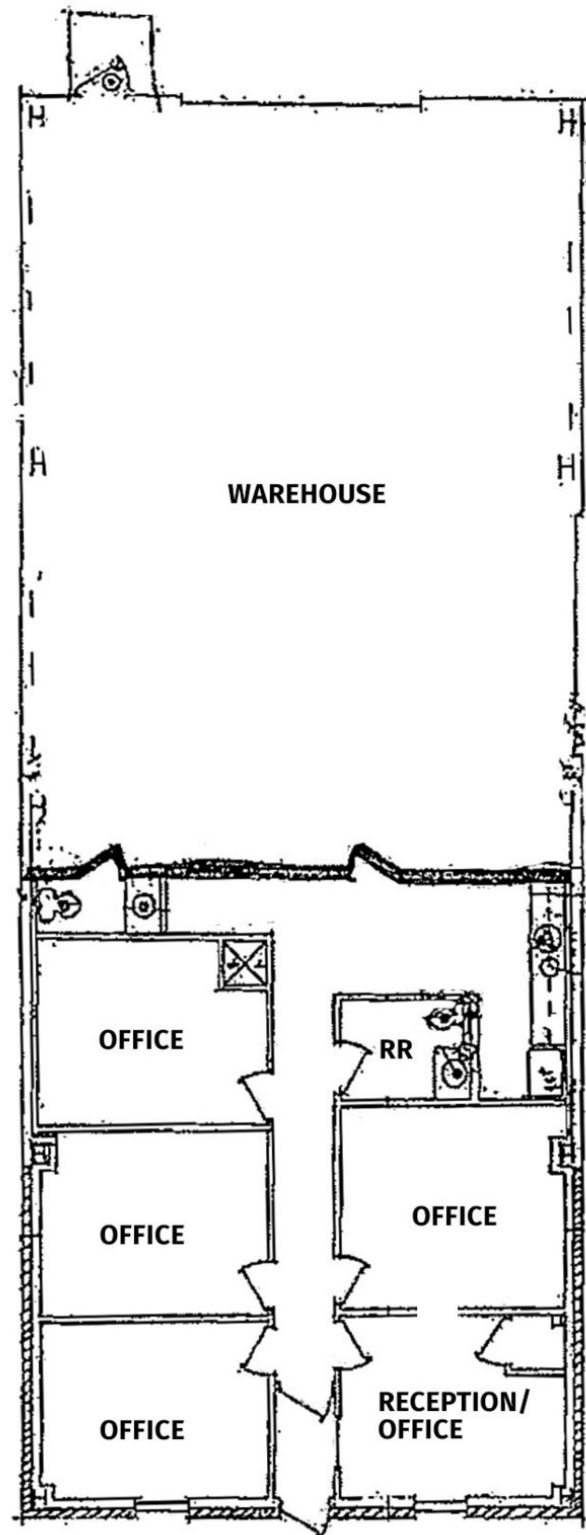
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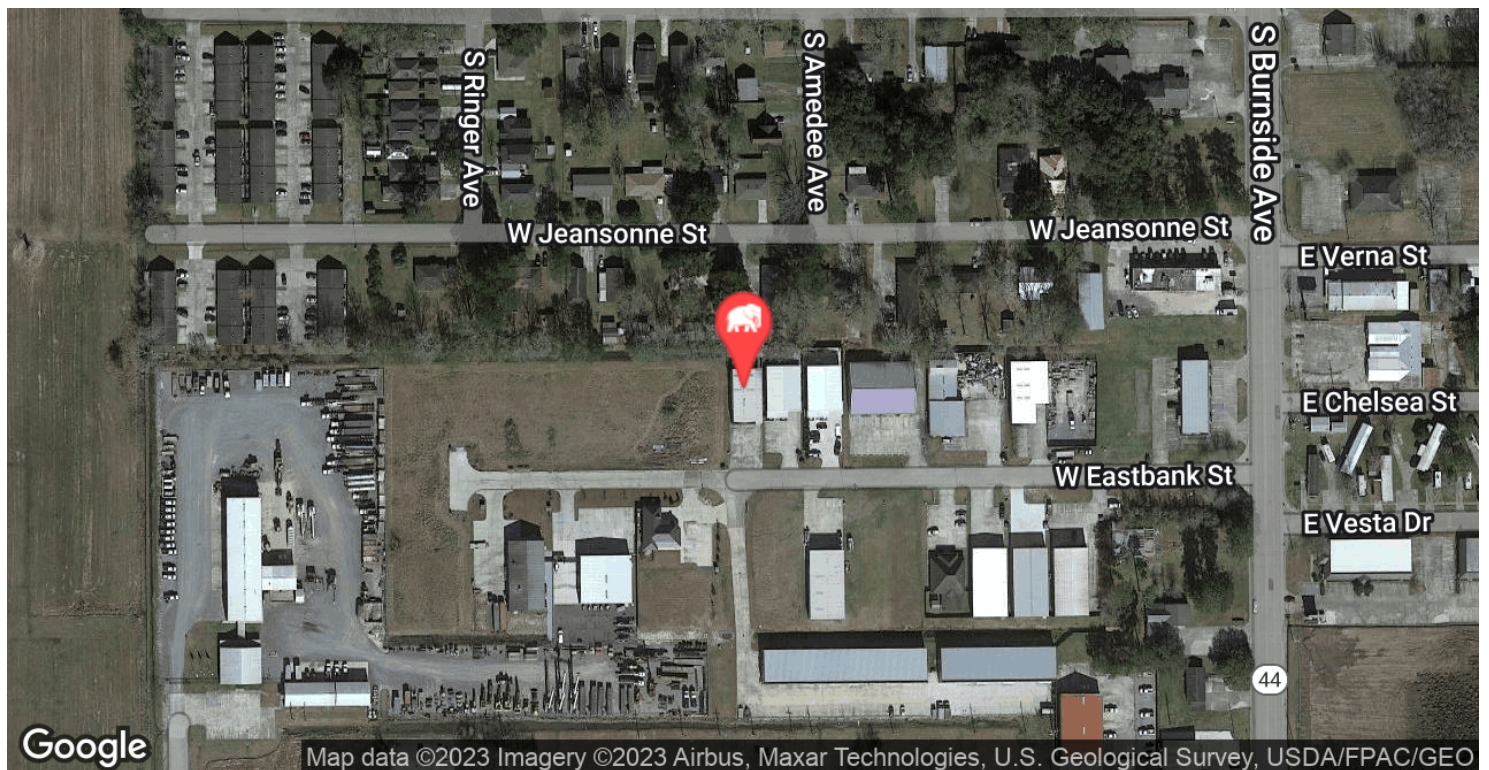
# FLOORPLAN

