

INDUSTRIAL LOTS AVAILABLE MAGNOLIA RIDGE LOGISTICS PARK

Industriplex Avenue, Gonzales, LA 70737

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL LOTS AVAILABLE | PROPERTY SUMMARY

MAGNOLIA RIDGE LOGISTICS PARK

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PROPERTY OVERVIEW

Magnolia Ridge Logistics Park is a planned ±187-acre industrial development in Ascension Parish (Baton Rouge MSA), with infrastructure construction underway as of 2025 and build-ready lots available by early 2026. The sites will be fully improved with roads, utilities, zoning, and net of stormwater detention.

Zoned Light and Medium Industrial, the park supports a wide range of by-right uses aligned with surrounding developments and market demand. Lot sizes range from 1.8 to 16.51 acres, with flexibility to combine parcels for larger site requirements.

Strategically positioned in the heart of the Mississippi River Petrochemical Corridor, Magnolia Ridge Logistics Park presents a rare opportunity for companies seeking proximity to one of South Louisiana's most active economic hubs.

CONTACT

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VIDEO

PROPERTY HIGHLIGHTS

- Fully Entitled Industrial Lots Available for Sale or Build to Suit
- Roads, Utilities, Water & Platted Lots Provided by Developer
- Lots Delivered Net of Storm Water Detention
- Lots Ranging from ±1.8 to ±16.51 Acres (can be assembled or subdivided)
- Ability to Accommodate Larger Site Requirements
- Light & Medium Industrial Zoning Allows for a Variety of Uses

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INDUSTRIAL LOTS AVAILABLE | AERIAL VIEW MAGNOLIA RIDGE LOGISTICS PARK

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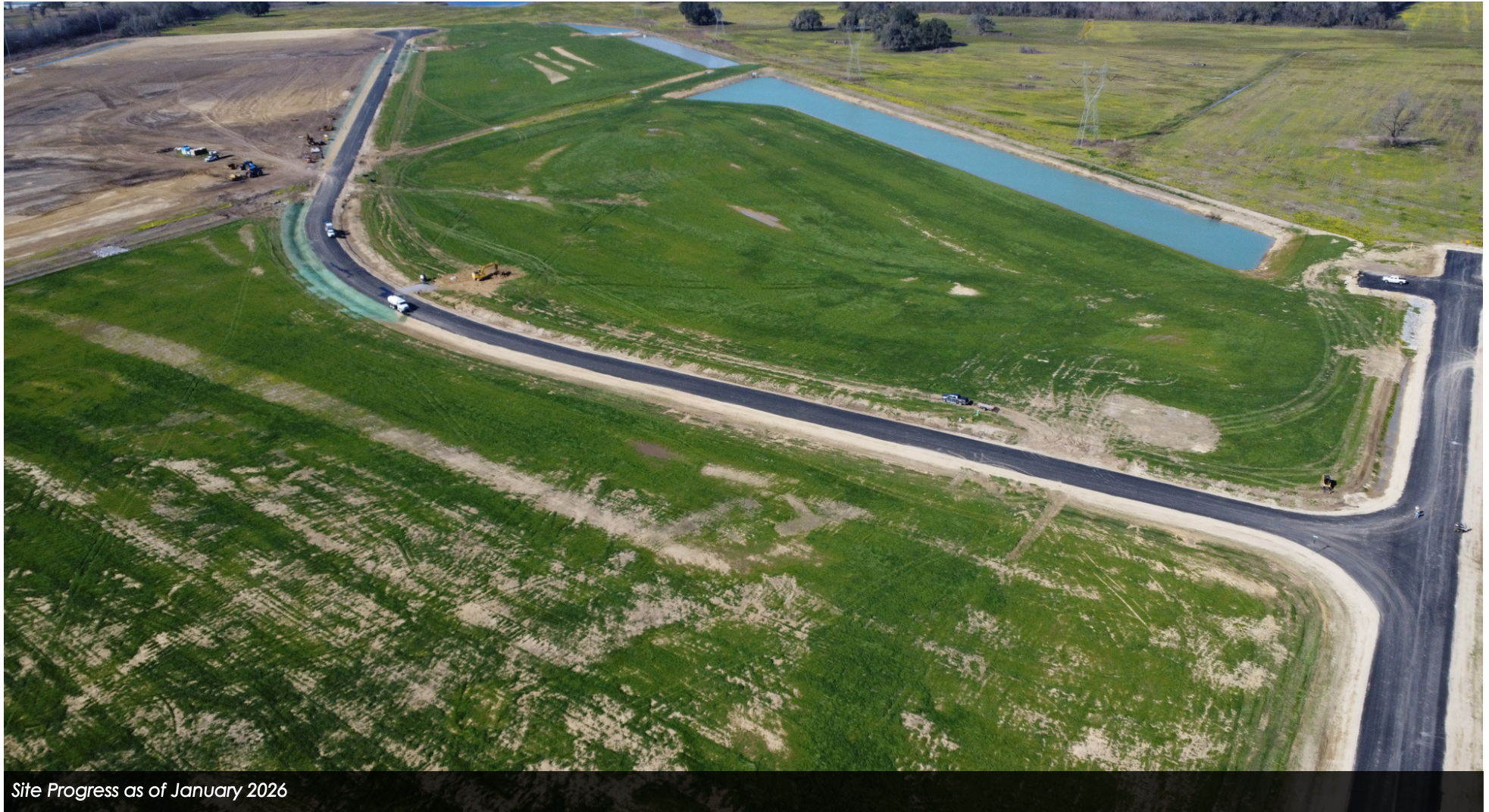
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INDUSTRIAL LOTS AVAILABLE | SITE PROGRESS MAGNOLIA RIDGE LOGISTICS PARK

