

INDUSTRIAL PROPERTY FOR SALE  
DECEMBER 2025

# COMMERCIAL KITCHEN FOR SALE

3102 SOUTH RUBY AVENUE  
GONZALES, LA

**stirling**







### PROPERTY DESCRIPTION

This 6,329 SF office- warehouse property features a fully built-out commissary kitchen ideal for food preparation, catering, or bulk production operations. The facility is move-in ready and includes high-quality commercial kitchen infrastructure such as a hood vent system, large walk-in refrigerator and freezer, griddles, and extensive prep areas.

Situated on the Highway 30 corridor near I-10, the property offers excellent access to major transportation routes, providing seamless connectivity to the Baton Rouge and New Orleans markets. With equipment valued at approximately \$400,000, this facility represents a rare turnkey opportunity for an operator or investor seeking a well-equipped, strategically located food production hub.

### PROPERTY HIGHLIGHTS

- 6,329 SF office-warehouse with fully built-out commissary kitchen
- Equipment valued at \$400,000, including hood vent, walk-in cooler/freezer, and griddles
- Turnkey setup ideal for food prep, catering, or bulk production operations
- Prime location on the Hwy 30 corridor near I-10, offering easy access to Baton Rouge and New Orleans markets.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,150,000
<b>Lease Rate:</b>	\$8,000/ Mo
<b>Lot Size:</b>	0.5 Acres
<b>Building Size:</b>	6,329 SF





**JOHN DEARMOND**

Licensed in LA

225.202.4649

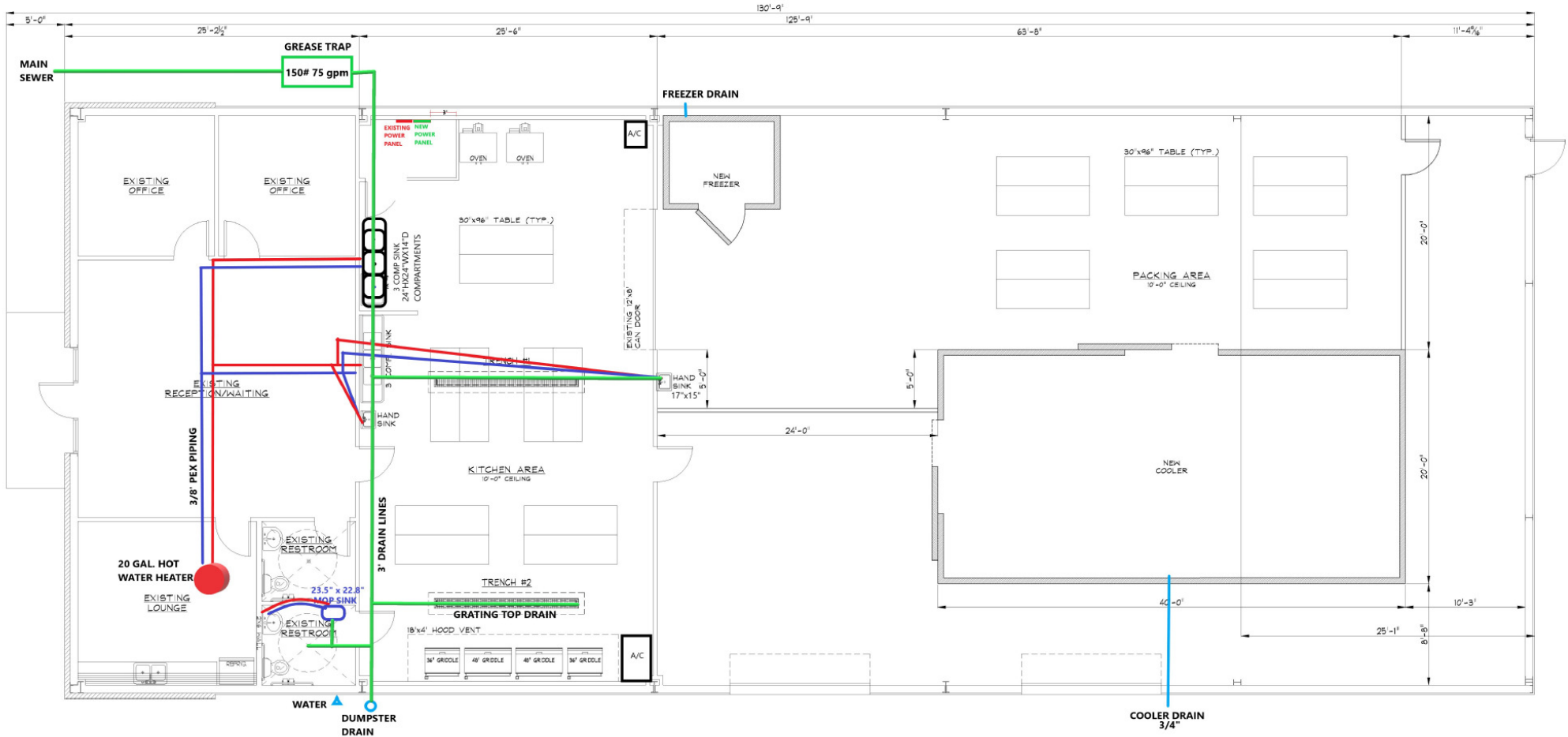
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### PLUMBING LAYOUT



