

Construction Begins on Magnolia Ridge Logistics Park, Bringing New Industrial Opportunities to Geismar

A major new industrial development is underway in Ascension Parish, as construction has officially begun on Magnolia Ridge Logistics Park, a 186-acre industrial subdivision located at the intersection of Industriplex Avenue and LA-30 in Geismar.

Magnolia Ridge is the result of a partnership between Alexandria-based Ratcliff Development and local private equity firm JRE Capital. Once fully built out, the park is expected to offer up to 2 million square feet of mixed industrial-use space, marking a significant step forward in addressing the region's pressing need for modern industrial infrastructure.

"Magnolia Ridge is the kind of development our region has been waiting for," said Trey Williams, Managing Partner of JRE Capital. "We've already seen strong interest from companies across a range of industries, and we're excited to provide space that will help attract new business while supporting local growth."

Targeting bulk distribution, light manufacturing, and plant service operations, Magnolia Ridge is designed to meet the increasing demand for flexible industrial space in the Greater Baton Rouge area. With the local industrial vacancy rate sitting below 3%, this development is a timely and much-needed boost to the area's economic landscape.

"Metro Baton Rouge has been constrained by a lack of available warehouse and industrial space for several years," said Evan Scroggs of Lee & Associates, the listing broker for Magnolia Ridge. "This project directly addresses that gap, opening the

door for both outside investment and the expansion of existing local businesses.”

Lots ranging from 2 to 18 acres are planned and are expected to be available for purchase by the end of the year. Asking prices will range from \$6 to \$7.50 per square foot, offering competitive options for businesses looking to establish or grow their presence in Ascension Parish.

Local leaders are optimistic about the potential ripple effects Magnolia Ridge will have on the region’s economy, workforce, and long-term development prospects.

“We’re looking forward to working together with our partners at Magnolia Ridge on bringing new opportunities to Ascension Parish,” said Kate MacArthur, President & CEO of Ascension Economic Development Corp.

For leasing information or inquiries, contact [Evan Scroggs at Lee & Associates](#).