THE LOGAN BABIN COMMERCIAL GROUP of KW COMMERCIAL SOUTH

PURPOSE-BUILT FOR BUSINESS CONTINUITY

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



Agent: Logan "Hank" Babin, III Cell: (985) 804-9991 E-mail: hank@loganbabin.com

www.loganbabin.com 400 Lafayette St., Houma, LA, 70360 (985) 872-4598

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MODERN, HIGHLY FUNCTIONAL OFFICE OR OPERATIONS FACILITY

Located on America's Energy Coast in Houma, LA

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 beentransformed 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 retains a portion of warehouse/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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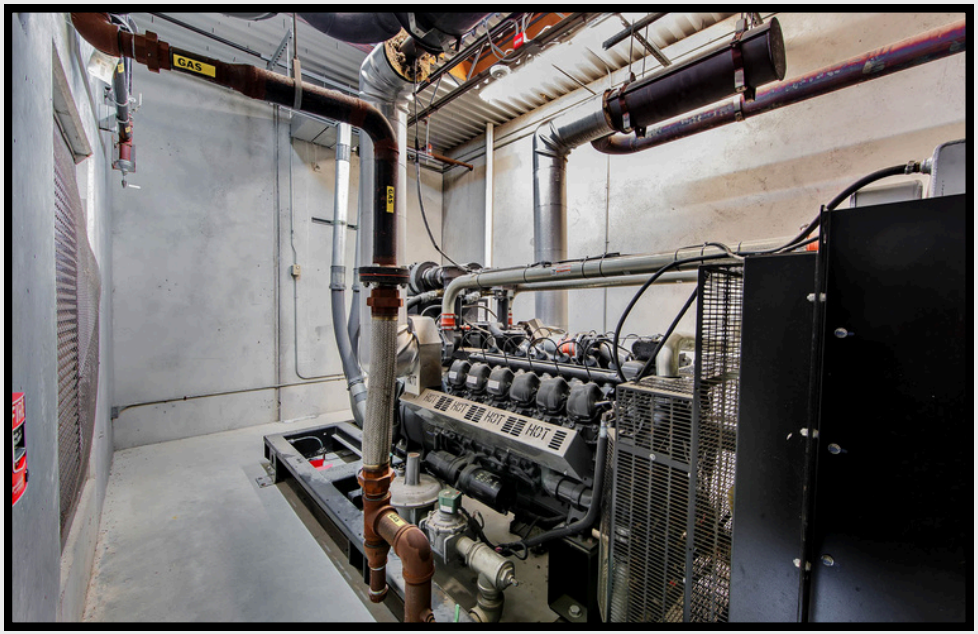
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BUILT FOR BUSINESS CONTINUITY

Designed so your operations don't stop





BUSINESS CONTINUITY FEATURES

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

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PURPOSE-BUILT WORK ENVIRONMENT

A facility engineered for collaboration, training, & efficiency

Executive Leadership

- 18 Private Offices

Collaboration

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

Workforce

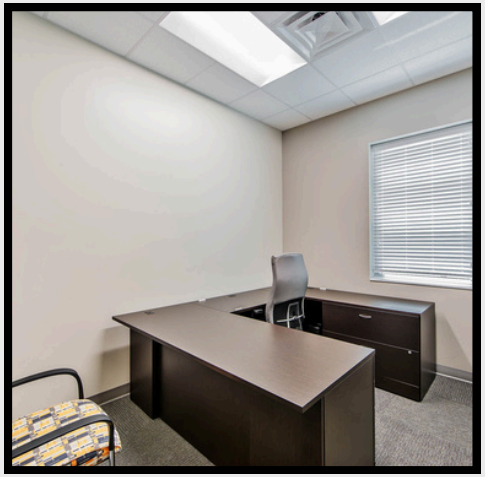
- Open Operations Center
- 11-Station Comms Center

Employee Amenities

- Large Break Room
- Shower Facility
- Six Restrooms

Operational Support

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









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TECHNOLOGY & RESILIENCY

Infrastructure that would be difficult and costly to replicate



TECHNOLOGY INFRASTRUCTURE

- Dedicated IT Department
- IT Manager Office
- Server Room
- Supplemental Cooling
- Cat6
- Secure Access
- Camera System
- Motion Sensors

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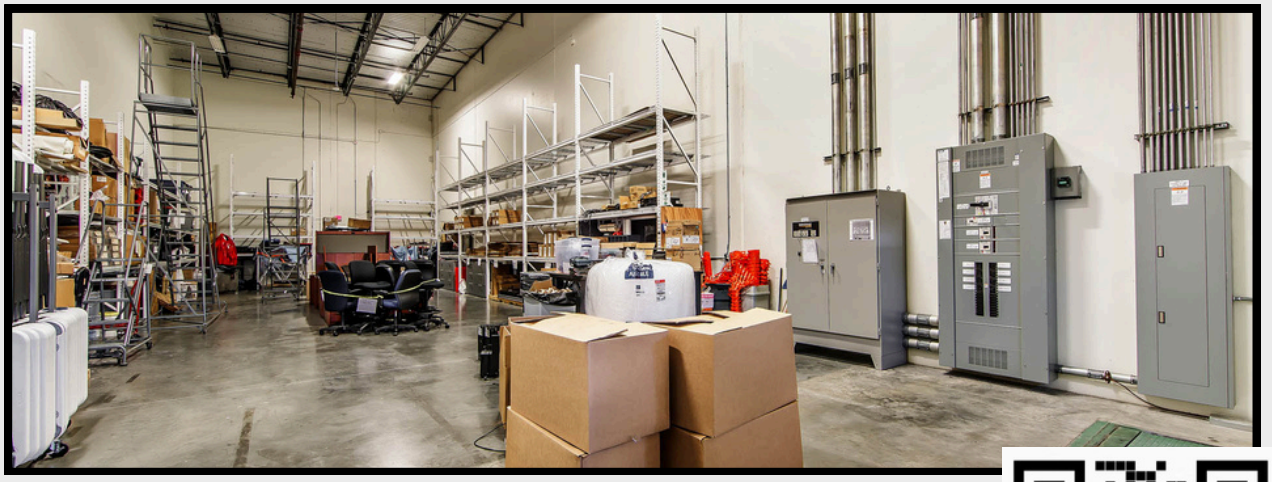
OPERATIONS SUPPORT

Office, logistics and operational capability under one roof

LOGISTICS & SUPPORT

- 2 recessed dock-high loading bays
- Climate-controlled warehouse
- Storage
- Truck access
- Parking
- Site circulation





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RARE OPPORTUNITY TO ACQUIRE TURNKEY, RESILIENT FACILITY

5366 Highway 311, Houma, LA



Situated on a **1.92-acre tract in FEMA Flood Zone X**, the property benefits from a **first floor elevation of 12.49'**, offering enhanced flood protection. The site includes **60+ parking spaces**, secure access with card entry, surveillance systems, and full Cat6 data infrastructure.

Located just **1 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 but can be made available 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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REGIONAL ACCESSIBILITY & STRATEGIC LOCATION

5366 Highway 311, Houma, LA

Destination	Approx. Miles
Port Fourchon	60 mi.
U.S. 90 (Future I49)	8 mi.
Houma Airport (KHUM)	6 mi.
Nicholls St. 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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