

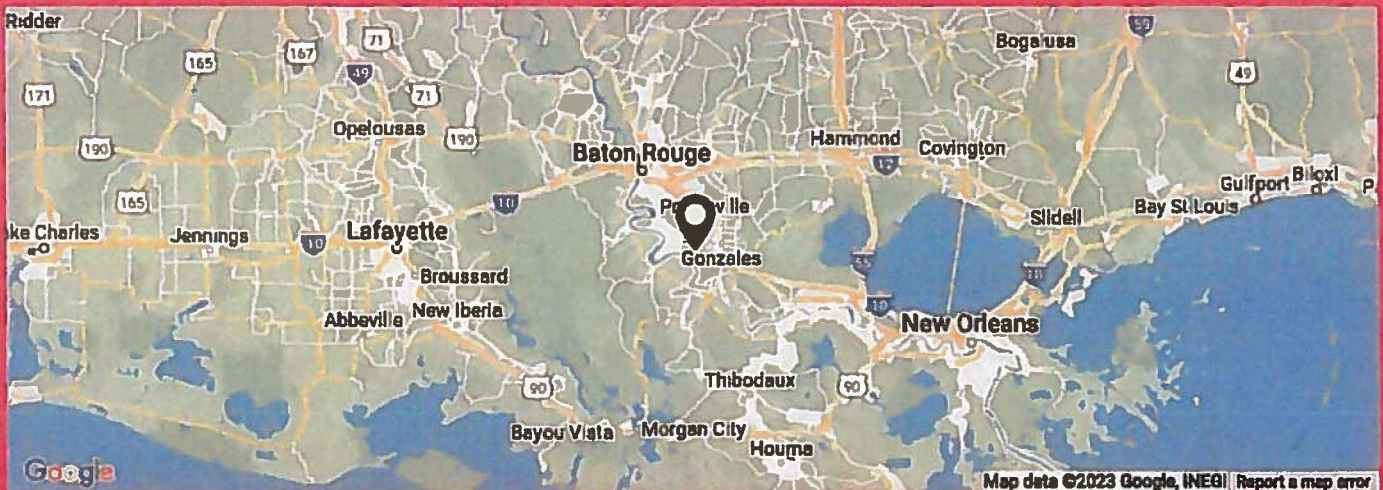
Ascension Commerce Center II

Industrial and Commercial Industrial Properties

437 Acres on Hwy.30 and Industriplex Dr. in Geismar/ Gonzales, LA



Located approximately 1 mile west of Interstate 10 and the Gonzales, LA city limits, this represents the last large property available for medium industrial, light industrial, and commercial use for development in the Geismar/Gonzales area.



For more information about L.J.G. Land Company, LLC or any of our properties, please contact us:

Phone: 225-638-9015

Fax: 225-638-9016

Email: luke@ljglandcompany.com

179
Leased Company

ASCENSION COMMERCE CENTER II
(Commercial/Industrial Park)

225-638-9015





*L. J. G. Land Co.
P.O. Box 692
New Roads, Louisiana 70760*

*Area Code (225)
638-9015*

Please find enclosed information on **Ascension Commerce Center II: An Industrial and Commercial Development.** It is located in Geismar, LA, Ascension Parish on Hwy. 30 and Industriplex Ave, approximately 1 mile west of Interstate 10 and the Gonzales, La city limits. It is zoned "industry" (Medium Industrial) and (Light Industrial) for parish zoning identification. The 170- acre tract represents a large percentage of the property available for medium industrial and light industrial use.

