



INDUSTRIAL FLEX WAREHOUSE NEAR LA-44 & LA-30

211 W EASTBANK ST GONZALES, LA 70737



OFFERED: FOR LEASE

LEASE RATE: \$4,375/MONTH (\$10.50/SF/YR)

±5,000 SF | NNN LEASE TYPE

- Located near LA-44 and LA-30 intersection
- Positioned within a fast-developing industrial area
- Front-facing 14' roll-up door for efficient access
- Functional office-to-warehouse configuration for flex use

CONTACT:

CADE MCNABB ALEX RUCH
985.991.0580 225.485.0238

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801

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OFFERING SUMMARY



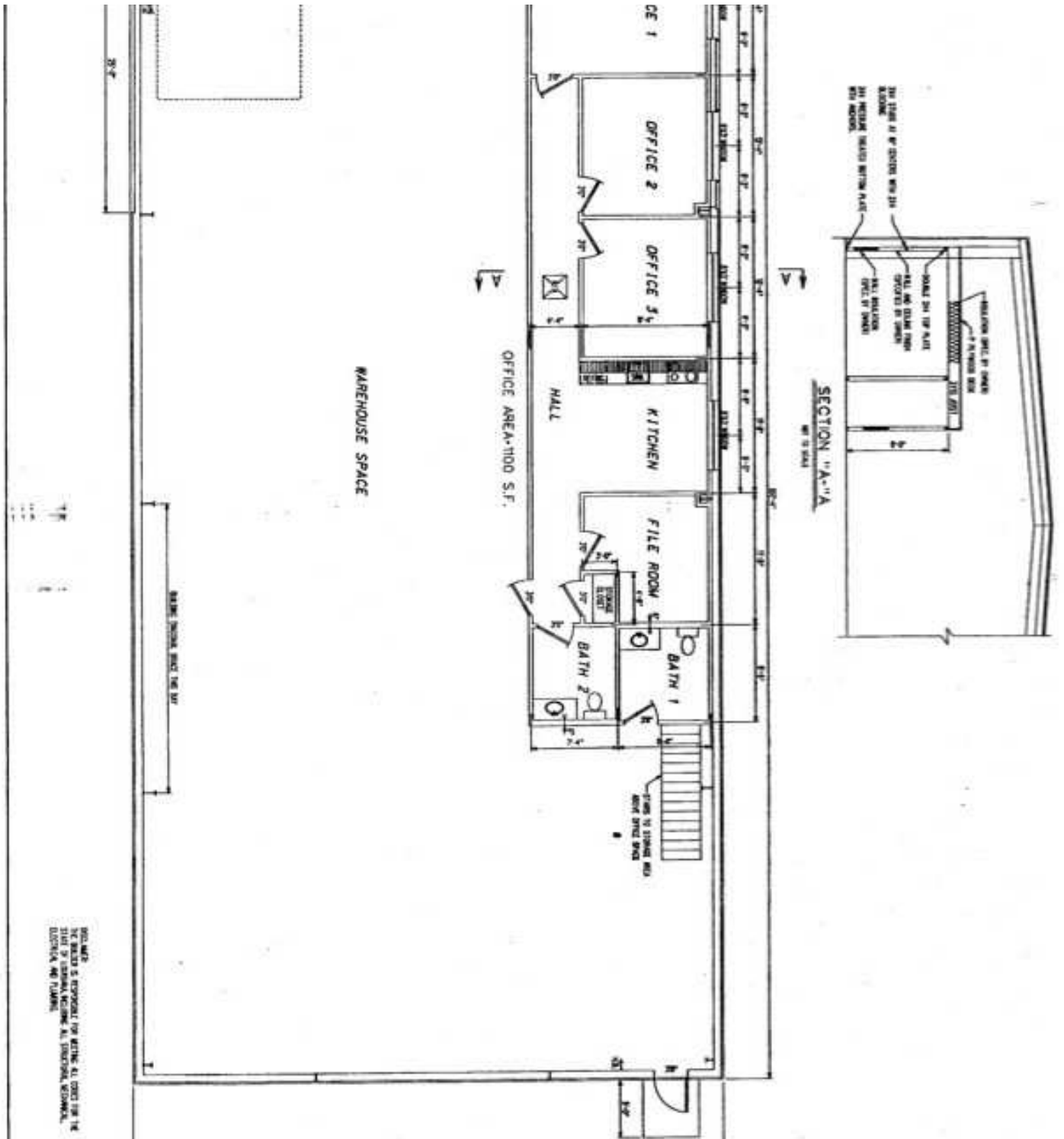
PROPERTY SUMMARY

- Now for lease, 211 West Eastbank St in Gonzales, LA is a functional industrial flex property located along Eastbank St near the LA-44 and LA-30 corridor.
- The ±5,000 SF building includes ±1,100 SF of office space and ±3,900 SF of warehouse space, and features a front-facing 14' roll-up door that supports efficient loading and access.