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**GREEN HEART**

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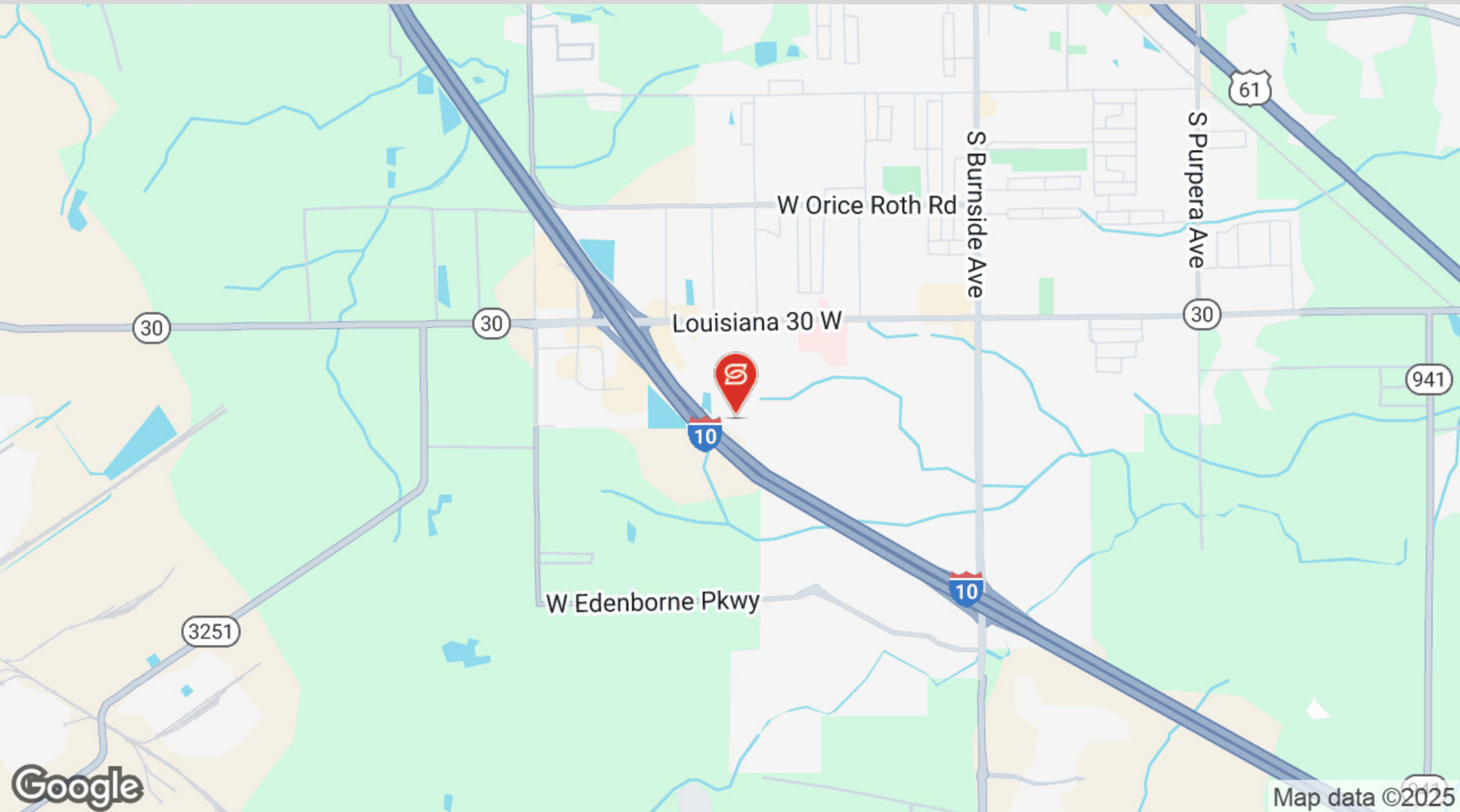
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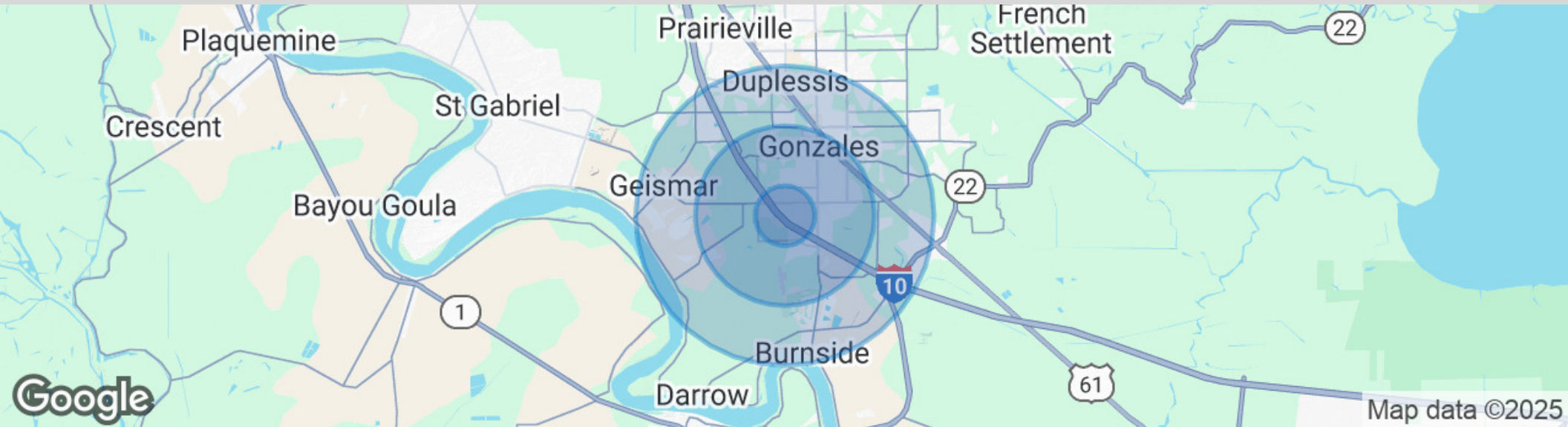
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,327	18,979	48,410
Average Age	37	38	38
Average Age (Male)	35	37	37
Average Age (Female)	38	40	39

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,095	7,328	18,153
# of Persons per HH	2.1	2.6	2.7
Average HH Income	\$74,095	\$84,780	\$98,754
Average House Value	\$200,450	\$230,509	\$260,134

Demographics data derived from AlphaMap

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