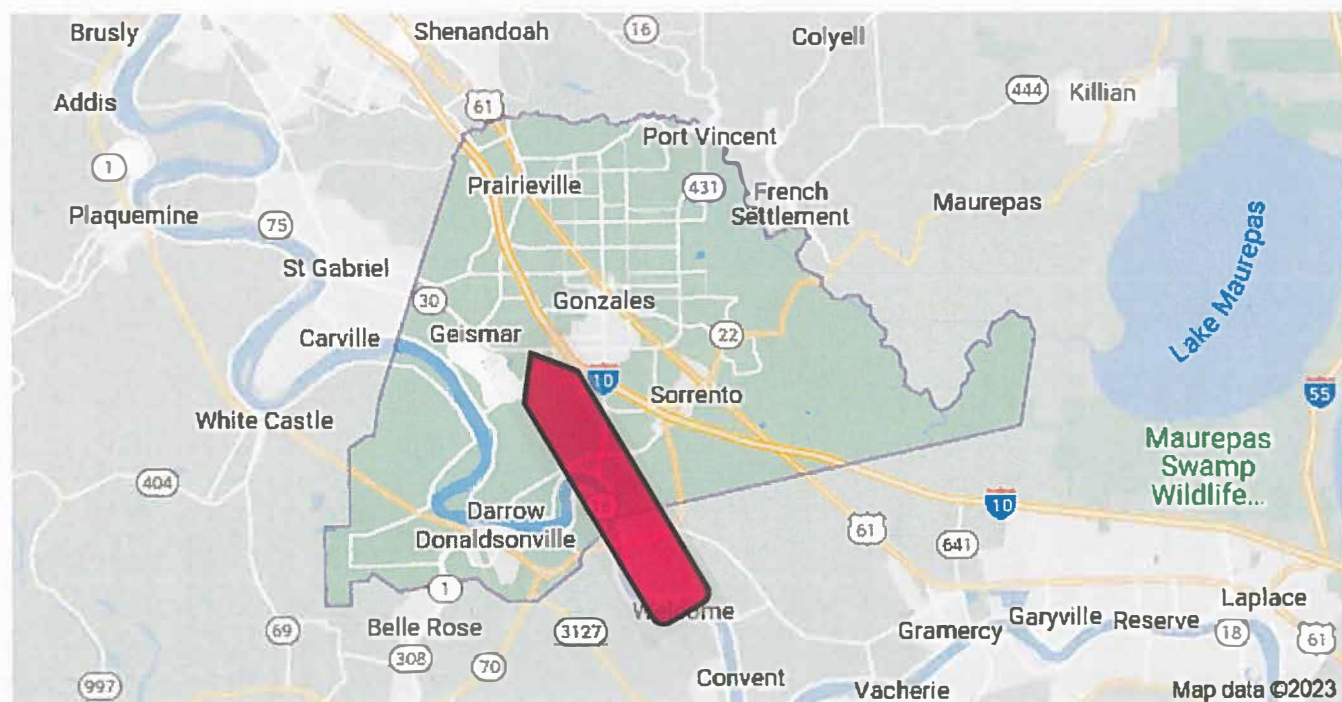
The immediate location is on the north side of Hwy. 30 across from BASF. This property is only 15 minutes southeast of Baton Rouge and approximately 45 minutes northwest of New Orleans.

You will find enclosed 3 location maps (aerials) marked as Map No. 1, No. 1A, No. 1B. Map No. 2 showing the distance to Interstate 10 as well and showing the entire development and its' relationship to the surrounding chemical and petro-chemical industrial plant corridor. And a layout map of the entire Ascension Commerce Center II Industrial Park as Map No. 3. Plus additional maps which give more information on what is available and the layout.