- Situated in a fast-developing area, the property provides an efficient, well-positioned option for users seeking functional space within an active growth corridor.
- NNN Lease type.

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FLOOR PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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INTERIOR PHOTOS - WAREHOUSE



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AERIAL PHOTOS



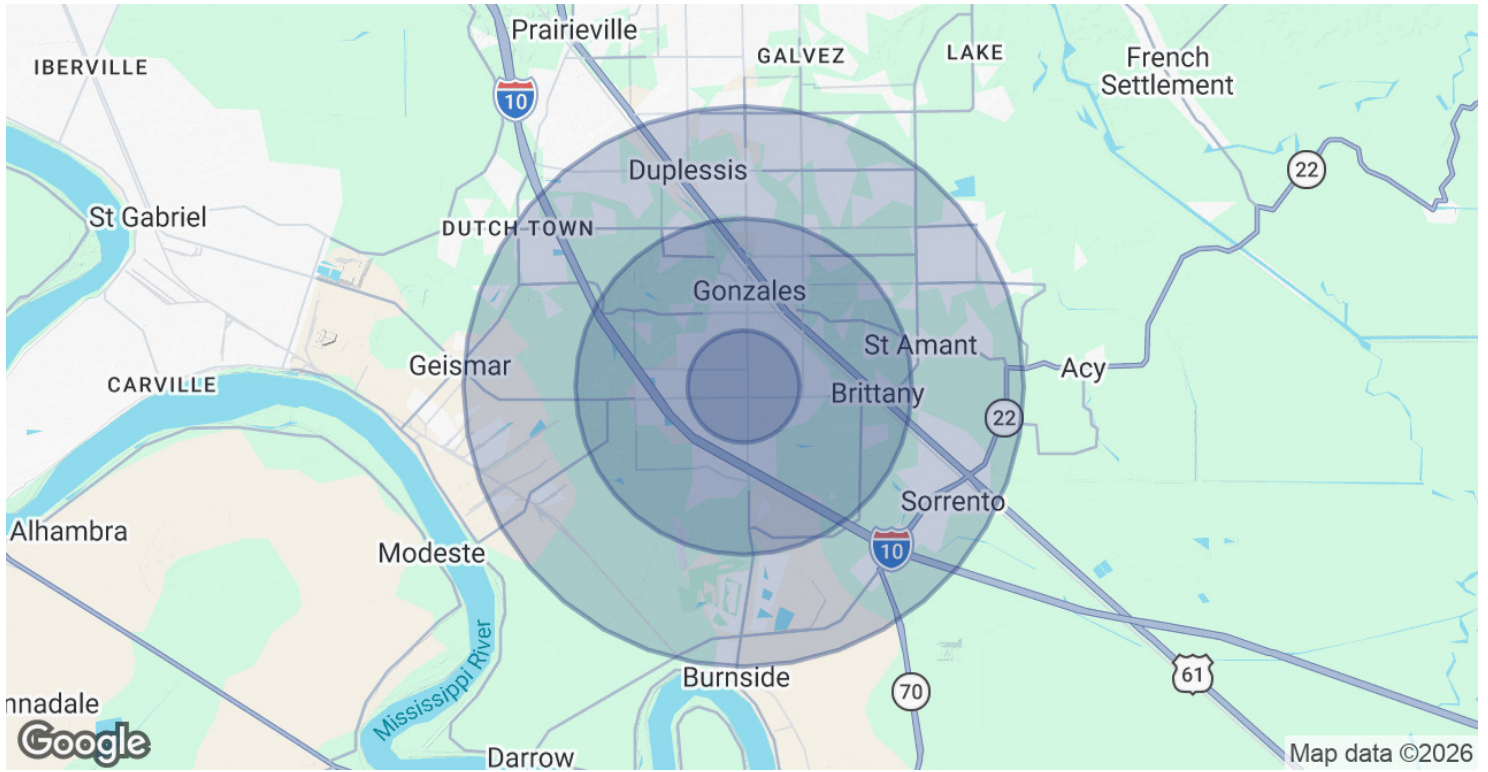
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,894	22,884	52,028
Average Age	39	39	38
Average Age (Male)	37	37	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,245	8,909	19,700
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$83,860	\$84,229	\$95,019
Average House Value	\$209,750	\$226,037	\$253,151

