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**Pelican Point Commerce Center - Flex 1**  
8184 Hwy 44  
Gonzales, LA 70737



Listing #1401715  
Status: Active

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## **Pelican Point Commerce Center - Flex 1**

### **8184 Hwy 44, Gonzales, LA**

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



**TILT-UP CONSTRUCTION, GREAT TRUCKING ACCESS!** 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 and retail space nationwide since 1971. **FOR MORE INFORMATION CALL (225) 571-1002**

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**Todd Pevey**  
MIE Properties-LA  
6473 Hwy 44, Suite 201  
Gonzales, LA  
225-571-1002  
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## Location

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### 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

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## General Information

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### Property Location

Listing Name:	Pelican Point Commerce Center - Flex 1
Sign Visible:	Yes

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### Property Subtype/Proposed Use

Industrial Type:	Warehouse/Distribution
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### Essential Information

Property Status:	Under Construction
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## Available Space

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### Space Overview

Suite Number:	TBD
Space Available SF:	31,200 SF
Minimum Divisible SF:	2,400 SF
Maximum Contiguous SF:	31,200 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 16', Conventional Fire Sprinkler, 30' 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):	60 Months
Lease Type:	Net Lease
Space Type:	New
Sublease Expiration Date:	See Agent

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## Area & Location

### Location

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

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### Transportation

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Highway(s) Access:	Located at I-10 & Hwy 44, On Interstate between Baton Rouge & New Orleans.
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## Building Related

### Buildings

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

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### Parking

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Parking Type:	Surface
Parking Description:	Illuminated parking with wide truck courts and abundant onsite parking.

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### Access & Storage

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Clear Height	16
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### Power

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Amps:	125
Volts:	208
X-Phase:	3

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### Utilities

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

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## Land Related

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### Lot Description

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Zoning Description	M-1
Total Land Size:	32 Acres

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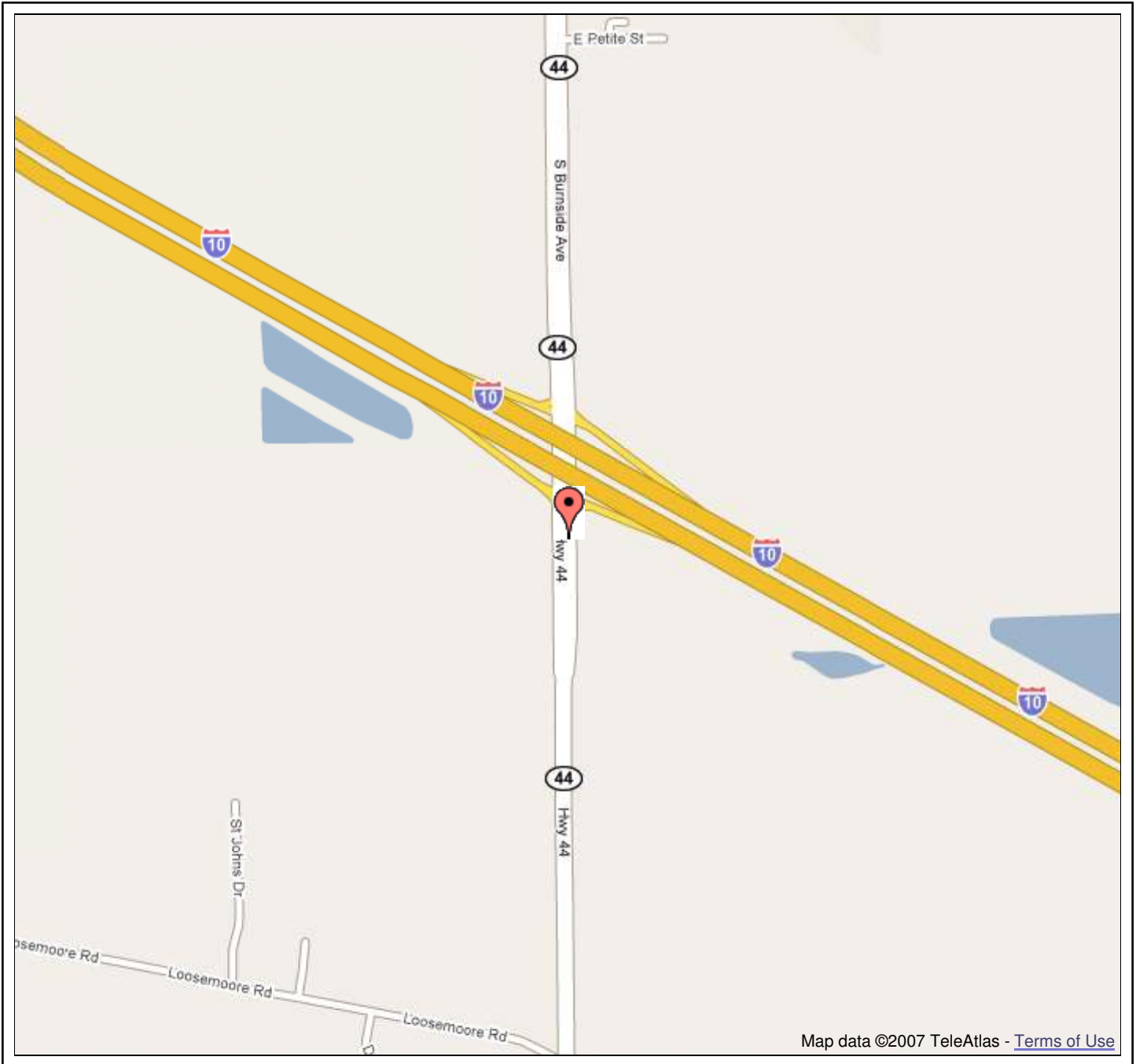
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