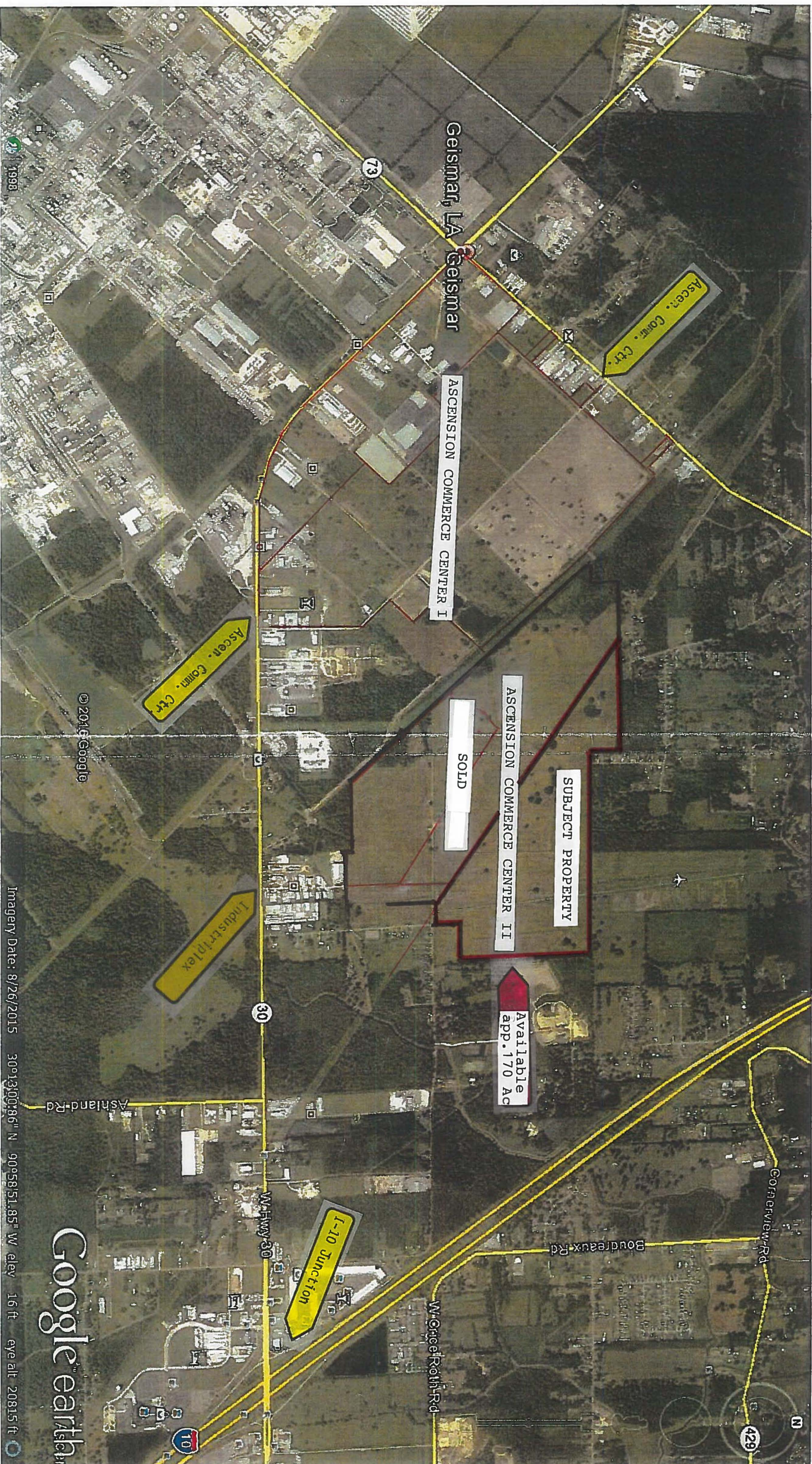
Also offered is a 12-inch water line, Atmos gas line and Entergy power lines.

Acreage Tracts for Sale, All or Part, Call for Prices.





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Imagery Date: 8/26/2015

30°13'00.86" N 90°58'51.85" W elev 16 ft eye alt 20815 ft

Google earth



09-02-050

ASCENSION COMMERCE CENTER I

Lyle Dr

Luke Dr

Industrial Dr

Industrial Dr

Industrial Dr

ASCENSION COMMERCE CENTER II

SOLD

Appr. 170 AC

Available

W Robert Wilson Rd

Industrial Ave

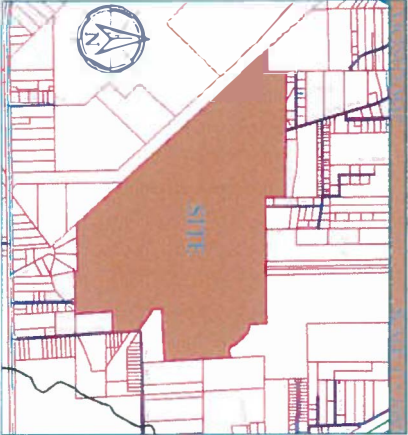
Clark Rd

Williams Rd

Rd Corner Rd

ns on Rd

ington Rd



**"COMBINED
BLUE
AREAS"**
(168.65 ACRES)

"BLUE"
(3.42 ACRES)

"RED"
(3.35 ACRES)

"TRACT A
(261.48 ACRES)

