



# Pelican Point Commerce Center

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

## About Pelican Point Commerce Center

Within the 32-acre site resides 103,680 square feet of office/warehouse with an additional 140,400 square feet planned for development. Pelican Point Commerce Center is the first true flex/office/warehouse development in Ascension Parish, a rapidly growing industrial and residential area.

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



## Flex/R&D Buildings

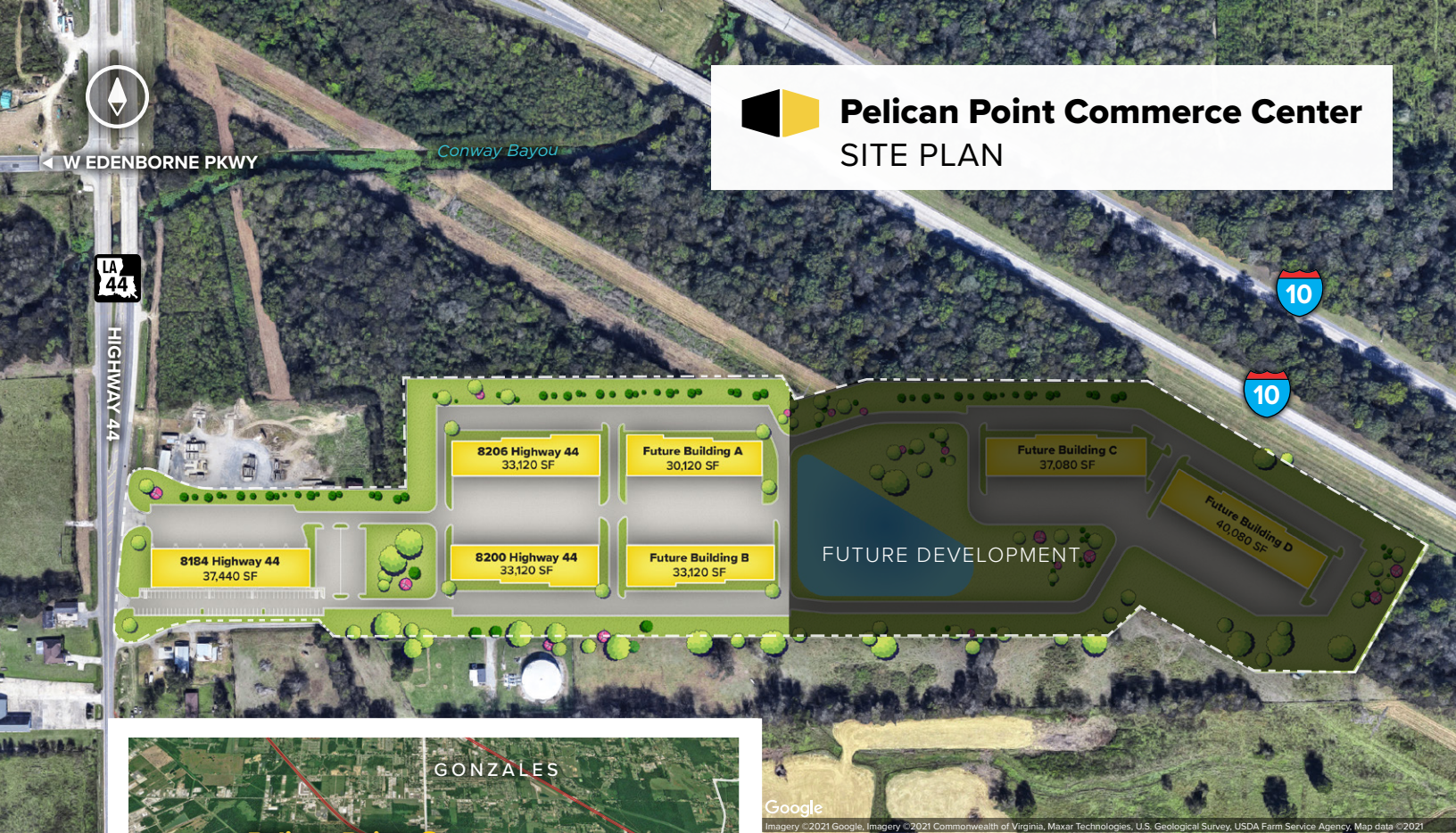
8184 Highway 44	37,440 SF
8200 Highway 44	33,120 SF
8206 Highway 44	33,120 SF
Building A	30,120 SF
Building B	33,120 SF
Future Development	77,160 SF

## 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



# 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, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 21 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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