



Pelican Point Commerce Center - Distribution

8184 Hwy 44, Gonzales, LA

Industrial For Lease | Subtype(s): Warehouse/Distribution



TILT-UP CONSTRUCTION, GREAT TRUCKING ACCESS, TRUCK COURT DEPTH = 175'. The Pelican Point Commerce Center is the premier commerce center located in the Greater Baton Rouge area. It is centrally located at I-10 and Hwy 44 between Baton Rouge & New Orleans. This professional development will include 3 buildings totaling approx. 265,000 SF and it will offer Tenants straight-forward, high-utility space in a covenant-protected campus-like business environment. The Pelican Point Commerce Center is a project of MIE Properties-LA, a division of St. John Properties, Inc. MIE is a full-service real estate company that owns and has developed more than 12 million square feet of flex, warehouse, office & retail space nationwide since 1971. FOR MORE INFORMATION CALL (225) 571-1002.

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Pelican Point Commerce Center - Distribution
8184 Hwy 44
Gonzales, LA 70737



Listing #1408940
Status: Active

Location

Property Location

Street Address 1:	8184 Hwy 44
State or Province:	LA
Country:	USA
Municipality/City:	Gonzales
Postal Code:	70737
Nearest MSA:	Baton Rouge
County:	Ascension

General Information

Property Location

Listing Name:	Pelican Point Commerce Center - Distribution
Sign Visible:	Yes

Property Subtype/Proposed Use

Industrial Type:	Warehouse/Distribution
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Essential Information

Property Status:	Under Construction
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Available Space

Space Overview

Suite Number:	TBD
Space Available SF:	212,500 SF
Minimum Divisible SF:	12,500 SF
Maximum Contiguous SF:	212,500 SF
Space Subcategory 1:	Warehouse/Distribution
Space Subcategory 2:	Industrial-Business Park
Space Description:	Pelican Point Commerce Center will be ready for occupancy in the 3rd quarter of 2008. Individual offices are built-to-suit. Ceiling clearance is 24', ESFR Fire Sprinkler, 50' column spacing, Abundant dock high loading doors.
Lease Rate (\$/SF):	See Agent
Lease Rate Type:	Annual

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Date Available:	08/01/2008
Lease Term (Months):	See Agent
Lease Type:	Net Lease
Space Type:	New
Sublease Expiration Date:	See Agent

Area & Location

Location

Property Located Between:	at I-10 & Hwy 44
Road Type:	Highway

Building Related

Buildings

Tenancy:	Multiple Tenants
Total Number of Buildings:	3
Number of Stories:	1
Property Condition:	Excellent
Year Built:	2007
Construction/Siding:	Concrete - Tilt up

Parking

Parking Type:	Surface
Parking Description:	Illuminated parking with 175' wide truck courts & abundant onsite parking.

Access & Storage

Clear Height	24
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Power

Volts:	480
X-Phase:	3

Utilities

Air Conditioning:	Engineered System
Lighting:	Flourescent
Internet Access:	Cable, DSL

Land Related

Lot Description

Zoning Description	M-1
Total Land Size:	32 Acres

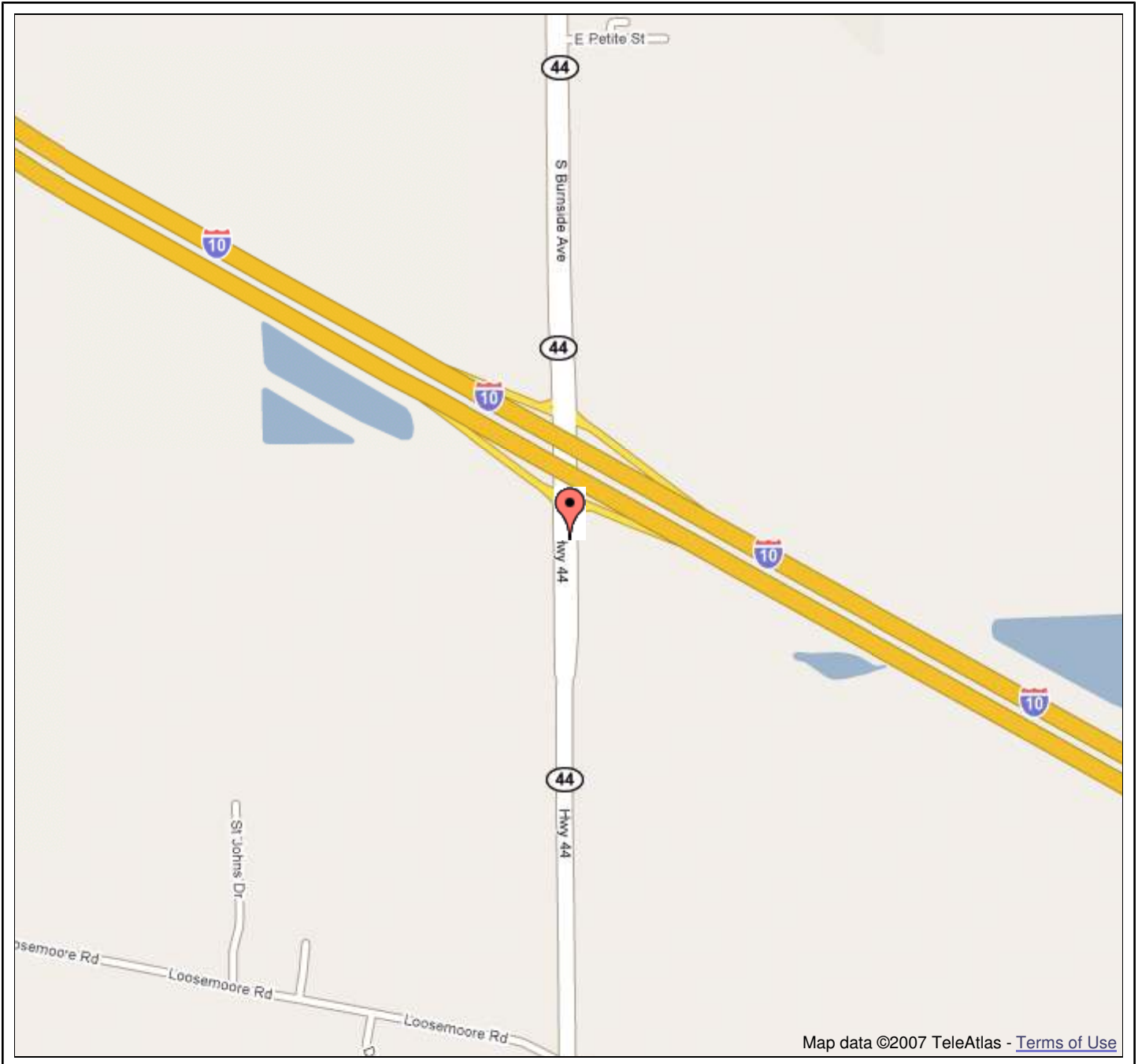
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