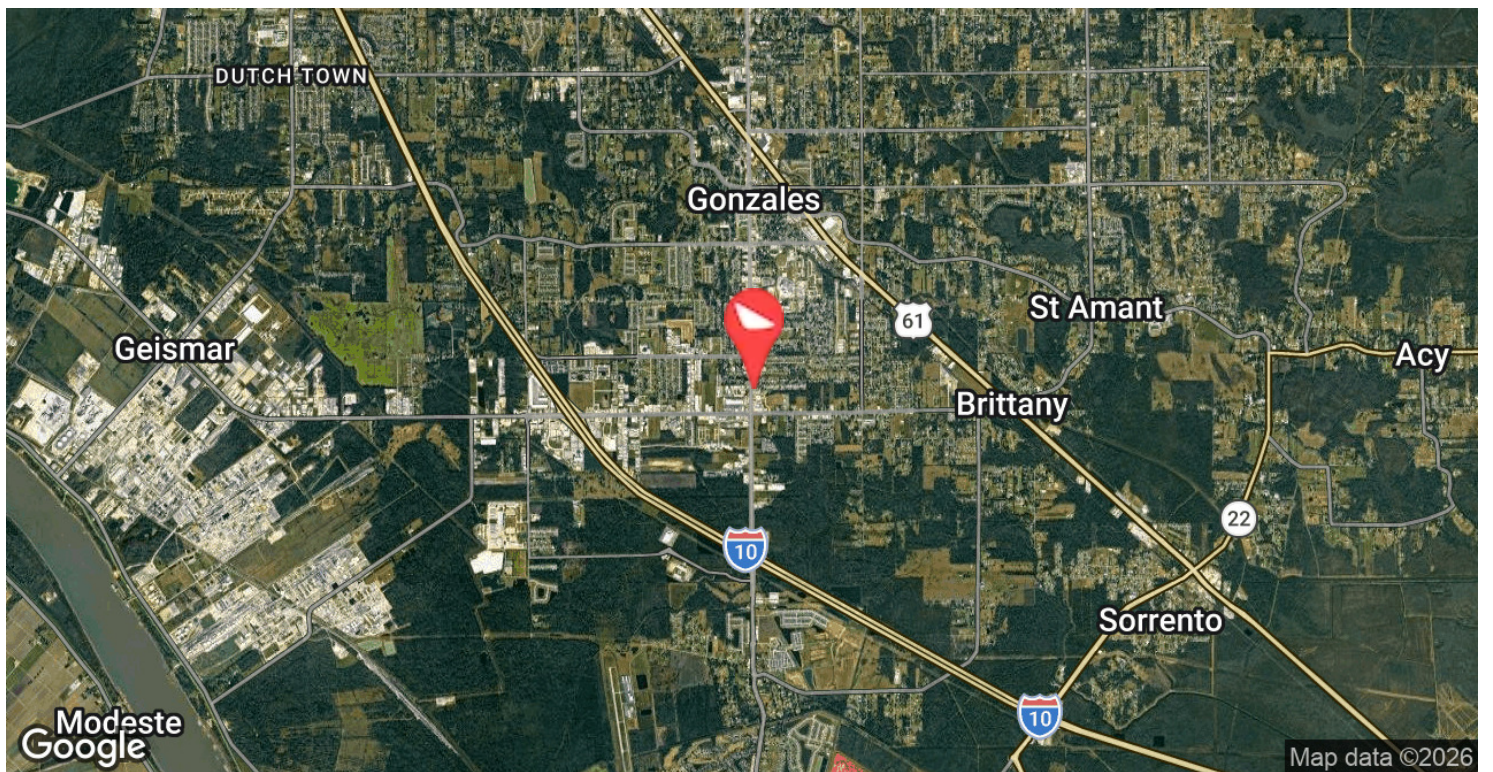
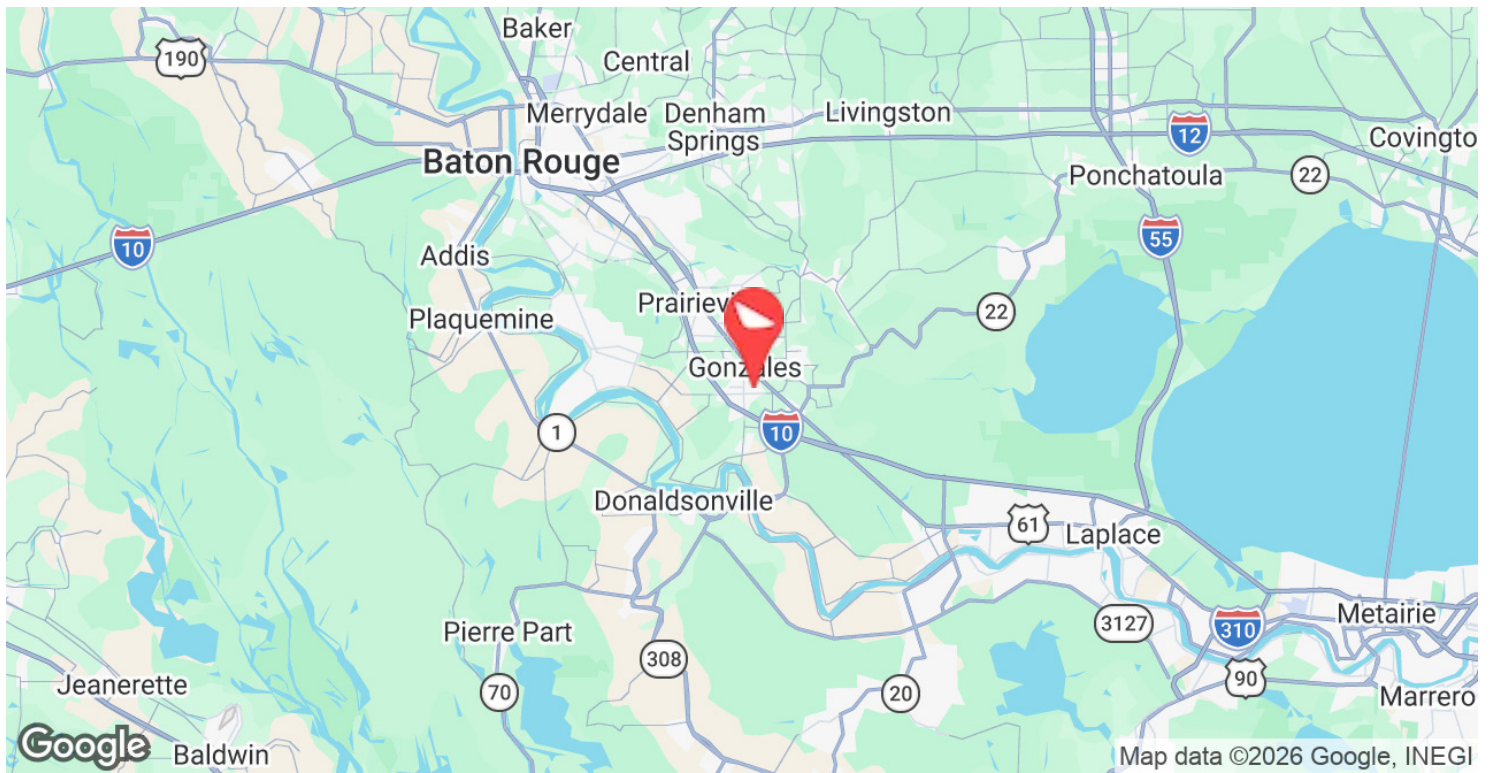
2020 American Community Survey (ACS)

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LOCATION MAP



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