



# FOR LEASE

INDUSTRIAL BUILDING: 15,000 SF +/-

## PROPERTY INFORMATION

### PRICE

\$15.00/SF ANNUALLY  
(APPROXIMATELY \$18,750/MONTH)

### PROPERTY ADDRESS

INDUSTRIPLEX AVE, MAGNOLIA RIDGE  
LOGISTICS PARK LOT #1 ASCENSION  
COMMERCE CENTER, GONZALES, LA 70737

### BUILDING SIZE:

15,000 SF

- 2,500 SF OFFICE

### ZONING:

LI



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# PROPERTY OVERVIEW

## ±15,000 SF Class A Industrial Office/Warehouse | Estimated Delivery Q2 2026

NEW CONSTRUCTION- ±15,000 SF industrial office/warehouse will be constructed on ±2.08 acres in Magnolia Ridge Logistics Park, Phase I (Ascension Commerce Center II). Designed for functionality, efficiency, and long-term performance, the building offers a flexible layout and the opportunity to customize an office buildout to suit operational requirements.

The standard interior includes:

- ±2,500 SF office buildout (customizable) with reception, conference room, and men's/women's restrooms
- Polished concrete warehouse flooring for durability and ease of maintenance
- 26' eave height
- 3-phase electrical service
- 1 dock-high loading door, with grade-level access options available
- Deep truck court with ample parking and yard storage

Located in Magnolia Industrial Park, this site provides quick access to Interstate 10 and the Highway 30 petrochemical corridor, placing your operation in a highly strategic and logistics-focused submarket.

Lease Rate: \$15.00/SF Annual (approximately \$18,750/month)

Estimated Delivery: Q2 2026

Customization options, finish selections, yard layout, and loading configurations are available. Contact listing agent for construction updates, plans, and buildout coordination.



# RENDERED PHOTOS

