



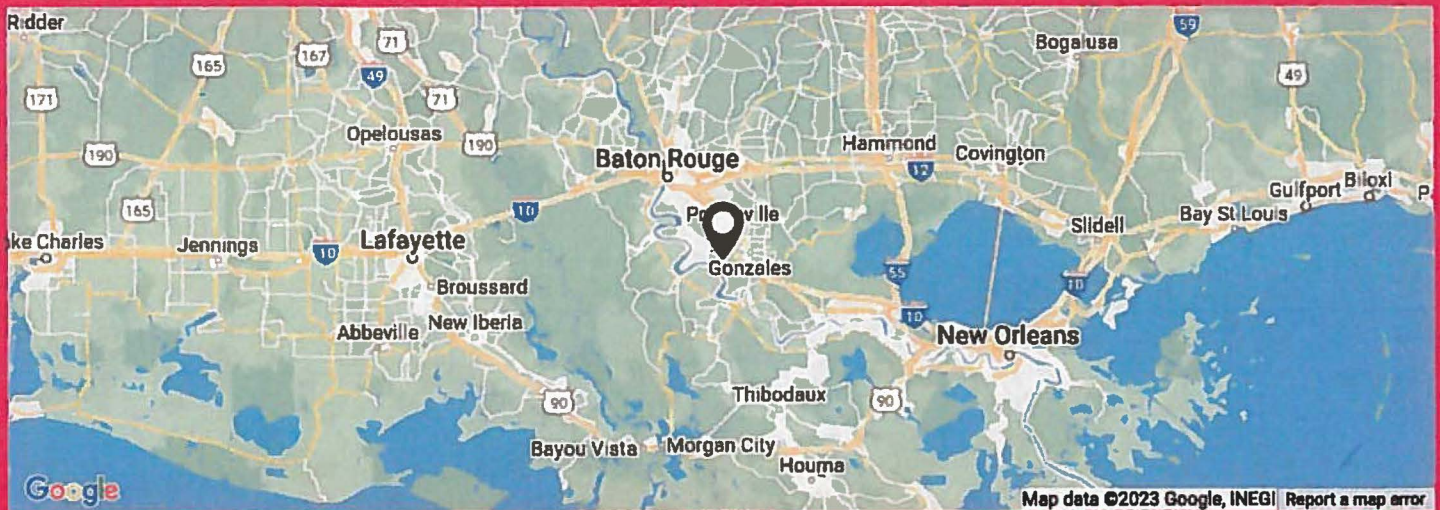
# Ascension Commerce Center II

Industrial and Commercial Industrial Properties

351 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 LJG Land Company, LLC or any of our properties, please contact us:

Phone: 225-638-9015

Fax: 225-638-9016

Email: [luke@ljglandcompany.com](mailto:luke@ljglandcompany.com)





*LIG*  
*Land Company*

ASCENSION COMMERCE CENTER II  
(an 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 Gonzalez, LA city limits. It is zoned "industry" (Medium Industrial) for parish zoning identification. This 355- acre tract represents the largest percentage of the property available for medium industrial and light industrial use in Ascension Parish.

