

INDUSTRIAL PROPERTY FOR SALE & LEASE

**1123 East Highway 30**

Gonzales, LA 70737

Presented By:

**Dex Shill**

Commercial Sales & Leasing

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## PROPERTY DESCRIPTION

This 6,752 SF office warehouse offers a functional layout ideal for a wide range of industrial users seeking efficient space in a strategic Gonzales location. The building features approximately four private offices, a reception area, and a kitchen/breakroom, providing an environment for administrative operations while maintaining a strong warehouse component.

The warehouse is designed for productivity with 16-foot eave heights, 18-foot clear ceiling height, and a 14' x 12' grade-level overhead door to support loading, equipment access, and daily operational flow. A dedicated warehouse restroom further enhances usability for staff and operations.

Situated on a site with dual access from E Hwy 30 and E Northwood Street, the property allows for convenient ingress and egress and overall accessibility.

## PROPERTY HIGHLIGHTS

- 6,752 SF office warehouse with a functional office-to-warehouse layout
- Four (4) private offices, reception area, and kitchen/breakroom
- (1) 14' x 12' grade-level overhead door
- Dual access from E Hwy 30 and E Northwood Street for efficient circulation
- Well-suited for industrial, service, fabrication, or contractor users
- Strategic location w/ convenient access to I-10 & regional petrochemical corridor

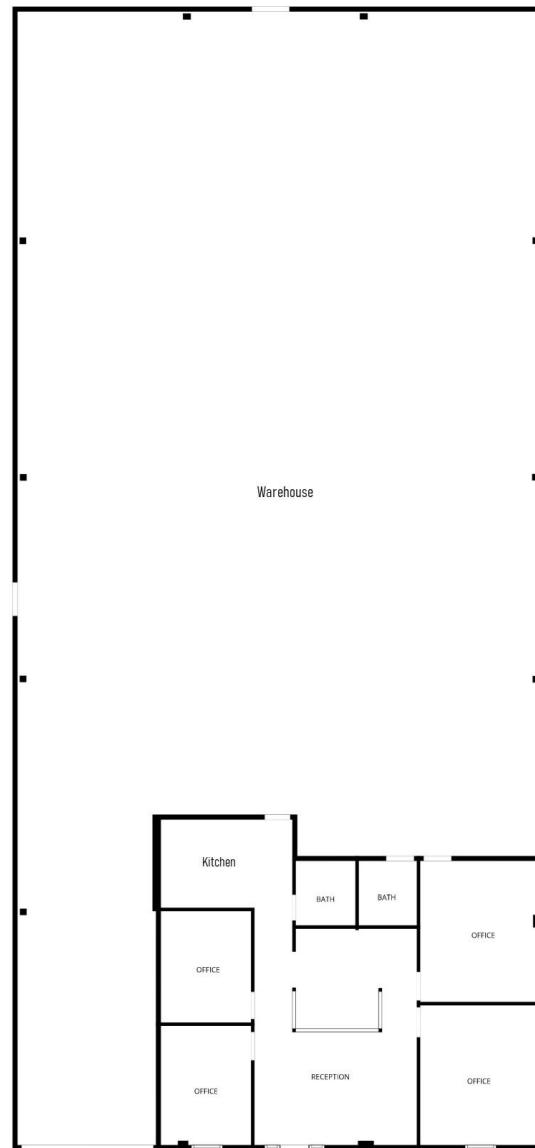
## OFFERING SUMMARY

Sale Price:	\$850,000
Lease Rate:	\$12.50 SF/yr (NNN)
Lot Size:	0.35 Acres
Building Size:	6,754 SF