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# LOCATION MAPS



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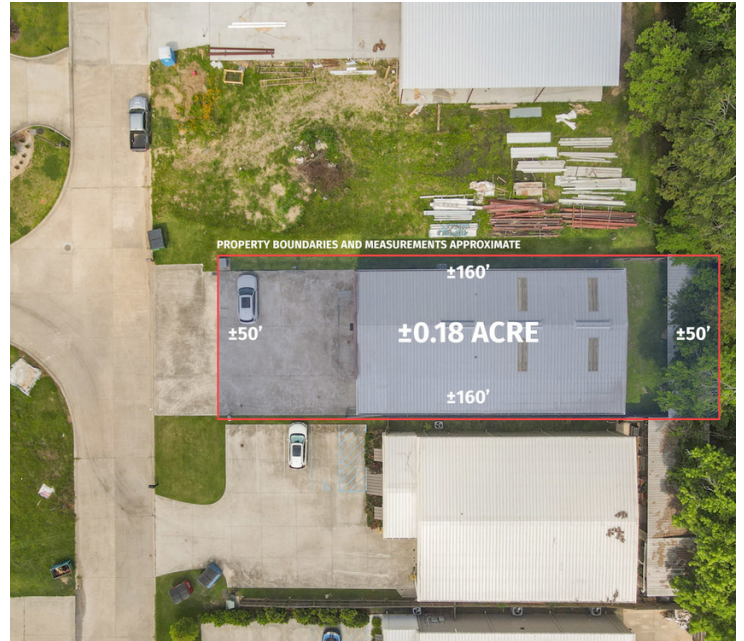
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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	324 W Eastbank St
City, State, Zip	Gonzales, LA 70737
County	Ascension
Side Of The Street	North
Street Parking	No
Signal Intersection	No
Road Type	Paved
Nearest Highway	E Hwy 30