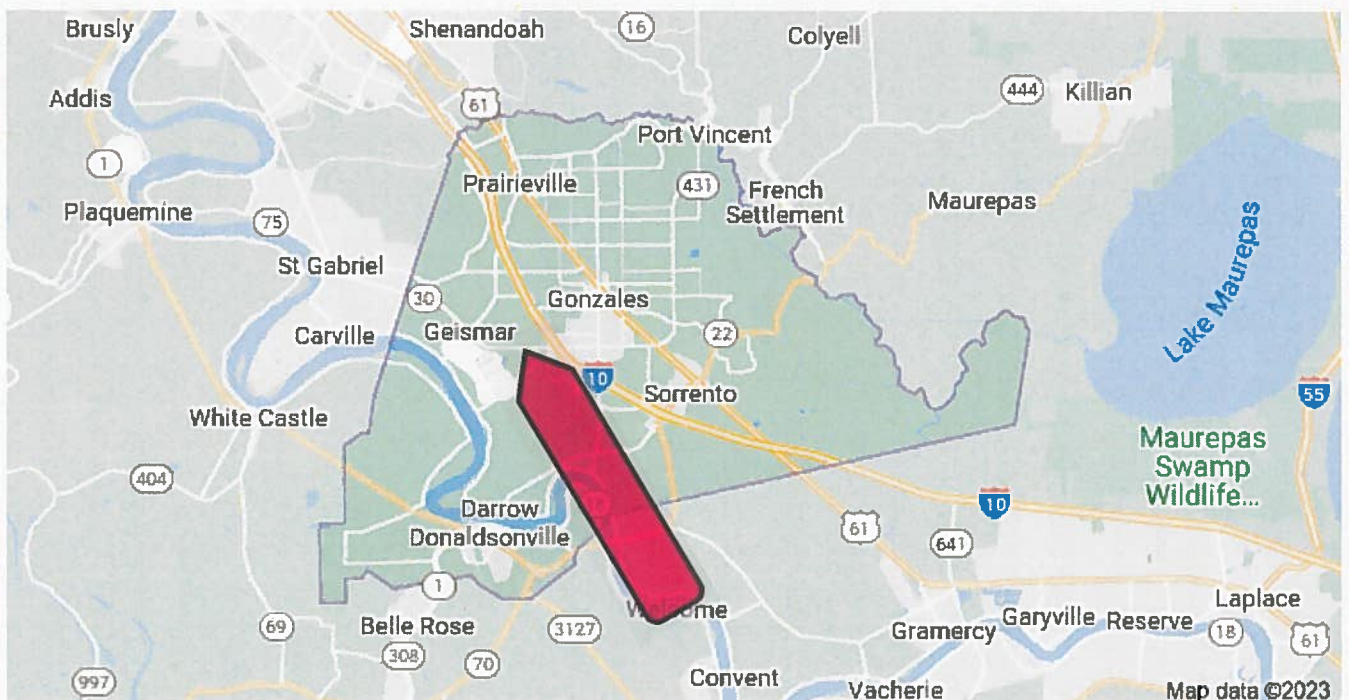
The immediate location is on the north side of Hwy. 30 across from BASF. This property is only 15 minutes southeast of Baton Rouge and approximately 45 minutes northwest of New Orleans.

You will find enclosed a location map (aerial) marked as Map No. 1, which also shows its' relationship to Interstate 10, and an aerial map showing the entire development and its' relationship to the surrounding chemical or petro-chemical industrial plant corridor marked as Map No. 2; and a layout map of the entire Ascension Commerce Center II Industrial Park which is preliminarily marked, as Map No. 4.

