



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# 100% CLIMATE CONTROLLED OFFICE/WAREHOUSE

3001 SOUTH DARLA AVENUE, GONZALES, LA 70737

FOR SUB-LEASE

**+/- 9,825 SF**



## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$13,000.00 per month (NNN)</b>
<b>Building Size:</b>	<b>9,825 SF</b>

## PROPERTY HIGHLIGHTS

- Approx. 9,825 SF 100% Climate-Controlled Office / Warehouse available for Sub-Lease in Gonzales, LA.
- Excellent Location off Hwy. 30 near I-10
- Excellent Condition
- Approximately 2,000 SF Office Space
- Completely Furnished
- Video Security System/Alarm
- Outside Concrete Storage Yards - Both Sides
- Airlines and Waterlines throughout Shop
- Heavy Electrical
- 2 Grade-Level Roll-up Doors
- 20' Clear Height



**MATTHEW SHIRLEY** **EDWARD L. ROTENBERG, SIOR**  
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**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
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225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



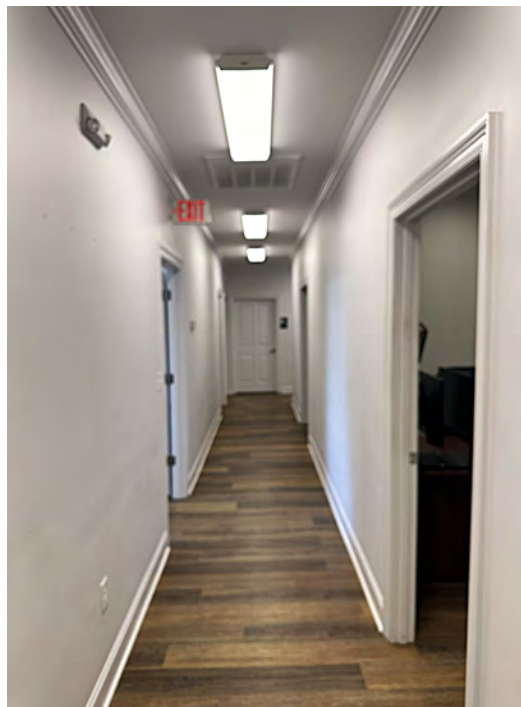
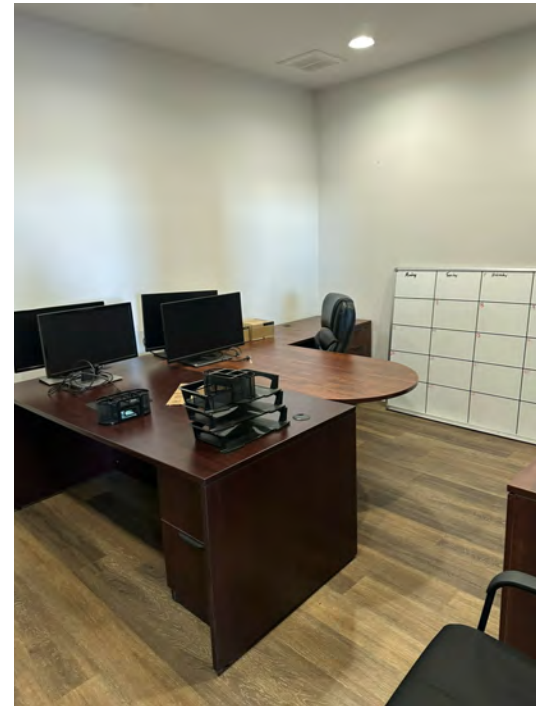
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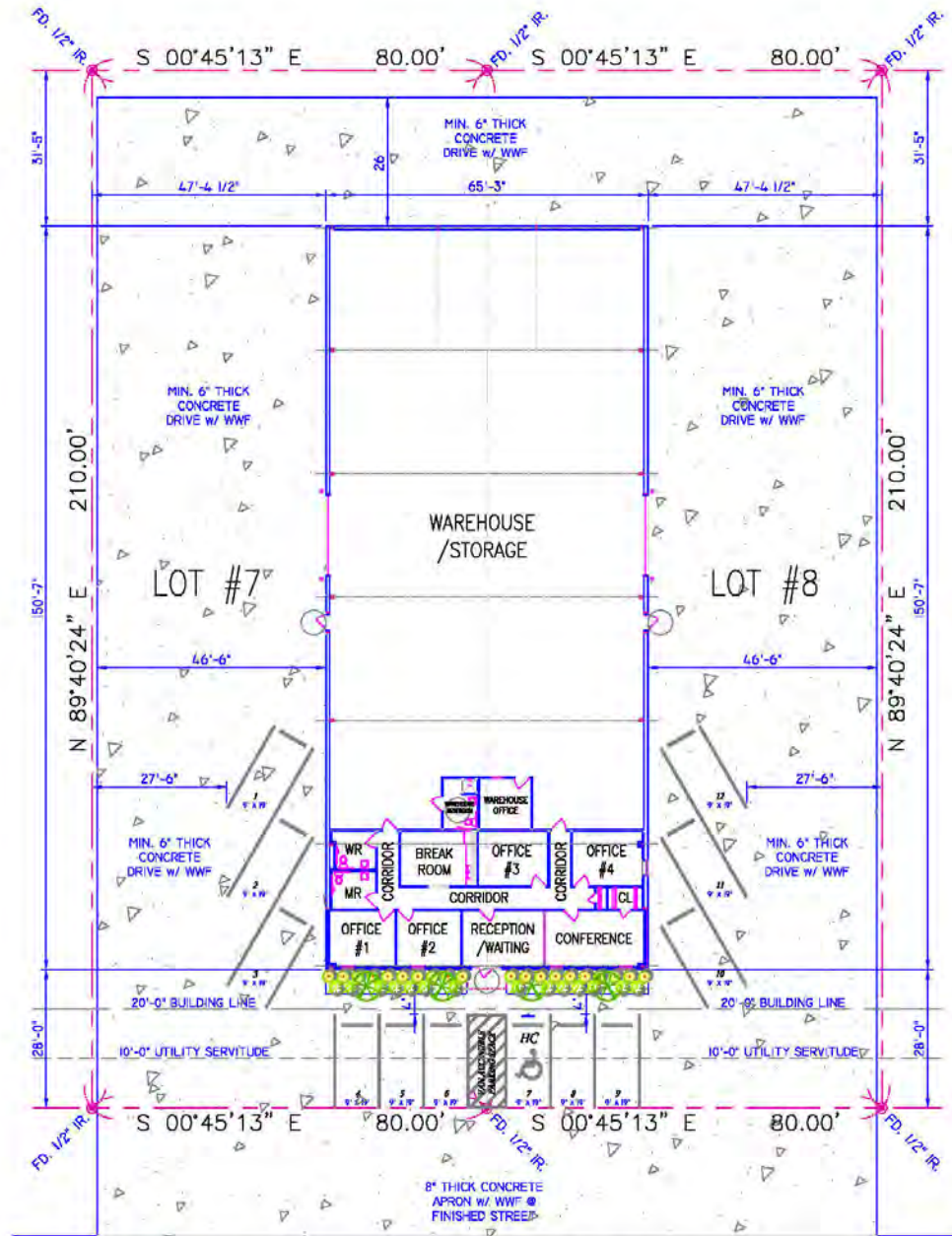
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FLOOR PLAN



SOUTH DARLA AVENUE (60' R/W)  
**SITE/PARKING PLAN**

SCALE: 30'-0" = 1'-0"

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