## PROPERTY INFORMATION

Property Type	Industrial / Office
Property Subtype	Warehouse/Distribution
Zoning	C2
Lot Size	±0.18 Acres
APN #	20011671
Lot Frontage	50 ft
Lot Depth	160 ft
Building Size	±2,500 SF
Grade Level Doors	2

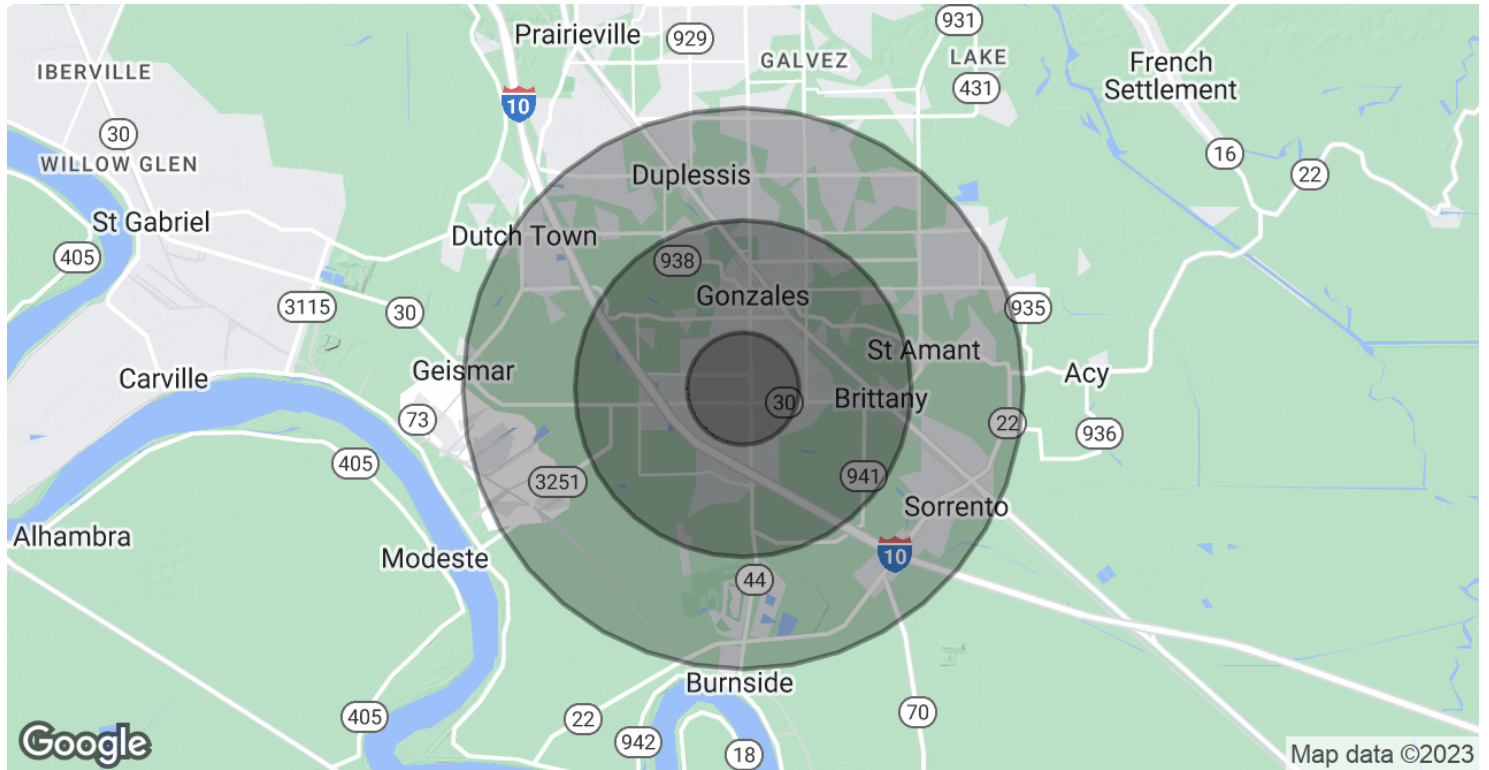
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,098	15,471	37,235
Average Age	30.6	33.0	34.0
Average Age (Male)	28.7	31.3	32.3
Average Age (Female)	36.5	36.5	36.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,109	5,623	13,337
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$62,940	\$62,884	\$69,684
Average House Value	\$153,371	\$152,018	\$158,674