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.**

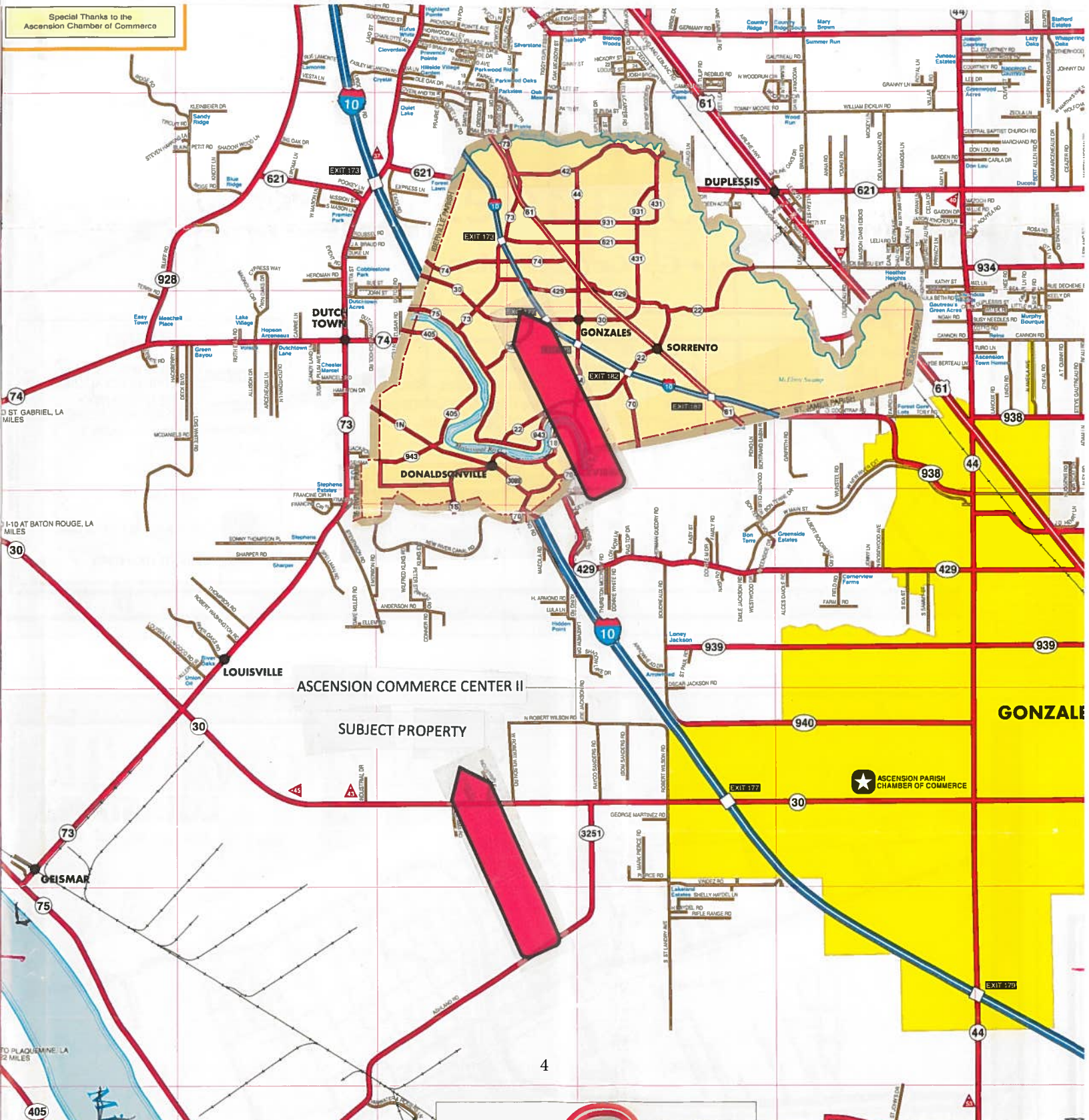




# Ascension Parish

## LOUISIANA

Special Thanks to the  
Ascension Chamber of Commerce













MAP NO. 2

09-02-050

09-02-034



ASCENSION COMMERCE CENTER II

SUBJECT PROPERTY

ASCENSION COMMERCE CENTER

09-02-050

Lyle Dr

Industrial Dr

Luke Dr

Industrial Dr

Industrial Dr

