



PURPOSE-BUILT FOR BUSINESS CONTINUITY

Corporate Operations & Mission Critical Center
19,862 SF at 5366 Highway 311, Houma, LA



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CORPORATE OPERATIONS & BUSINESS CONTINUITY CENTER

Purpose-built for organizations where uptime matters

EXECUTIVE SUMMARY

5366 Highway 311 presents a rare opportunity to acquire a **19,862 SF mission-critical office and operations facility** in the heart of Houma, Louisiana—strategically positioned along America's Energy Coast. Originally constructed in 2009 and fully remodeled in 2019, this former Grainger distribution facility has been transformed into a purpose-built Corporate Operations & Business Continuity Center specifically designed for organizations where reliability, security, technology infrastructure, and uninterrupted operations are essential.

The property includes a climate-controlled warehouse and storage area along with two truck-height loading bays, providing flexibility for a wide range of users. Engineered for resilience and performance, the building features concrete exterior construction, LEED certification, and a 350 kW natural gas generator supporting 100% of building operations—making it ideal for energy service firms, government agencies, and mission-critical users requiring uninterrupted operations.

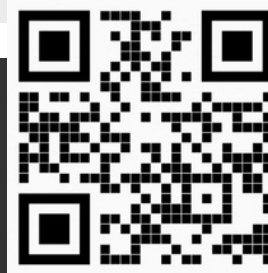


Price:	\$ 3,750,000.00
Property Type:	Office/Operations Center
Current Use:	Operations Center
Building Size:	19,862 SF Total GBA
Lot Size:	1.92 Acres

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PURPOSE-BUILT WORK ENVIRONMENT

Engineered for collaboration, training, and operational efficiency

Executive Leadership

- 18 Private Offices

Collaboration

- 2 Conference Rooms
- 2 Huddle Rooms
- Large Training Center

Workforce

- Open Operations Floor
- 11-Station Comms Center

Employee Amenities

- Large Break Room
- Shower Facility
- 6 Restrooms

Operational Support

- Mail Room & File Room
- 3 Copy Rooms
- Janitorial/Wash Area



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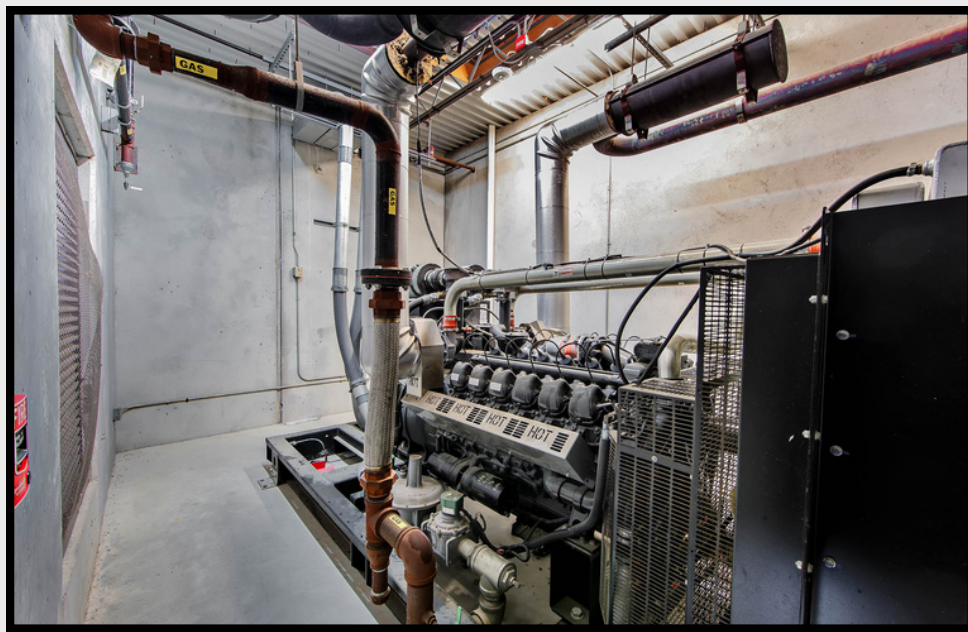
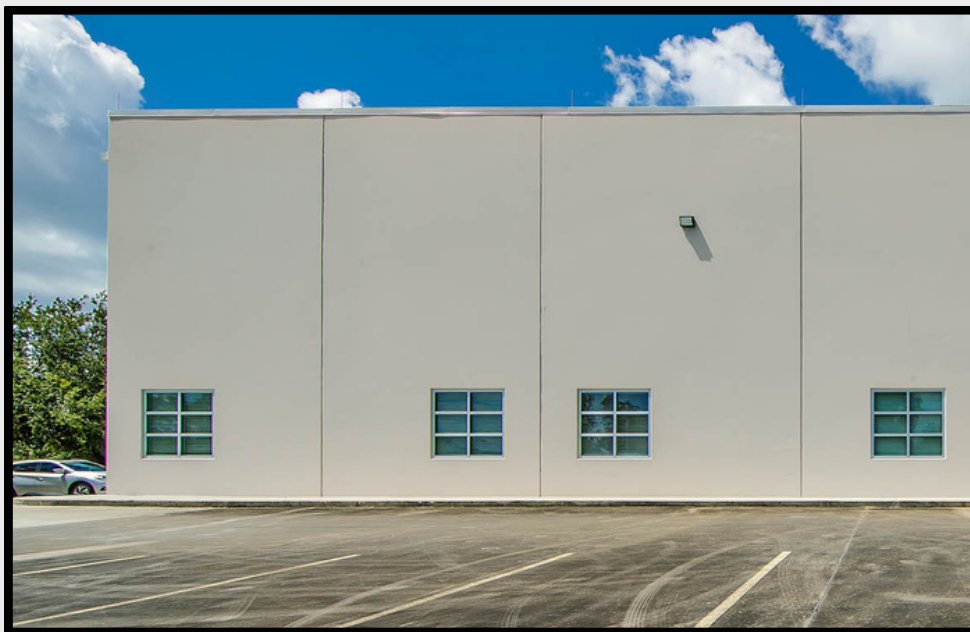
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BUILT FOR BUSINESS CONTINUITY

