



±10,000 SF Office/Warehouse with Yard Space

41107 Don Lou Dr, Gonzales, LA 70737

Sale Brochure

Cade McNabb
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Caden Leblanc
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Property Summary

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Sale Price	\$650,000
Building Size (SF)	±10,000 SF

- **Now for sale**, 41107 Don Lou Dr presents a ±10,000 SF office/warehouse facility with dedicated yard space, ideally suited for service or industrial operations in the Gonzales area.
- Situated on a ±1-acre lot, the property includes five offices, a reception area, kitchen, and a fully climate-controlled warehouse equipped with two ±12' x 14' roll up doors and ±16' eave heights.
- The property is located just minutes from Airline Hwy, providing efficient access for businesses servicing the greater Baton Rouge and Ascension Parish areas.
- This offering combines office functionality, warehouse utility, and outdoor storage capability within an established industrial corridor.
- Zoned MU2 – Mixed Use 2 Corridors.



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LOCATION INFORMATION

Street Address	41107 Don Lou Dr, Gonzales, LA 70737
County	Ascension Parish
Market	LA - Baton Rouge MSA
Side of Street	South
Road Type	Paved
Nearest Highway	Airline Hwy (US Hwy-61)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Office/ Warehouse
APN #	3638002, 4391212, 4391211
Building Size	±10,000 SF
Lot Frontage	±65 ft
Lot Depth	±137 ft
Parking Type	Surface
Free Standing	Yes
Free Standing	Yes
Number of Buildings	1
Corner Property	Yes

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Exterior Photos

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Interior Photos

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Aerial Photo

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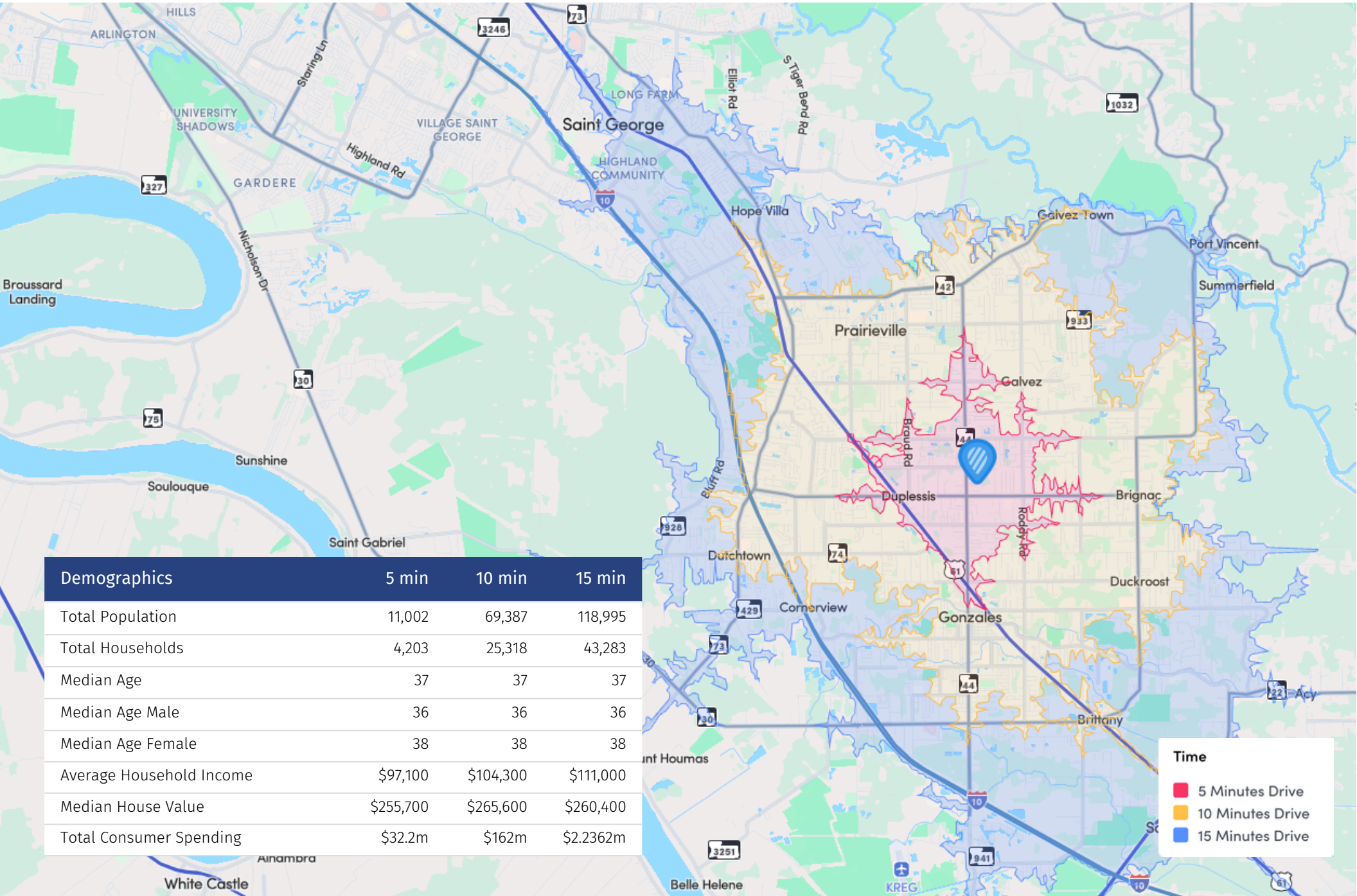
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Drive Time Demographics