W Robert Wilson Rd

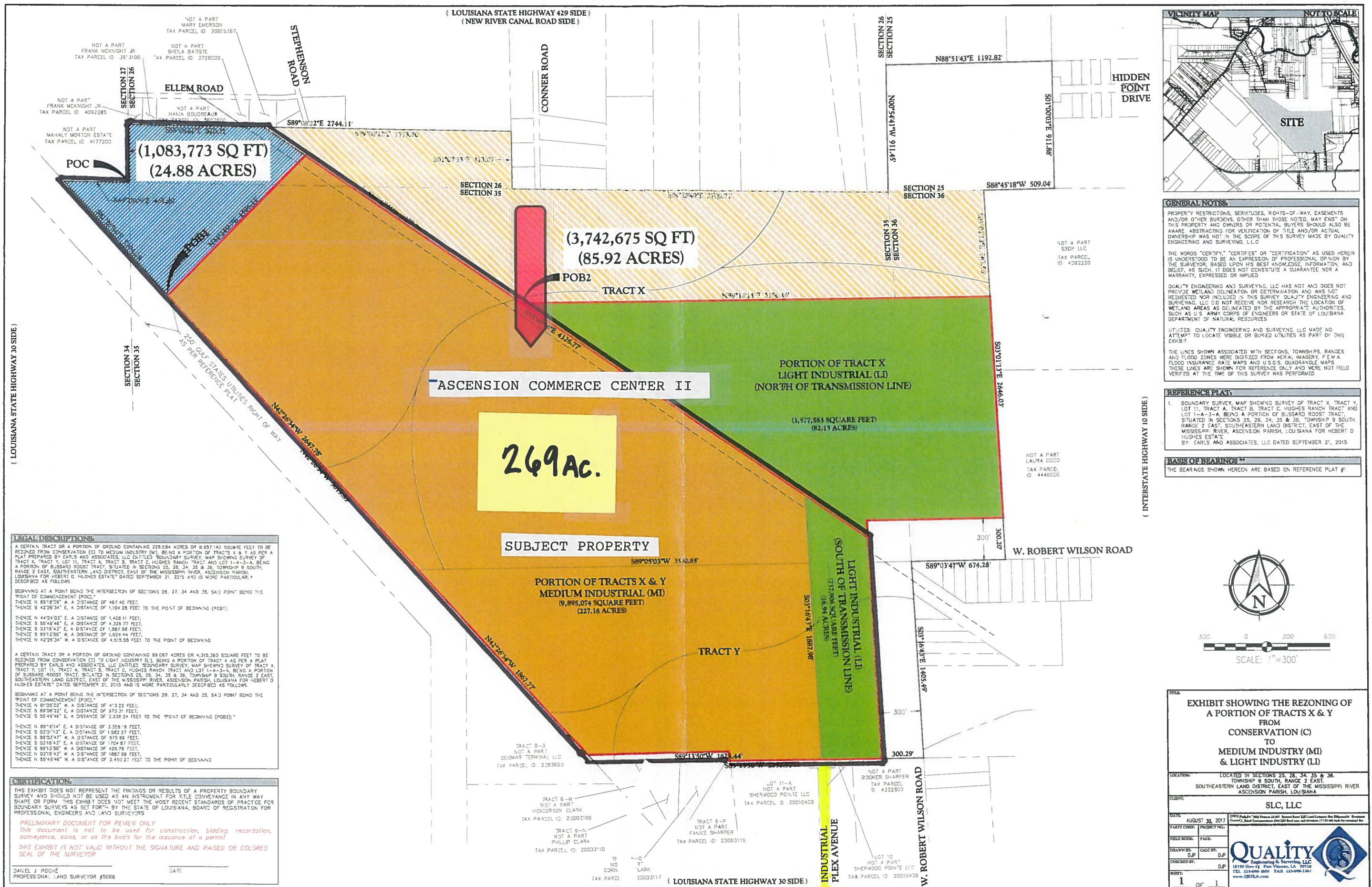
Industriplex Ave

Clark Rd

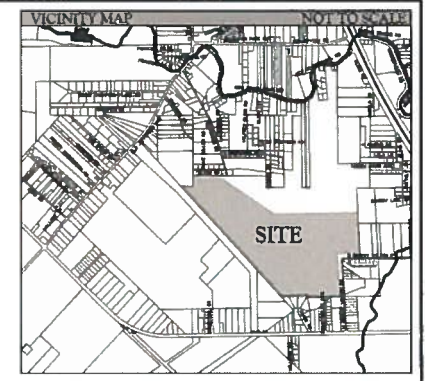
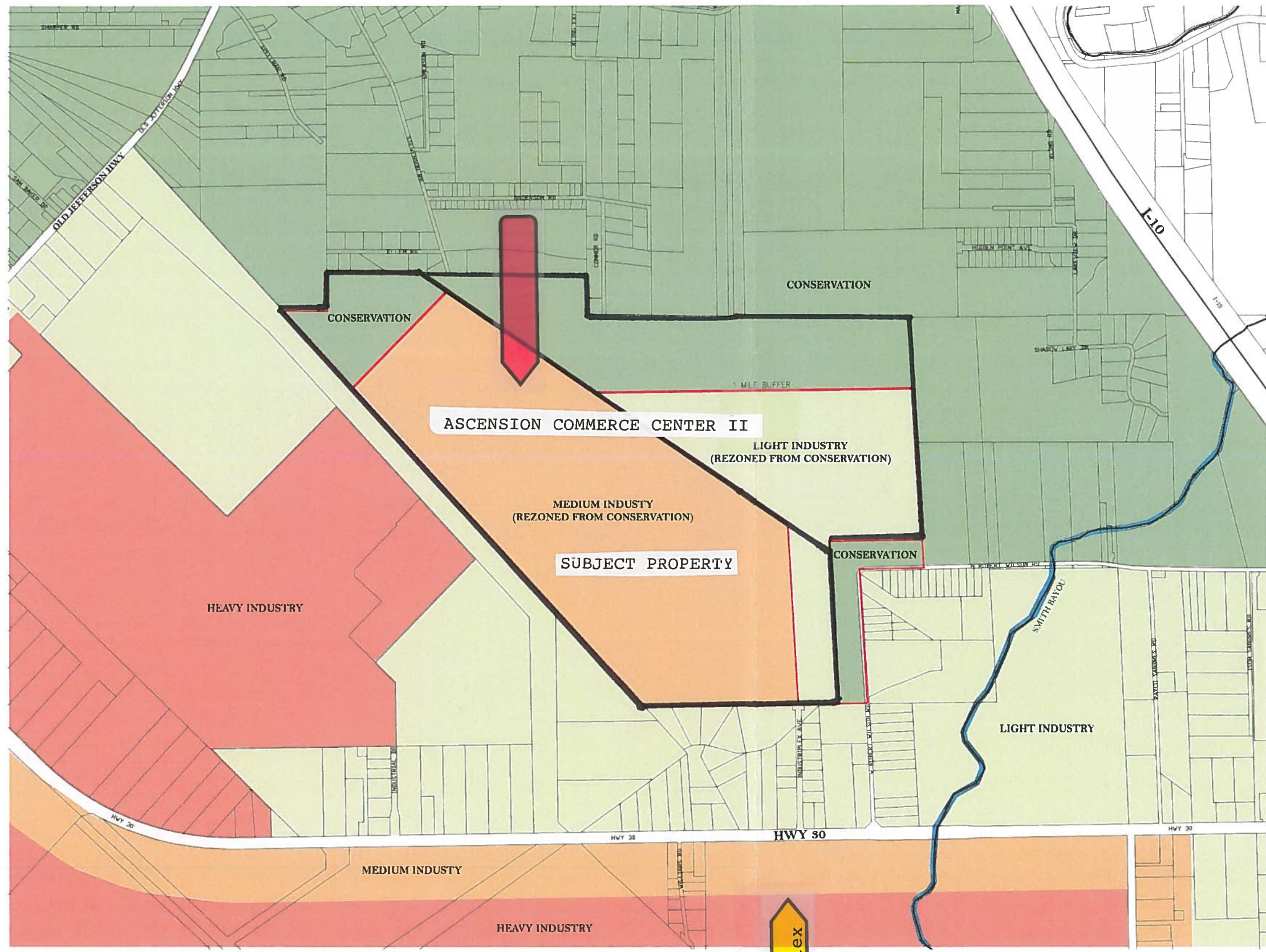
Williams Rd

10-02-003

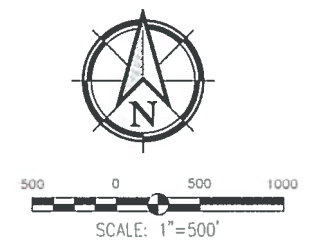








- LEGEND**
- CONSERVATION
  - LIGHT INDUSTRY
  - MEDIUM INDUSTRY
  - HEAVY INDUSTRY



**371 Ac. Industriplex Ave.  
Zoning Exhibit**

LOCATED IN SECTIONS 25, 26, 34, 35 & 36,  
TOWNSHIP 9 SOUTH, RANGE 2 EAST,  
SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER  
ASCENSION PARISH, LOUISIANA

CLIENT: SLC, LLC

DATE: AUG 28, 2017

DRAWN BY: CALL BY:

CHECKED BY:

PREP: 1 OF 1

**QUALITY**  
Engineering & Surveying, LLC  
14150 Hwy 42, Port Vincent, LA 70728  
TEL: 225-666-1000 FAX: 225-666-1367  
www.QESL.com





Industrialplex