



**Flex/Bulk Business Park**

# Pelican Point Commerce Center

**8184, 8200, & 8206 Highway 44**  
**Gonzales, LA 70737**

## About the Property

- ▶ 32-acre site with 264,040 square feet of flex/office/bulk
- ▶ 160,360 square feet of future development
- ▶ The only Class 'A' flex/office/bulk development in Ascension Parish, a rapidly growing industrial and residential area

High-Bay Warehouse Building		
Building A	83,200 SF	<i>Coming Soon</i>
High-Bay Warehouse Specifications		
Ceiling Height	32 ft. clear minimum	
Column Span	50 ft. x 52 ft.	
Building Depth	200 ft.	
Truck Court	130 ft.+	
Exterior Walls	Tilt-up	
Loading	Dock and drive-in	
Office	Built to suit	
Parking	2 spaces per 1,000 SF	
Zoning	MU Industrial	

## Flex/R&D Buildings

8184 Highway 44	37,440 SF	
8200 Highway 44	33,120 SF	
8206 Highway 44	33,120 SF	
Building B	37,080 SF	FUTURE
Building C	40,080 SF	FUTURE

## Flex/R&D Specifications

Suite Sizes	2,520 up to 40,080 SF	
Ceiling Height	16 ft. clear spans	
Offices	Built to suit	
Parking	Up to 4 per 1,000 SF	
Heat	Gas	
Roof	SS Metal, Galvalume	
Exterior Walls	Brick	
Loading	Dock	
Zoning	MU Industrial	

*For more information on Pelican Point Commerce Center, visit: [sjpi.com/pelicanpointcommerce](http://sjpi.com/pelicanpointcommerce)*



# Pelican Point Commerce Center SITE PLAN



Scan with your mobile device to take a virtual tour, download floor plans and more!

## Contact Us

For additional leasing information or to schedule a tour, contact:

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### About St. John Properties

St. John Properties Louisiana owns and is developing more than 662,000 square feet of commercial space across six business communities in the Baton Rouge and Gonzales metro areas.

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 22 million square feet of commercial real estate nationwide.

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