



Pelican Point Commerce Center

8184, 8200, & 8206 Highway 44
Gonzales, LA 70737

About the Property

- ▶ 32-acre site with 236,160 square feet of flex/R&D
- ▶ 132,480 square feet of future development
- ▶ The only Class 'A' flex/R&D development in Ascension Parish, a rapidly growing industrial and residential area



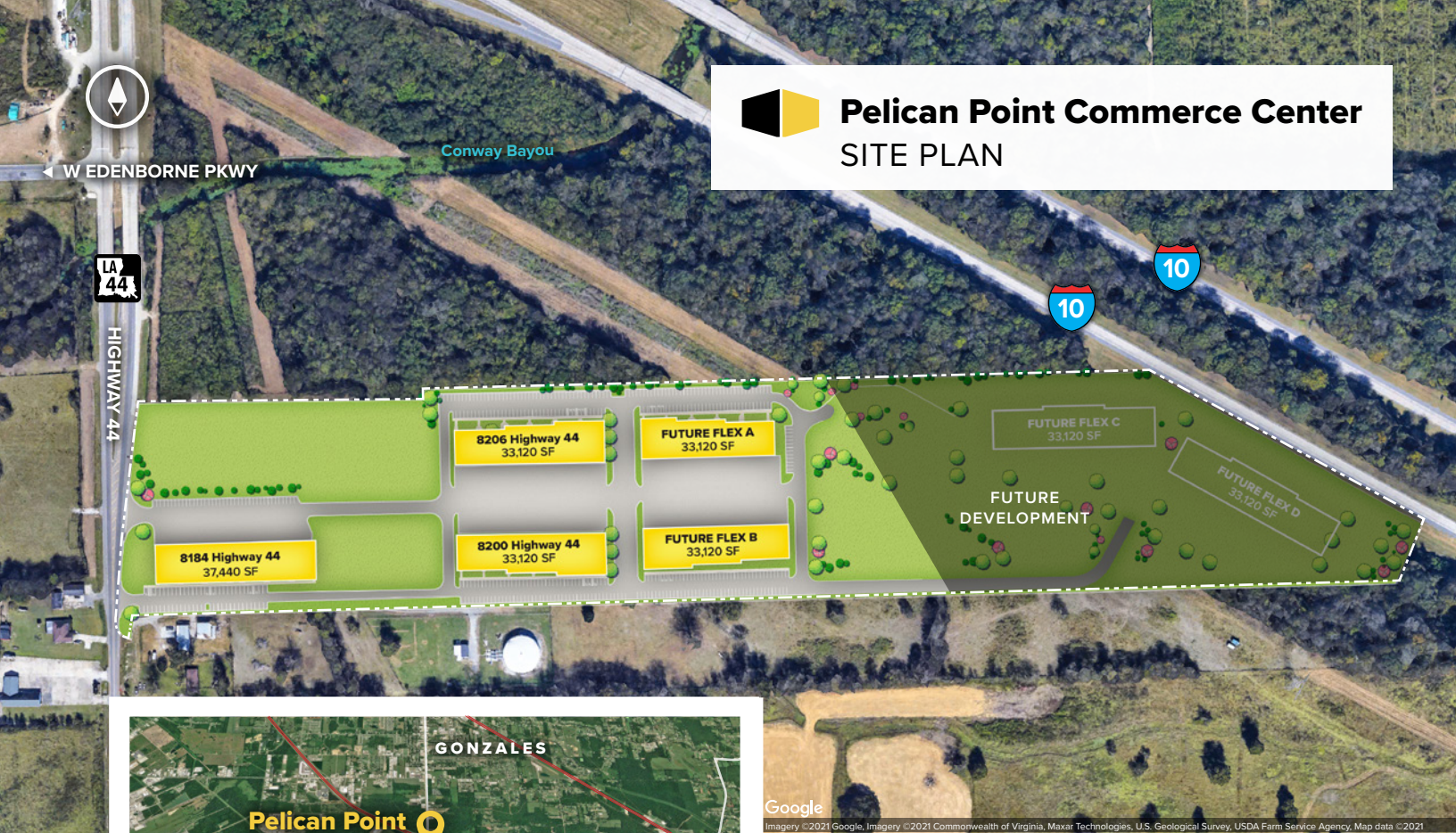
Flex/R&D Buildings

8184 Highway 44	37,440 SF	
8200 Highway 44	33,120 SF	
8206 Highway 44	33,120 SF	
Building A	33,120 SF	FUTURE
Building B	33,120 SF	FUTURE
Building C	33,120 SF	FUTURE
Building D	33,120 SF	FUTURE

Flex/R&D Specifications

Suite Sizes	2,520 up to 37,440 SF
Ceiling Height	16-18 ft. clear spans
Offices	Built to suit
Parking	Up to 4 per 1,000 SF
Heat	Gas
Roof	SS Metal, Galvalume
Exterior Walls	Brick

For more information on Pelican Point Commerce Center, visit: sjpi.com/pelicanpointcommerce



Pelican Point Commerce Center SITE PLAN



Google

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Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

For additional leasing information or to schedule a tour, contact:

Todd Pevey

Regional Partner, Louisiana

tpevey@sjpi.com | 225.571.1002

Louisiana Regional Office:

6473 Highway 44 | Suite 201
Gonzales, LA 70737

225.257.4820 | SJPI.COM/LOUISIANA

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