



Pelican Point Commerce Center - Flex 2

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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Gonzales, LA
225-571-1002
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Pelican Point Commerce Center - Flex 2
8184 Hwy 44
Gonzales, LA 70737



Listing #1406026
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 - Flex 2
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:	19,200 SF
Minimum Divisible SF:	2,400 SF
Maximum Contiguous SF:	19,200 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

Area & Location

Location

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

Transportation

Highway(s) Access: Located at I-10 & Hwy 44 between Baton Rouge & New Orleans

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 wide truck courts & abundant onsite parking

Access & Storage

Clear Height 16

Power

Amps: 125
Volts: 208
X-Phase: 3

Utilities

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

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Land Related

Lot Description

Zoning Description	M-1
Total Land Size:	32 Acres

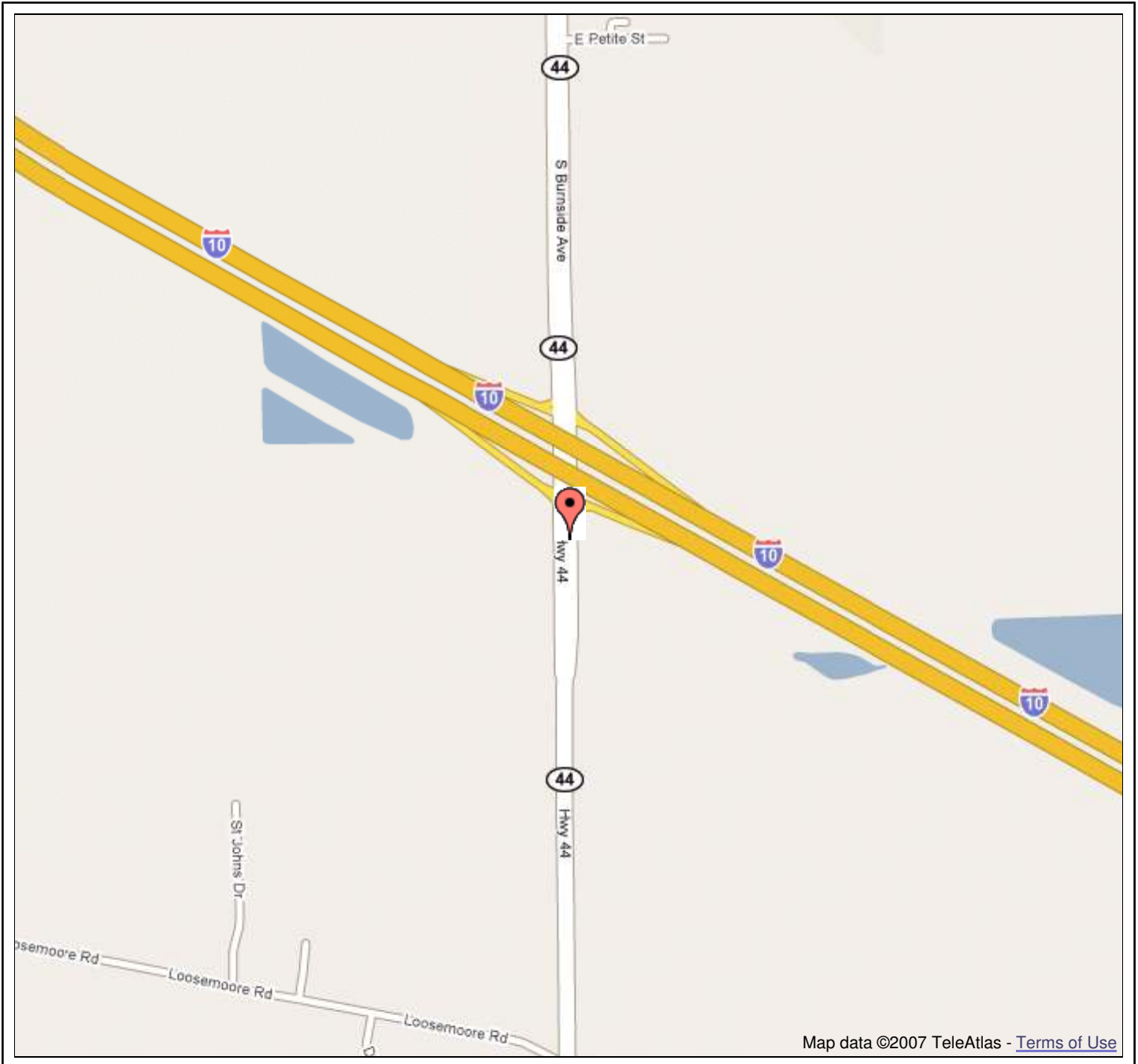
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