\* Demographic data derived from 2020 ACS - US Census

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# ZONING MAP



## C-2 - COMMERCIAL

Source: The municipality in which the property is located

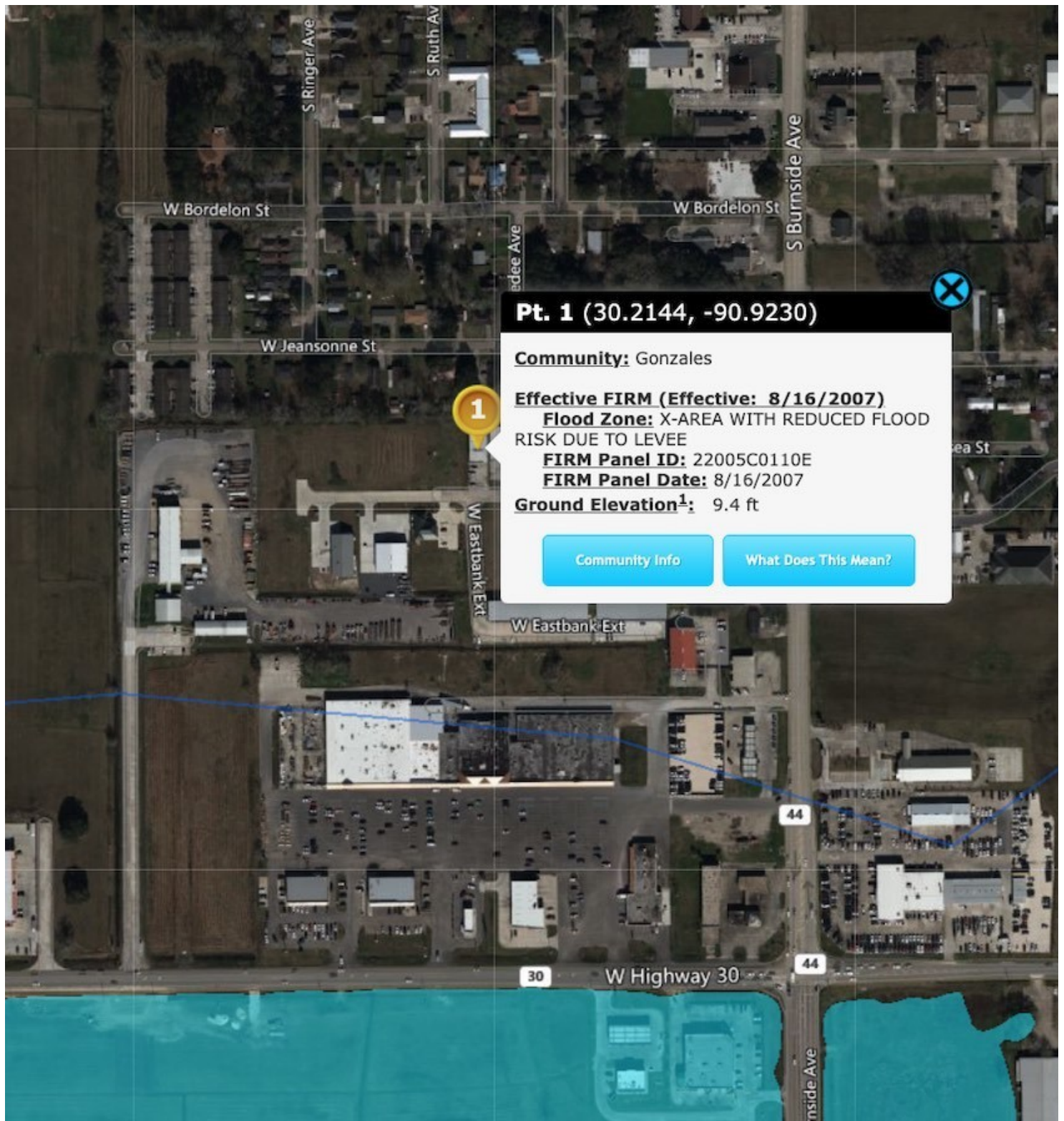
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# FLOOD ZONE MAP



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