SOLD

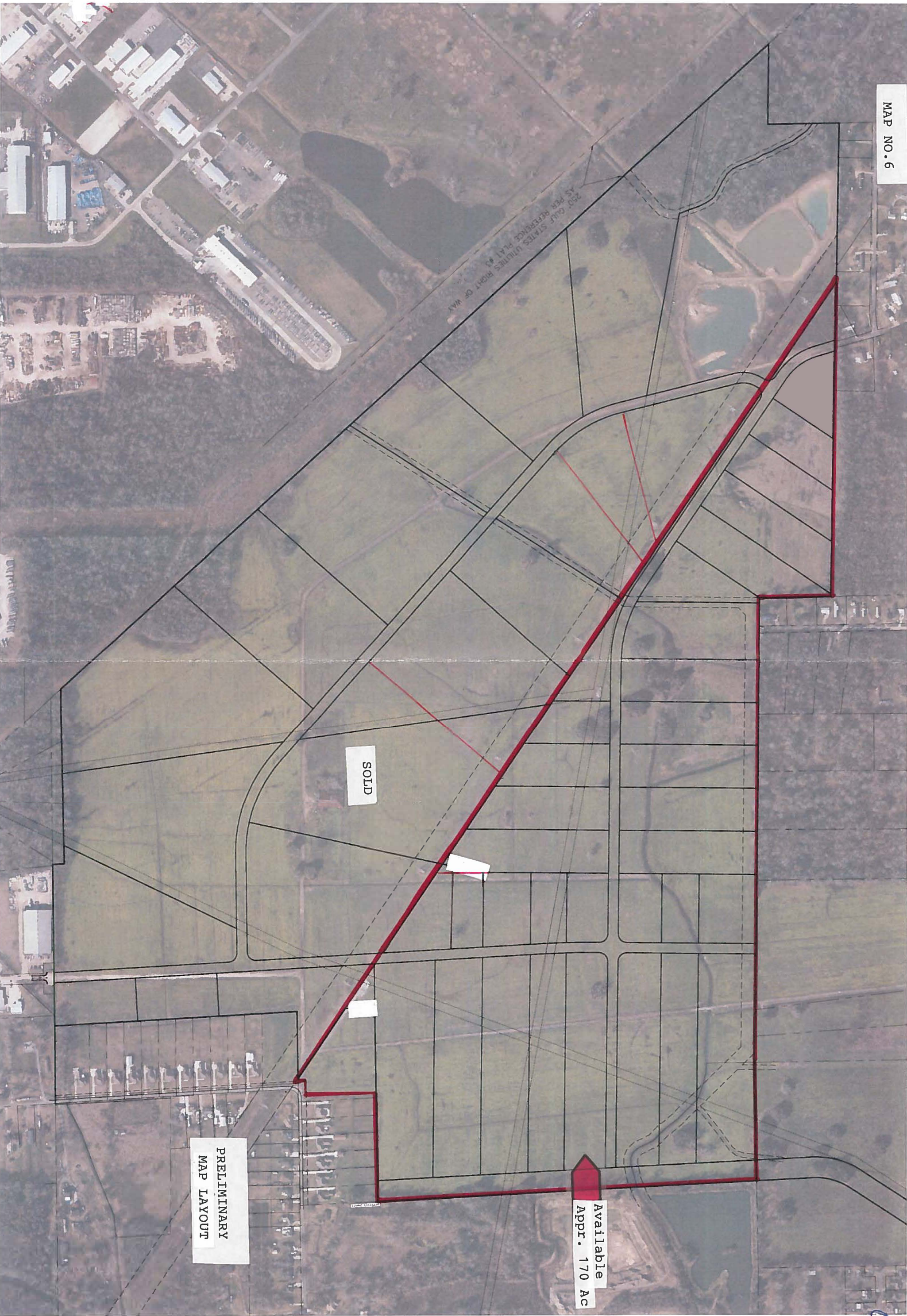
Appr. 170AC

SCALE: 1"=300'

THIS CAD FILE IS BASED ON A PRELIMINARY SURVEY PREPARED BY
QUALITY ENGINEERING AND SURVEYING, LLC,
IT SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT
AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION,
CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