Designed so your operations don't stop



BUSINESS CONTINUITY FEATURES

- 350 kW Generator
- Flood Zone X
- Sprinkler System
- HVAC Throughout
- 100% Backup Power
- Concrete Construction
- Dedicated Server Room
- Control Card Access
- LEED Certified
- Motion-Sensor Lighting
- Cat6 Cabling
- Climate-Controlled Warehouse

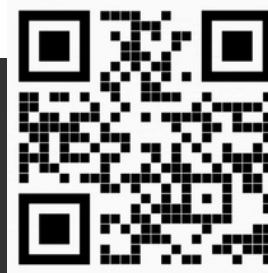
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TECHNOLOGY & RESILIENCY

Infrastructure that would be difficult and costly to replicate



Conceptual technology overlay. Actual IT equipment and systems not pictured.

TECHNOLOGY INFRASTRUCTURE

- Dedicated IT Department
- IT Manager's Office
- Server Room
- Supplemental Cooling
- Cat6 Cabling Throughout
- Controlled Access
- Video Surveillance System
- Motion Sensors

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Office, logistics and operational capability under one roof

LOGISTICS & SUPPORT

- 2 Recessed Dock-High Loading Bays
- Climate-Controlled Warehouse
- Equipment and Inventory Storage
- Truck Access
- Parking
- Site Circulation



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RARE OPPORTUNITY TO ACQUIRE TURNKEY, RESILIENT FACILITY

5366 Highway 311, Houma, LA

Situated on **1.92 acres in FEMA Flood Zone X**, the property benefits from a **first-floor elevation of 12.49 feet**, offering enhanced flood protection. The site includes **60+ parking spaces**, controlled card access, video surveillance and Cat6 data infrastructure.

Located approximately **one hour from Port Fourchon** and **8 miles south of U.S. Highway 90 (future I-49 corridor)**, the property offers excellent connectivity to regional logistics and energy hubs. With 15,380 vehicles per day along Highway 311, the site also provides strong visibility and accessibility.



The building is currently occupied and may be delivered vacant on short notice. Furniture may be included subject to negotiation.

This is a rare opportunity to acquire a turnkey, resilient operations facility in one of Louisiana's most strategic energy service markets.