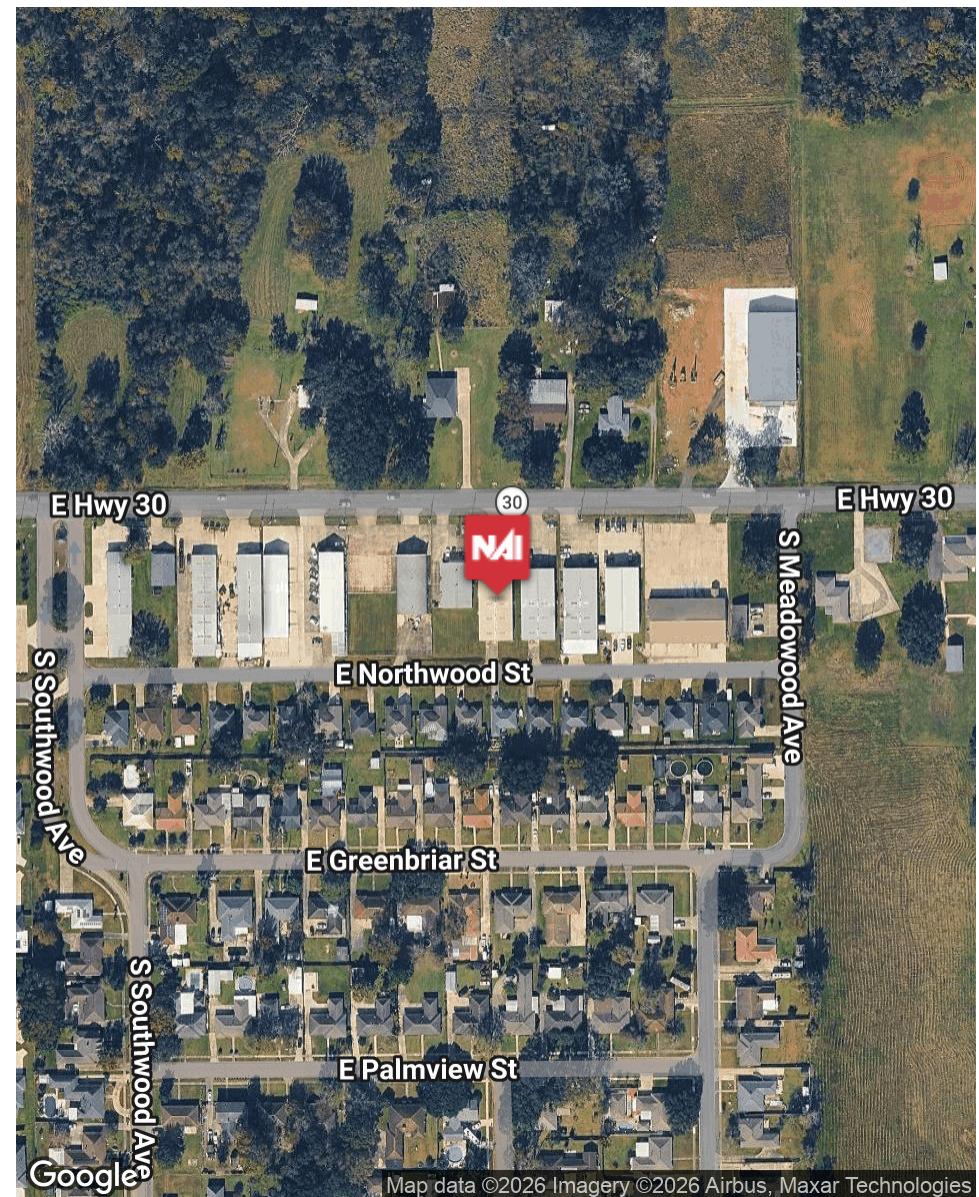
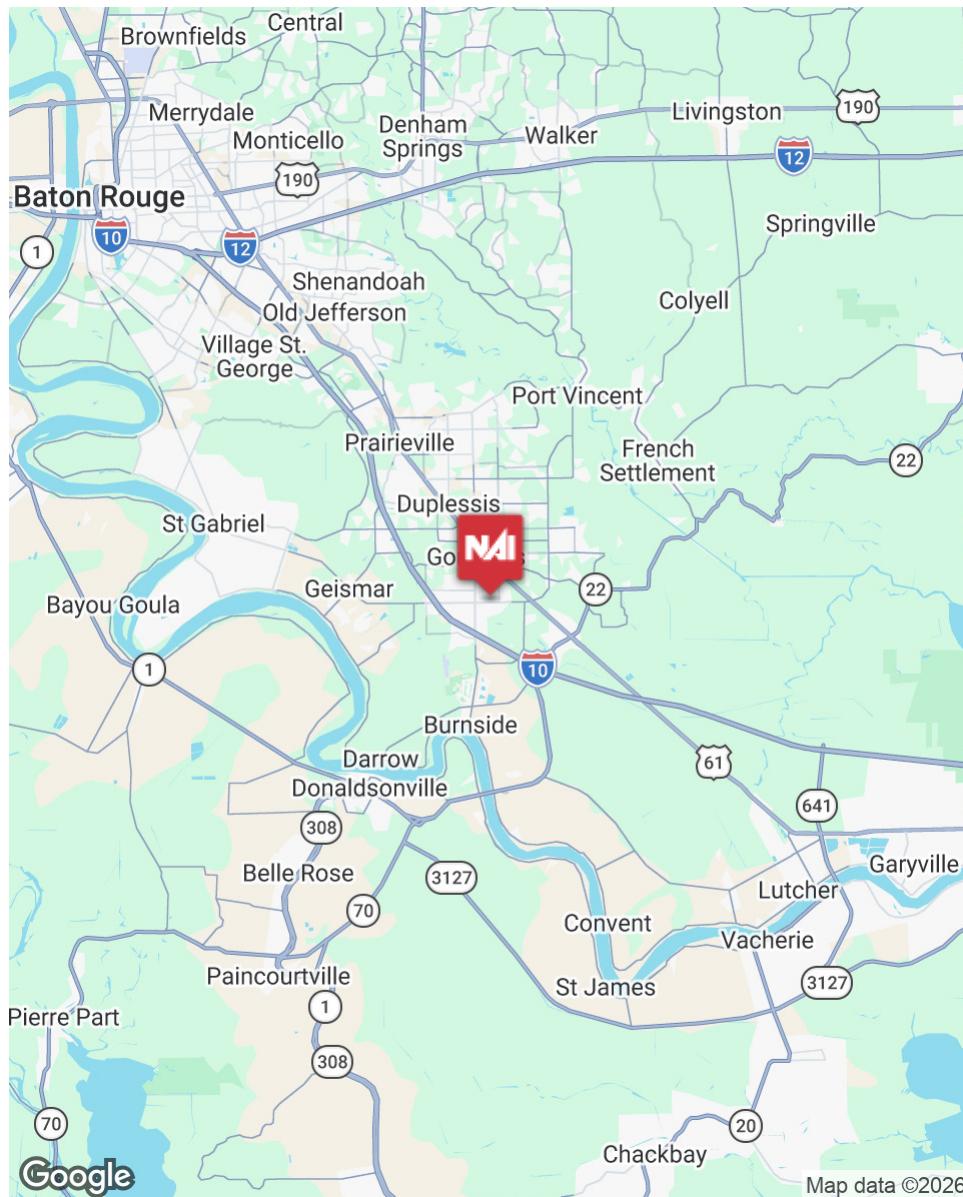
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