

Offering Memorandum



**High-Capacity Industrial &
Distribution Facility**

**115 Thompson Place
Thibodaux, LA**

115 Thompson Place

Engineered for Expansion. Built for Heavy-Duty Operations.

Exceptional industrial opportunity featuring approximately 90,780 square feet of warehouse and operational space situated on ± 6.19 acres in Thibodaux, Louisiana. The property has undergone substantial infrastructure and capital upgrades designed to support high-capacity industrial operations, future expansion, logistics, fabrication, distribution, and heavy equipment use.

The facility combines large-scale warehouse functionality with upgraded power infrastructure, modernized exterior improvements, fiber connectivity, enhanced drainage systems, and professionally built office accommodations creating a highly adaptable industrial asset positioned for long-term operational growth.

Address

115 Thompson Place Thibodaux, LA 70301

List Price

\$1,950,000

Property Type

Industrial / Distribution Facility

Building Size

$\pm 90,780$ SF

Office Space

$\pm 3,184$ SF

Site Size

± 6.19 Acres

Loading

Six 12' x 14' Roll-Up Doors

Electrical

Upgraded 3-Phase Power

Clear Height

Up to $\pm 33'$

Modernized Infrastructure • Industrial-Scale Capacity • Expansion-Ready Facility

115 THOMPSON PLACE

Ideal Use Cases

- › Industrial Distribution Hub
- › Manufacturing & Fabrication
- › Logistics Operations
- › Equipment Storage
- › Offshore Service Support
- › Contractor Operations
- › Bulk Warehouse Facility

Rare Scale in a Supply-Constrained Market

±90,780 SF of industrial space in a Bayou Region submarket where large-scale upgraded facilities are limited.

Heavy-Duty Power Capacity

Upgraded 3-phase electrical with multiple transformers, engineered to support fabrication, manufacturing, & equipment-intensive operations.

Built for Fleet & Equipment Access

Six oversized 12' x 14' roll-up doors, expansive yard space, & engineered drainage support efficient loading & on-site movement.

Move-In Ready Operations

Professionally finished office buildout with conference room, ADA-compliant restrooms, breakroom, & climate-controlled work areas.

Expansion-Ready Footprint

±6.19 acres with room to grow, positioned within Thibodaux's established industrial corridor.





CUSTOMER
PICK UP

115 THOMPSON PLACE

Location Overview

Located within Thibodaux's established industrial corridor, 115 Thompson Place offers excellent access to key transportation routes, commercial services, and workforce resources throughout the Bayou Region. The property is conveniently positioned near LA Highway 1, LA Highway 308, and Highway 90, supporting efficient movement for logistics, manufacturing, storage, and distribution operations.

Its central location provides quick access to Downtown Thibodaux, Nicholls State University, and surrounding commercial development while remaining within practical reach of Houma, Port Fourchon, Baton Rouge, Lafayette, and New Orleans. The surrounding area includes a strong mix of industrial, commercial, and service-related businesses, reinforcing the property's long-term operational appeal.

The site's accessibility, infrastructure, and proximity to regional industrial markets make it well suited for warehousing, fabrication, offshore support, distribution, and future expansion opportunities.

DESTINATION

1. Downtown Thibodaux
2. Nicholls State University
3. Hwy 90
4. Houma
5. New Orleans
6. Lafayette
7. Baton Rouge
8. Port Fourchon

DISTANCE

- ~2 miles
- ~3-5 miles
- ~5 miles
- ~15 miles
- ~60 miles
- ~95 miles
- ~70 miles
- ~60 miles

TRAVEL TIME

- ~5 minutes
- ~7-10 minutes
- ~10-15 minutes
- ~20-25 minutes
- ~1 hour 15 min
- ~1 hour 40 min
- ~1 hour 15 min
- ~1 hour 40 min

"Positioned within a strategic South Louisiana industrial and distribution corridor."





US- Hwy 90

Gerald T Peltier Dr.