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Site Progress as of January 2026

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Site Progress as of January 2026

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INDUSTRIAL LOTS AVAILABLE | CONCEPTUAL RENDERINGS MAGNOLIA RIDGE LOGISTICS PARK

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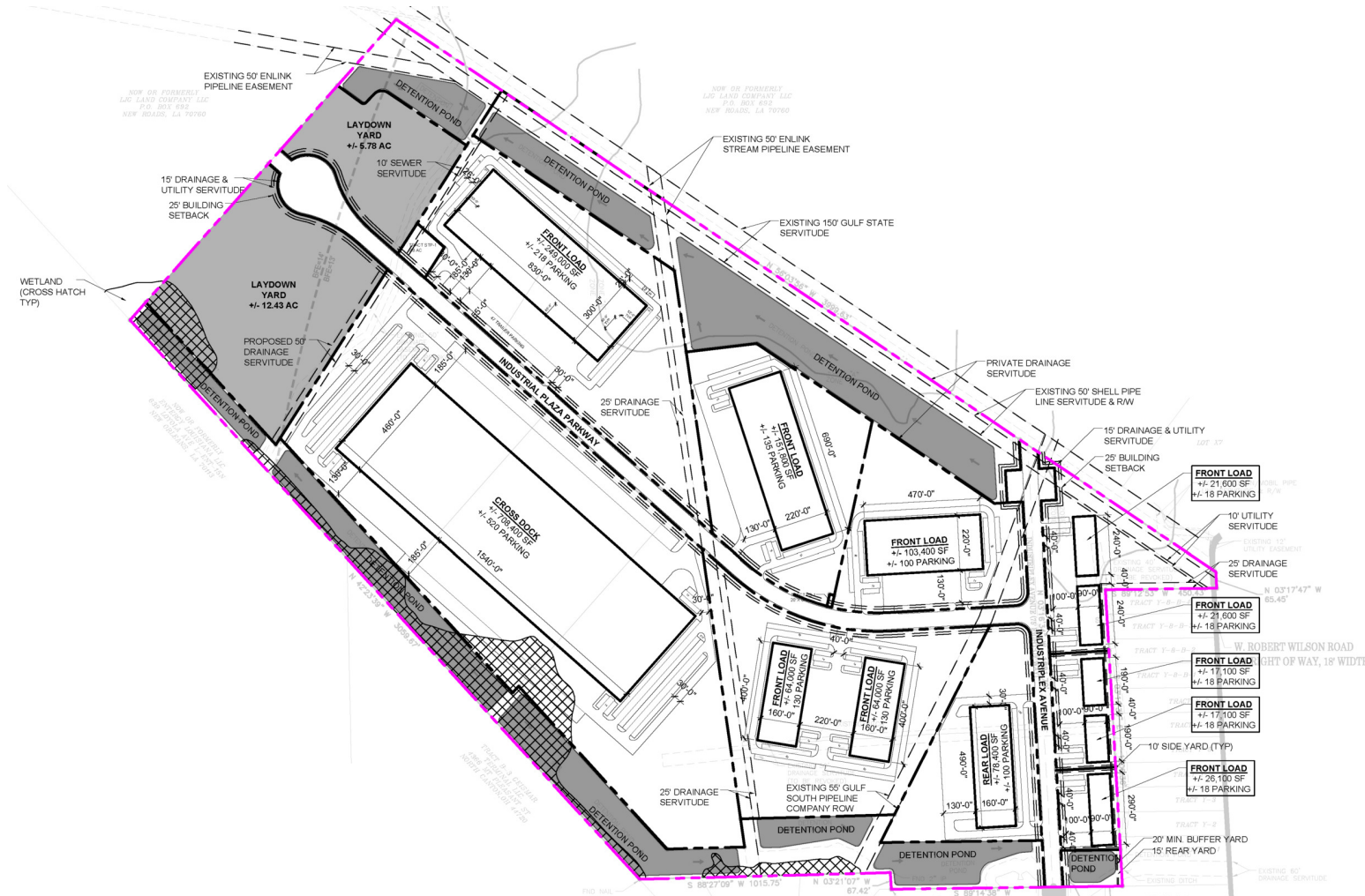
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INDUSTRIAL LOTS AVAILABLE | CONCEPTUAL SITE PLAN MAGNOLIA RIDGE LOGISTICS PARK