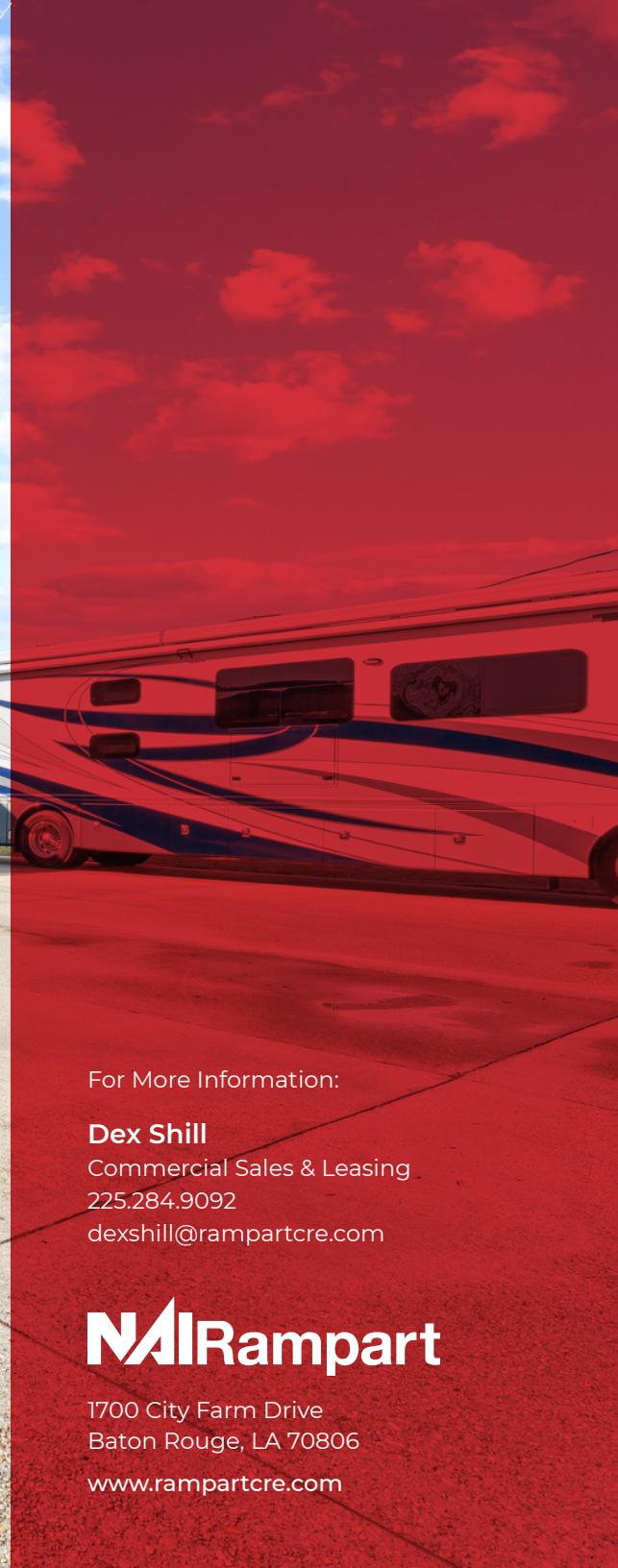
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For More Information:

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