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Time

- 5 Minutes Drive
- 10 Minutes Drive
- 15 Minutes Drive

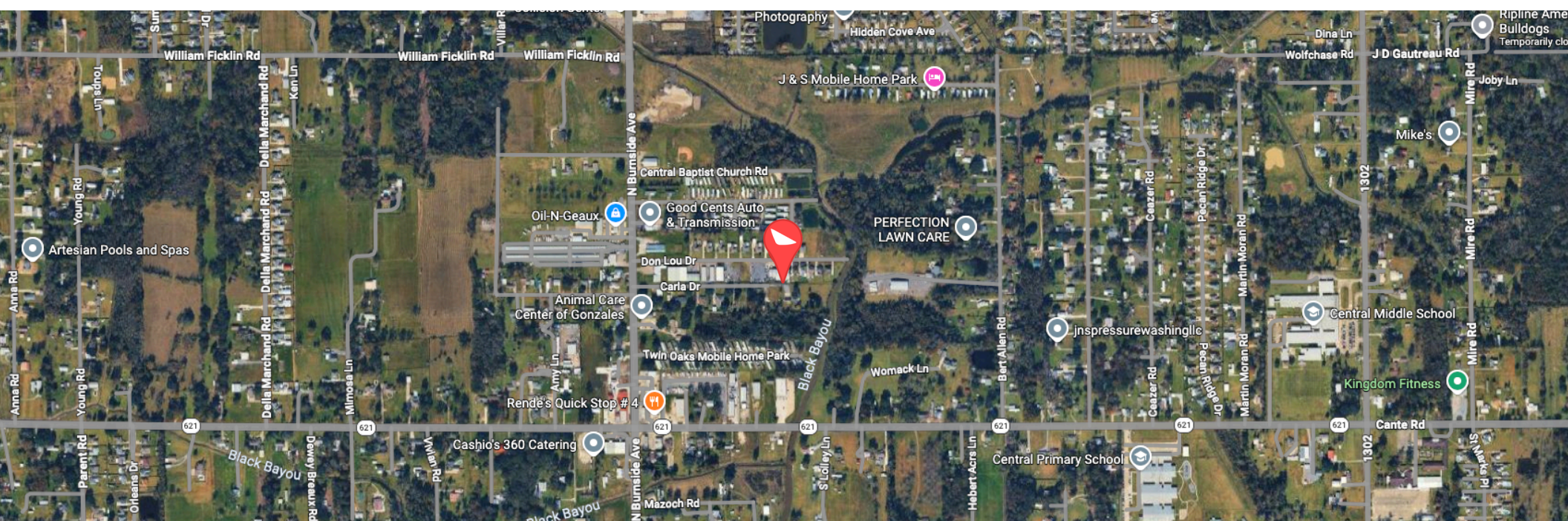
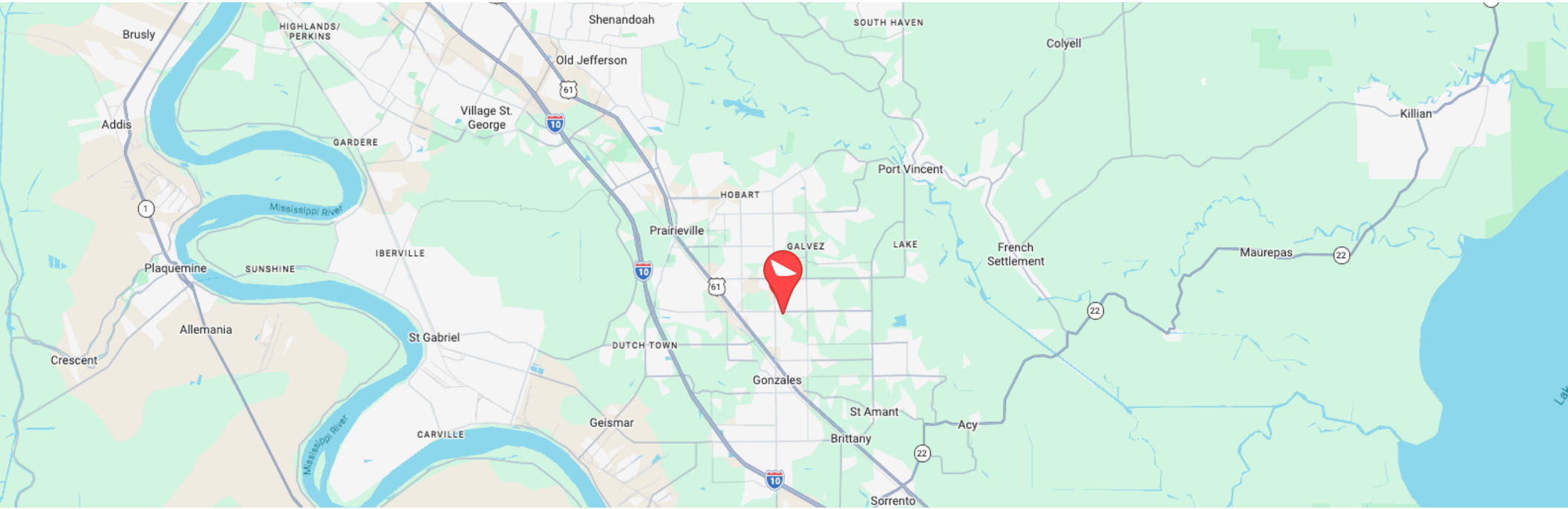
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Location Maps

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Layers
→ 4

West Waterway
Lateral Level
→ 1
→ 2
→ 3
→ 4

Zoning Districts
District

- A
- C
- C5
- CC
- CIT
- HI
- LI
- MHRV
- MI
- MU
- MU2
- PUD / SPUD
- R
- RM

Points

Flood Insurance Study Text

Pt. 1 (30.2725, -90.9179)

Community: Ascension Parish*

Effective FIRM (Effective: 8/16/2007)
Flood Zone: A
FIRM Panel ID: 22005C0045E
FIRM Panel Date: 8/16/2007

Ground Elevation¹: 11.6 ft

Community Info What Does This Mean?

Clear Points

DOTD AgCenter

for education purposes. [Flood Event Resources](#)

MU2: MIXED USE 2 CORRIDORS

FLOOD ZONE: A

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Presented By



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