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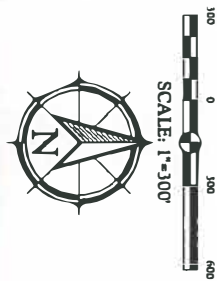
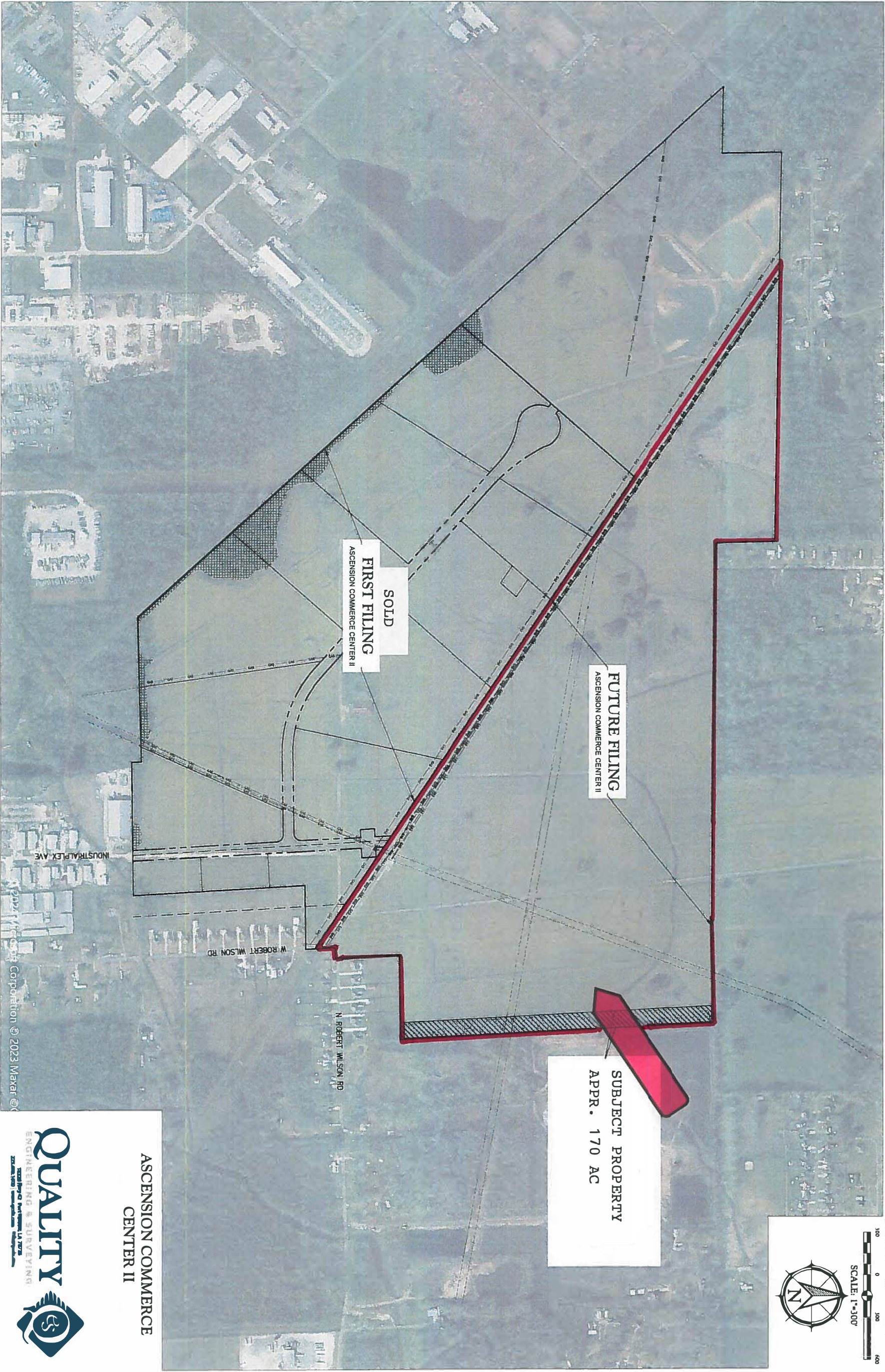


SOLD

Available
Appr. 170 Ac

PRELIMINARY
MAP LAYOUT

9/7/23
Quality



ASCENSION COMMERCE
CENTER II



