

6,000 SF Office/Warehouse at I-10 & Highway 30

2717 S Ruby Ave, Gonzales, LA 70737



Listing ID: 30864934
 Status: Active
 Property Type: Industrial For Lease
 (also listed as Office)
 Industrial Type: Flex Space, Free-Standing
 Contiguous Space: 6,000 SF
 Total Available: 6,000 SF
 Lease Rate: \$12.50 PSF (Annual)
 Base Monthly Rent: \$6,250
 Lease Type: NNN
 Drive-In Bays: 2 Bays



Overview/Comments

Ruby Avenue is located off Highway 30 near I-10. The 6,000 SF building is comprised of 3,334 SF Office / 2,366 SF Warehouse. The office area includes a reception area, 7 offices, conference room, kitchen, two restrooms, and two storage closets. The warehouse includes a manager's office, two grade level overhead doors, and upgraded electrical service. Two electrical panels - 220V and 240V.

16' Eave Height

Two 12' x 12' Overhead Doors - Grade Level

30' x 55' covered storage area.

More Information Online

<https://www.lacdb.com/listing/30864934>

QR Code

Scan this image with your mobile device:

General Information

Tax ID/APN:	2455012	Zoning:	I-1 (LIGHT INDUSTRIAL)
Industrial Type:	Flex Space, Free-Standing, Manufacturing, Mixed Use, Light Industrial, Office Showroom, Warehouse/Distribution, Other	Gross Building Area:	6,000 SF
		Land Area:	0.50 Acres

Available Space

Suite/Unit Number:	2717 Ruby Ave	Lease Rate:	\$12.50 PSF (Annual)
Space Available:	6,000 SF	Lease Type:	NNN
Minimum Divisible:	6,000 SF	Kitchen/Breakroom:	Yes
Maximum Contiguous:	6,000 SF	Parking Spaces:	0
Space Type:	Relet	Drive In Bays:	2
Date Available:	02/01/2024	Eave Height:	16

Building Related

Tenancy:	Single Tenant	Passenger Elevators:	0
Property Condition:	Good	Freight Elevators:	0
Parking Type:	Surface	Amps:	100
Total Parking Spaces:	8	Volts:	240

Land Related

Lot Frontage:	100
Lot Depth:	225

Location

Address:	2717 S Ruby Ave, Gonzales, LA 70737	MSA:	Baton Rouge
County:	Ascension	Submarket:	92



Property Images



Building Front



Back storage area



Aerial



Outdoor covered area



Rear storage area



Conference Room



Entry



Kitchenette



Reception



Break Room / Storage



Office



Employee lockers



Office



Warehouse - Front Overhead Door



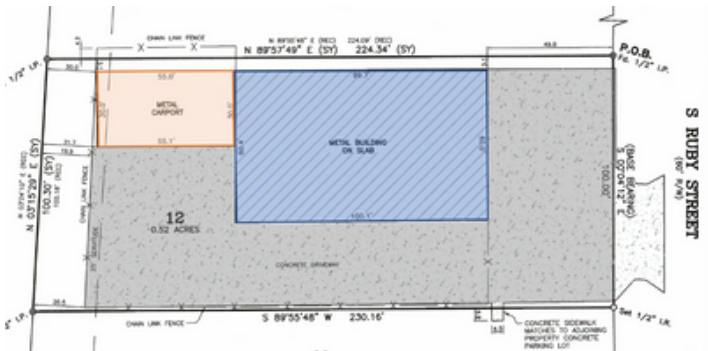
Warehouse - Rear Overhead Door



ORIGINAL PLAN-1



REVISED PLAN-1



Survey



Picture2

Property Contacts



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