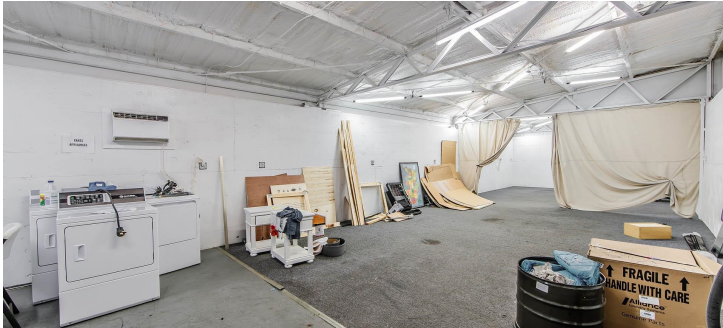
CANAL BLVD







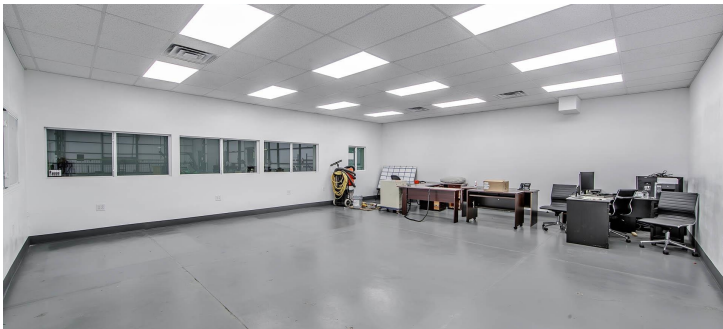
115 THOMPSON PLACE



Flexible Support / Production Area



Breakroom / Employee Support Space



Breakroom / Employee Support Space

Property Features & Layout

The property combines expansive warehouse capacity with updated office & operational infrastructure, creating a flexible environment for industrial, logistics, fabrication, or distribution use. High-clearance interiors, multiple oversized roll-up doors, & open-span warehouse areas support efficient workflow & future growth.

The office buildout includes conference space, break areas, ADA-compliant restrooms, & climate-controlled work areas designed to support day-to-day business operations.

Operational Advantages

- ±90,780 SF total, including 3,184 SF of finished office space
- High-clearance interiors up to ±33' with flexible open-span layout
- Six oversized 12' x 14' roll-up doors for equipment access
- Upgraded 3-phase electrical infrastructure with multiple transformers
- Dedicated fiber internet feed with facility-wide wireless access points
- Conference room, breakroom, & ADA-compliant restrooms
- Climate-controlled office environments
- Engineered drainage, grading, & site improvements
- Footprint supports warehousing, fabrication, logistics, or distribution



Key Industry Drivers:

Manufacturing | Logistics | Distribution | Fabrication | Industrial Operations

Commercial Market Overview

– Thibodaux, LA

- Strong demand for warehouse & industrial flex space throughout the Bayou Region
- Limited inventory of large-scale facilities with upgraded infrastructure
- Strategic position supporting regional logistics, fabrication, & distribution
- Direct access to local workforce, commercial services, & major transportation corridors

"Large-scale industrial facilities with modern infrastructure remain limited within the Thibodaux market."







Infrastructure

Property: 115 Thompson Place

Location: Thibodaux, Louisiana

The property has undergone extensive infrastructure & operational upgrades designed to support long-term industrial use, future expansion, & high-capacity operations.

Major improvements include upgraded 3-phase electrical service with multiple transformers, dedicated fiber internet connectivity throughout the facility, approximately 100 LED light fixtures across warehouse & operational areas, engineered drainage & site work, upgraded exterior wall systems with reinforced insulation, commercial-grade access & security systems, & modernized office & support areas.

Infrastructure Highlights

- Upgraded 3-phase electrical infrastructure
- Dedicated fiber internet service
- Extensive drainage and engineered site improvements
- Six oversized 12' x 14' roll-up doors
- LED lighting throughout facility
- Modernized office and support areas
- Large-scale warehouse footprint
- Expansion-ready industrial infrastructure



115 Thompson Place

Thibodaux, LA 70301



Client Experience

Our approach is strategic: position properties effectively, market them with precision, and deliver results that maximize value.. Here's what clients have to say.

Jared is a top tier agent. Would encourage anyone looking for a referral to consider Jared. He handled every step professionally and made the buying and selling process very seamless and efficient. We appreciate all of his efforts and communication.

— Cory B.

Jared displayed vast intellectual & perceptual real estate abilities! Made the transaction as smooth as possible & had all bases covered. Much respect & would be happy to recommend him anytime!

— Brad L.

I have never met someone so informative and knowledgeable yet overwhelmingly helpful to go the distance for his prospective clients. I would HIGHLY recommend Jared for any and ALL real estate inquiries and or needs!! VERY pleasant to do business with !!!A+++++

— Jo



Jared Gros

Associate Broker | REALTOR

Office 985.446.6363

Mobile 985.859.8592

jaredg@canalmain.com

jaredgros.com

509 Canal Blvd Thibodaux, LA 70301



Proudly Local. Always Professional.