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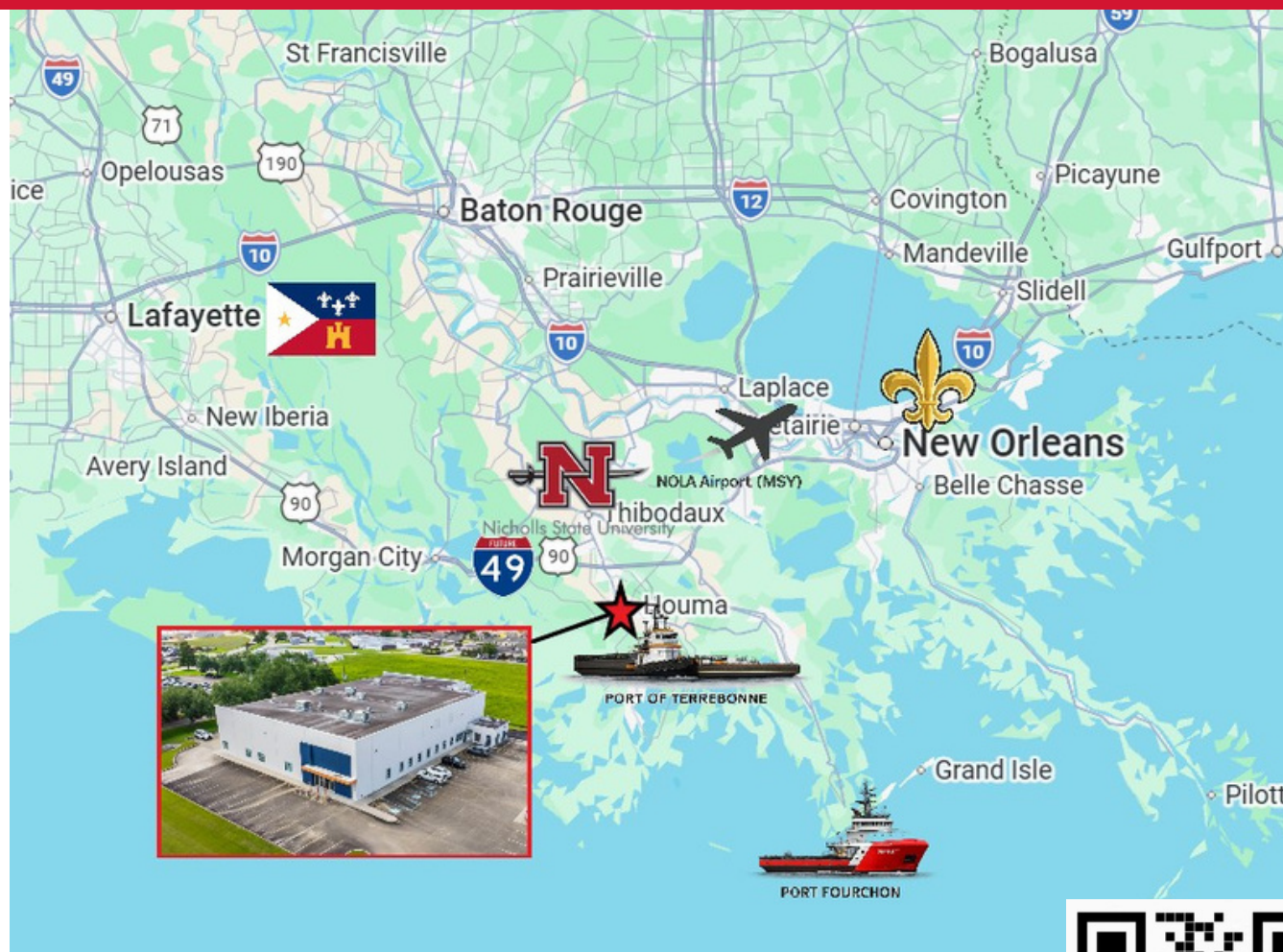
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REGIONAL ACCESSIBILITY & STRATEGIC LOCATION

5366 Highway 311, Houma, LA

Destination	Approx. Miles
Port Fourchon	60 mi.
U.S. 90 (Future I-49)	8 mi.
Houma Airport (KHUM)	6 mi.
Nicholls State University	18 mi.
Port of Terrebonne	8 mi.
Port of Morgan City	53 mi.
Lafayette	104 mi.
Baton Rouge	78 mi.
NOLA Airport (MSY)	63 mi.
Downtown New Orleans	67 mi.



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WHY CHOOSE HOUMA?

When location, operational resilience, and access to the energy industry matter, few markets offer the strategic advantages of Houma, Louisiana



For generations, Houma has served as one of the nation's most important centers for offshore energy services, marine logistics, engineering, fabrication, and industrial innovation. Strategically located in the heart of Louisiana's Bayou Region, the community has evolved into a critical business hub supporting offshore energy production, maritime commerce, coastal restoration, advanced manufacturing, and industrial operations throughout the Gulf Coast.

Located approximately one hour from Port Fourchon—one of North America's premier offshore energy service ports—Houma offers businesses immediate access to an experienced workforce, established supply chains, and a mature industrial ecosystem that has supported some of the world's largest energy companies for decades.

Unlike many regional markets, Houma combines the operational advantages of a major industrial center with the accessibility and cost structure of a secondary market. Companies benefit from efficient transportation corridors, regional airports, skilled labor, and proximity to offshore operations while avoiding many of the congestion and occupancy challenges associated with larger metropolitan areas.

Whether supporting offshore production, marine transportation, utility operations, engineering, disaster response, or regional corporate administration, organizations located in Houma operate from one of America's most strategically important energy corridors.

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