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Conceptual site plan for illustrative and scale reference only

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INDUSTRIAL LOTS AVAILABLE | LOT LAYOUT MAGNOLIA RIDGE LOGISTICS PARK

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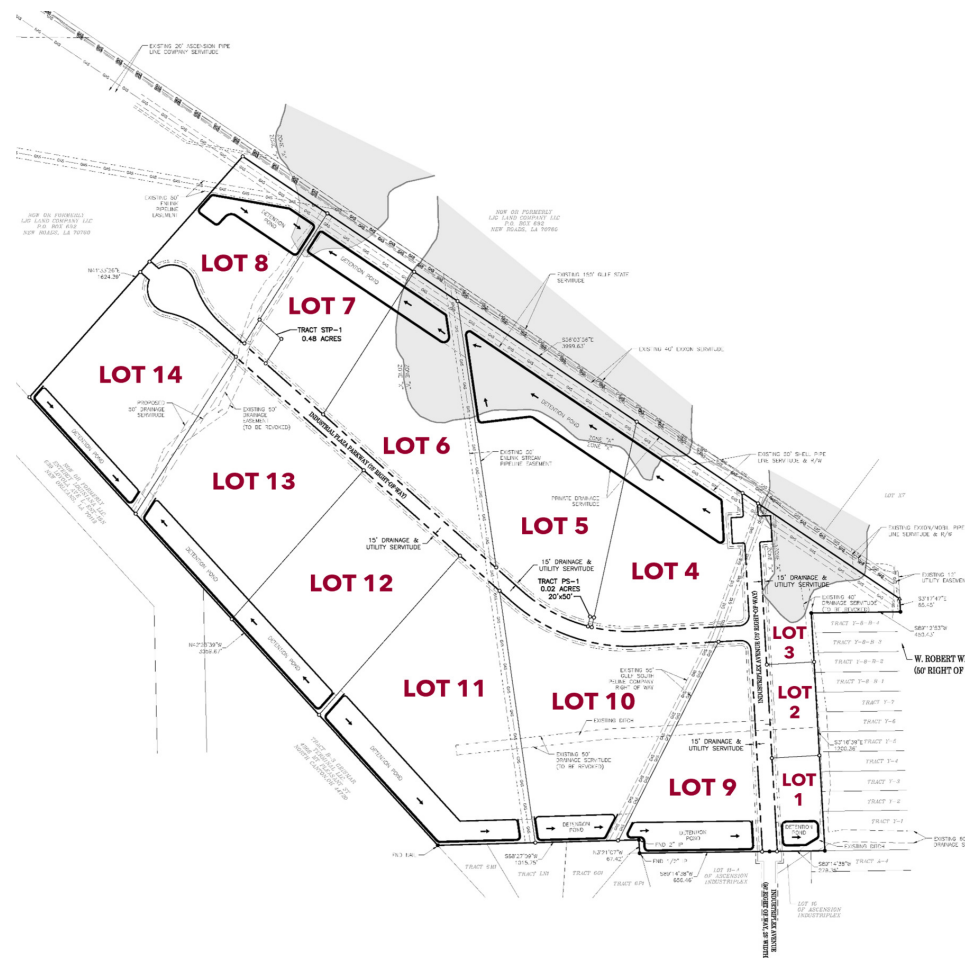
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INDUSTRIAL LOTS AVAILABLE | LOT SUMMARY

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STATUS	LOT #	SIZE	PRICE
Available	1	1.81 Acres	\$6.75 / SF
Available	2	2.6 Acres	\$6.75 / SF
Available	3	6.15 Acres	\$6.25 / SF
Available	4	9.43 Acres	\$6.25 / SF
Available	5	12.27 Acres	\$5.75 / SF
Available	6	12.61 Acres	\$5.75 / SF
Available	7	6.85 Acres	\$6.25 / SF
Available	8	5.78 Acres	\$6.25 / SF
Available	9	8.15 Acres	\$6.25 / SF
Available	10	16.51 Acres	\$5.75 / SF
Available	11	15.77 Acres	\$5.75 / SF
Available	12	13.57 Acres	\$5.75 / SF
Available	13	15.31 Acres	\$5.75 / SF
Available	14	12.43 Acres	\$5.75 / SF



