



AFFORDABLE OFFICE WAREHOUSE OPPORTUNITY IN GONZALES

1916 S PHILIPPE AVE, GONZALES, LA 70737



FOR LEASE

LEASE RATE: \$7.09 SF/YR (\$14,000/MONTH)

±23,700 SF

- Recently renovated with new roof and concrete
- Office space and multiple warehouses
- Six grade-level roll-up doors
- Conveniently located ±0.5 mile from Hwy 30 and ±1.5 miles from I-10

CONTACT:

ALEX RUCH
225.485.0238

800.895.9329 | <https://elifinrealty.com> | September 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for lease, the warehouse at 1916 S Philippe Ave offers a cost-effective opportunity for businesses seeking a warehouse/office space in the Gonzales area.
- The property includes Six roll-up doors and has recently been renovated with new exterior paint, a new roof and new concrete, providing an updated and well-maintained space for an incoming tenant.
- Located ± 0.5 mile from Highway 30 and ± 1.5 miles from I-10, providing convenient access to major transportation routes throughout Gonzales and the greater Baton Rouge region.
- Offered at \$7.09/SF NNN, or \$14,000 per month NNN, this presents an attractive value for businesses seeking warehouse space with a strategic location and competitive lease rate in the Gonzales market.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	1916 S Philippe Ave
City, State, Zip	Gonzales, LA 70737
County	Ascension
Market	Baton Rouge, LA MSA
Township	00S
Range	00E
Side Of The Street	East
Road Type	Paved
Nearest Highway	Hwy 30
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Office Showroom
Lot Size	±1.24 Acres
APN #	3069600
Corner Property	Yes
Building Size	±23,700
Number Of Buildings	1

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INTERIOR PHOTOS

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AERIAL PHOTOS

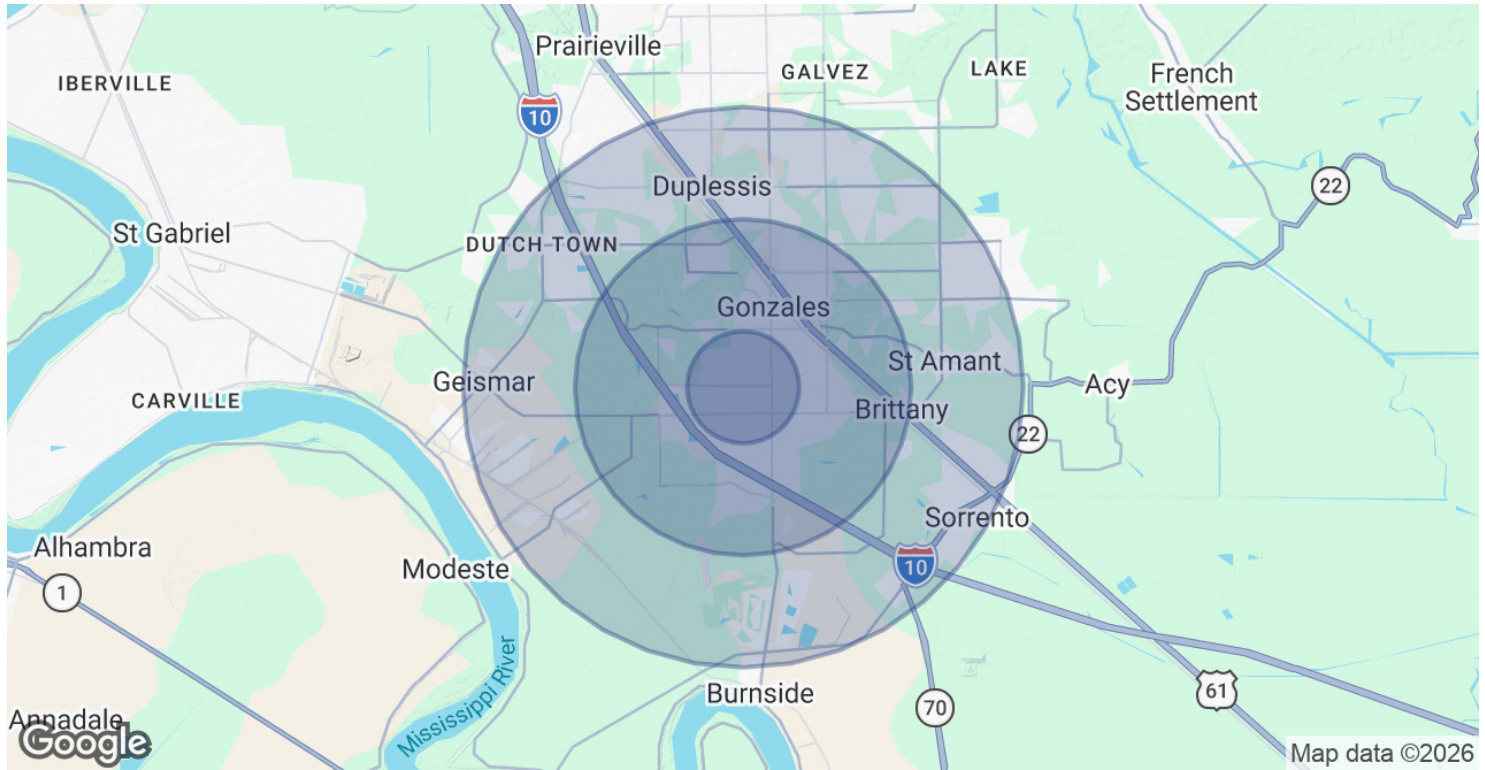
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,233	22,760	57,649
Average Age	39.0	39.8	38.3
Average Age (Male)	34.0	38.3	37.5
Average Age (Female)	42.6	42.1	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,160	9,143	22,020
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$76,568	\$87,443	\$104,481
Average House Value	\$195,139	\$231,156	\$266,557

