



# PRIME INDUSTRIAL SUPPORT FACILITY

Strategic location at premier energy service hub  
147 First St., Port Fourchon, LA



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# PRIME INDUSTRIAL SUPPORT FACILITY AT FOURCHON

147 First St., Port Fourchon, LA

## EXECUTIVE SUMMARY

147 1st Street is a strategically located industrial support facility in the heart of the Port Fourchon energy services ecosystem — the premier logistics base for Gulf of Mexico offshore operations. Port Fourchon functions as a specialized industrial and marine hub servicing more than 90% of deepwater oil production in the U.S. Gulf, with a highly diversified base of energy service, logistics, fabrication, and support companies operating within its industrial corridor. Built for operational flexibility, this property includes a  $\pm 4,000$ -square-foot warehouse inclusive of 20' x 50' covered overhang, functional exterior yard space, and an elevated  $\pm 1,000$ -square-foot second-story office — making it suitable for both administrative and industrial work functions. The combination of dry storage, covered work area, and office space is an ideal fit for support service firms, maintenance contractors, marine logistics providers, and mid-tier industrial operators serving offshore platforms and vessel fleets.

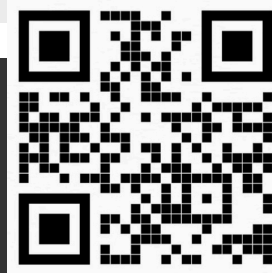


|                       |                 |
|-----------------------|-----------------|
| <b>Price:</b>         | \$ 550,000      |
| <b>Property Type:</b> | Office/Shop     |
| <b>Current Use:</b>   | Unoccupied      |
| <b>Building Size:</b> | 5,000 Total GBA |
| <b>Lot Size:</b>      | 0.57 Acres      |

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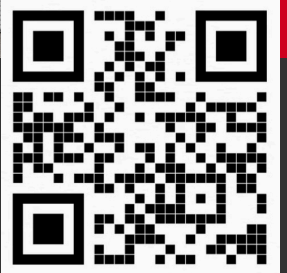
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