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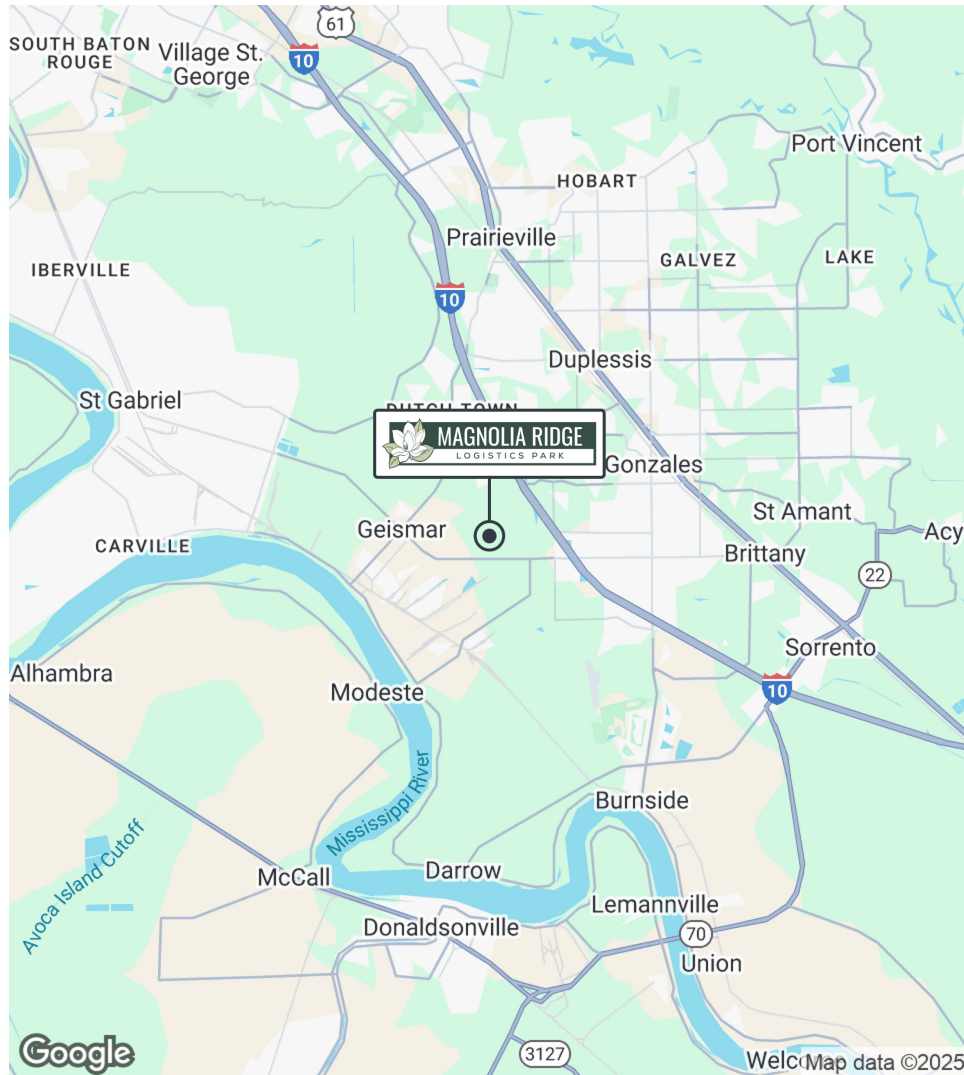
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INDUSTRIAL LOTS AVAILABLE | LOCATION OVERVIEW

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LOCATION OVERVIEW

Magnolia Ridge Logistics Park is strategically located in Gonzales, Louisiana, within Ascension Parish, part of the Baton Rouge Metropolitan Statistical Area (MSA), one of the fastest-growing parishes in the state. The area is experiencing rapid economic expansion, with over \$13 billion in active and planned development projects currently underway.

The park offers exceptional connectivity, situated between Interstate 10, Highway 30 (Exit 177), and Highway 73 (Exit 173), and is less than two miles from I-10, providing direct access to major regional and national transportation corridors.

Future proposed infrastructure investments will further enhance access and logistics efficiency. These include a proposed new I-10 interchange at mile marker 175, a connector road just east of the site linking Highway 30 directly to I-10, and a proposed Mississippi River bridge crossing projected approximately 12 miles northwest of the development.

Positioned in the heart of Ascension Parish's thriving growth corridor, Magnolia Ridge Logistics Park offers an ideal location for logistics, distribution, and industrial users seeking access, scalability, and proximity to major economic drivers in the Gulf South.

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INDUSTRIAL LOTS AVAILABLE | PROXIMITY TO AREA PORTS MAGNOLIA RIDGE LOGISTICS PARK

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