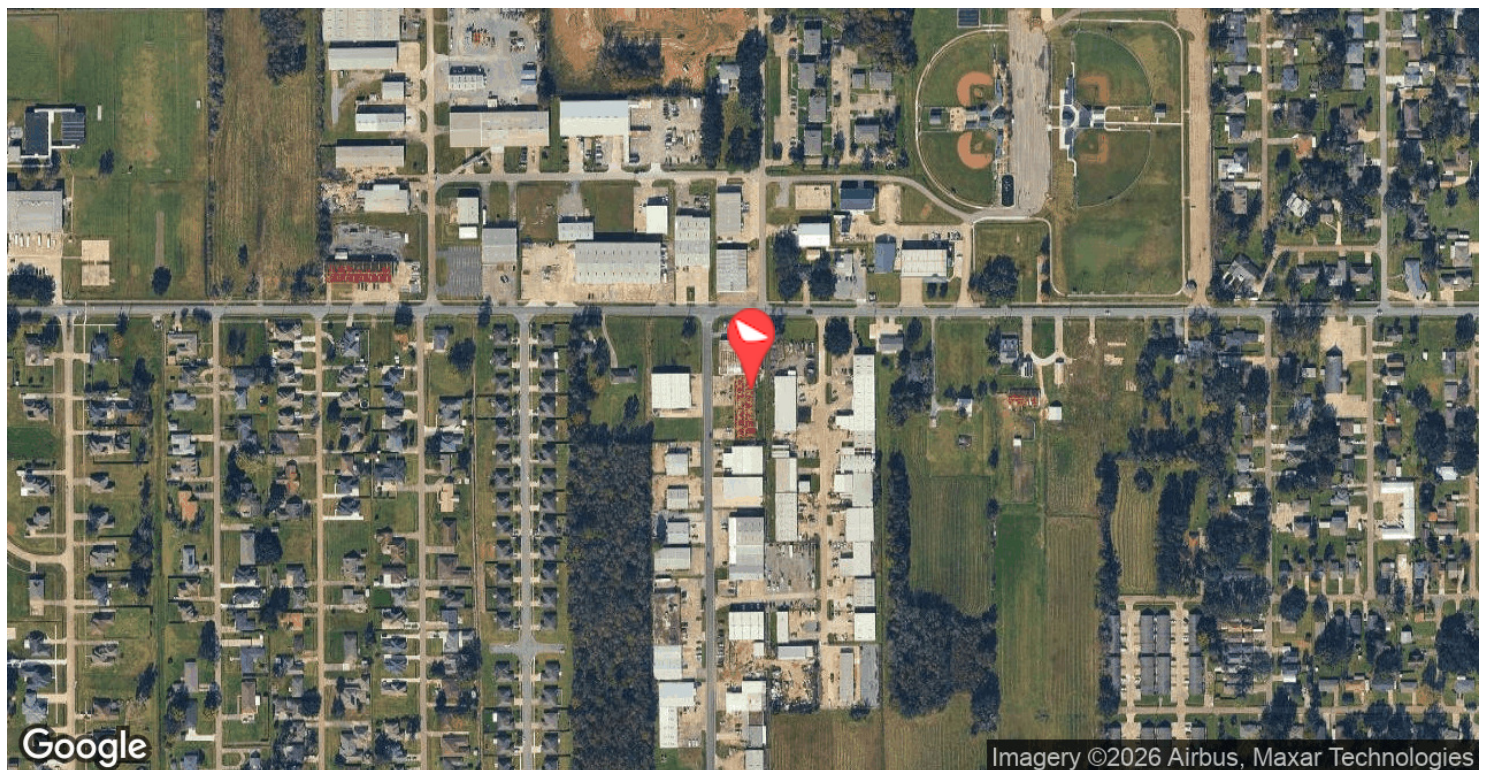
2023 American Community Survey (ACS)

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LOCATION MAP



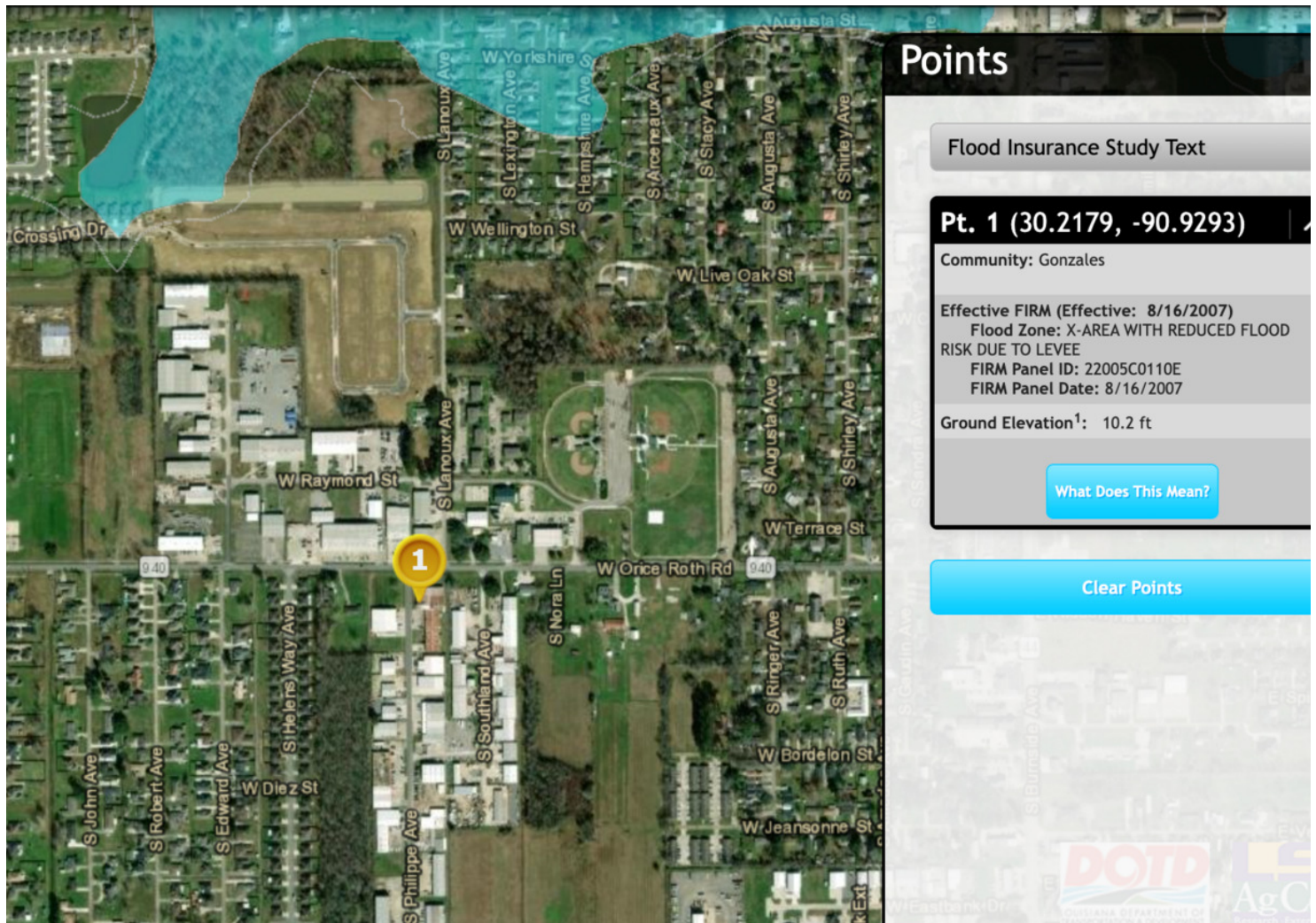
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FLOOD ZONE MAP



FLOOD ZONING TYPE

Zone: X - Reduced flood risk due to levee

Source: maps.lsuagcenter.com/floodmaps

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