

Offering Memorandum

"Designed for Manufacturing,
Fabrication & Industrial Operations"



Canal
← Main REALTY

2103 COTEAU RD, HOUMA, LA 70364

2103 COTEAU RD

Industrial Property for Sale – Exceptional Opportunity! Looking for the perfect space to grow your business? This impressive industrial property on 2 acres offers the ideal combination of professional office space and functional warehouse/shop facilities. 3,600 sq ft of Office Space · 8 Private Offices · Conference Rooms · Welcoming Lobby Area · Kitchen/Break Area · 3 Restrooms · Changing Room 8,280 sq ft Warehouse / Shop Space · Heated Shop for year-round productivity · Two Overhead Cranes · Three-Phase Electrical System · Ample room for manufacturing, fabrication, storage, or distribution With a total of 11,880 sq ft under roof and 2 acres of land, this property provides plenty of space for operations, equipment, and future expansion. Designed with both administrative and industrial functionality in mind, it's a rare opportunity for businesses needing serious capability and room to grow.

Address

2103 Coteau Rd, Houma, LA 70364

Lease Price

\$7,200

Year Build/Renovates

2024

Building Size

11,880 SF

Office

3,600 SF

Warehouse

8,280 SF

Land

2 Acres

Power

3-Phase, 440V

Cranes

(2) Overhead

Occupancy

Vacant



2103 Coteau Rd.

Ideal Use Cases

- › Oilfield Service Operations
- › Fabrication / Machine Shop
- › Logistics / Distribution
- › Construction or Fleet-Based Businesses

Offering Highlights

- Crane-Served Industrial Facility
- Equipped with (2) overhead cranes for efficient operations
- Heavy Power Infrastructure
- 3-phase, 440V electrical system supports industrial users
- Office + Warehouse Integration
- 3,600 SF office + 8,280 SF warehouse
- Secure 2-Acre Site
- Fully fenced with ample yard space
- Heated Shop Environment
- Enables year-round productivity
- Immediate Availability
- Vacant and ready for occupancy





Location Overview

Located in Houma, Louisiana, this property benefits from proximity to one of the Gulf South's most active industrial corridors. The region supports oil & gas, marine, fabrication, and logistics industries, providing access to a skilled workforce and established infrastructure.

The property offers convenient connectivity to Highway 90, a major east-west corridor linking the region to Lafayette, New Orleans, and Port Fourchon.

DESTINATION

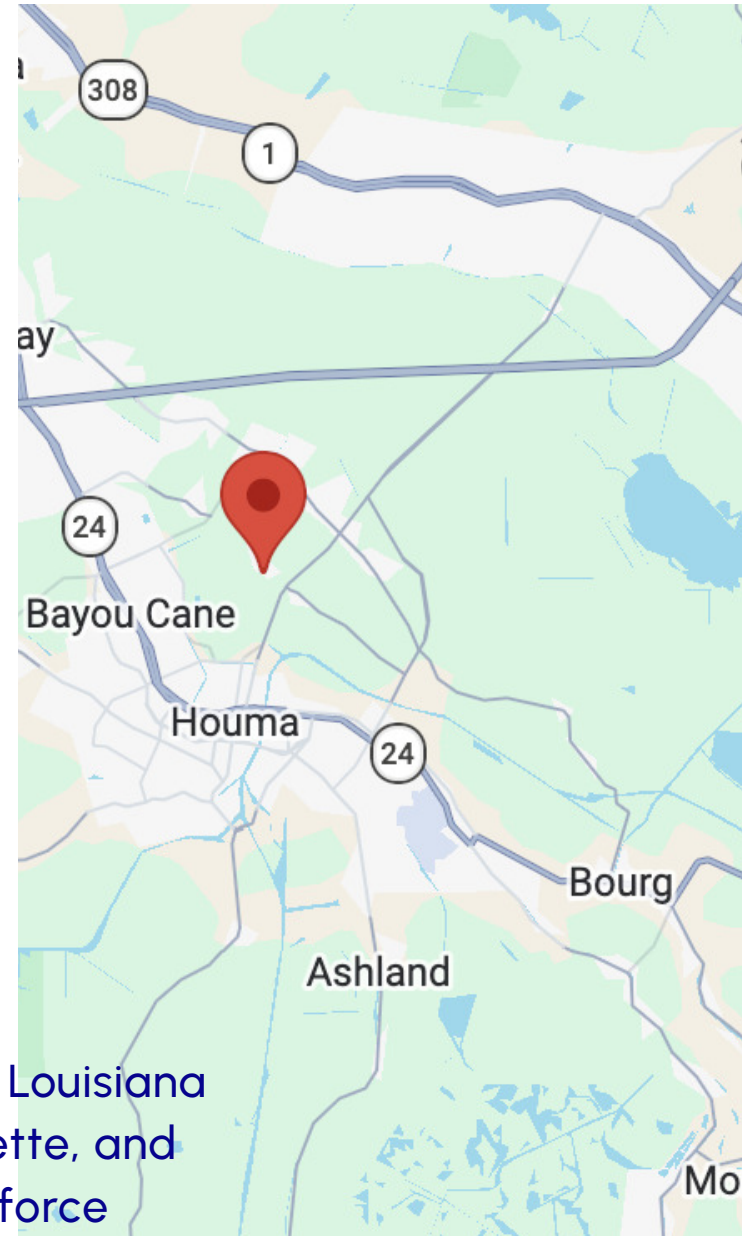
1. Hwy 90
2. Downtown Houma
3. Port Fourchon
4. Thibodaux
5. New Orleans
6. Lafayette
7. Baton Rouge.

DISTANCE

- ~2–3 miles
- ~6 miles
- ~55 miles
- ~15 miles
- ~60 miles
- ~70 miles
- ~85 miles

TRAVEL TIME

- ~5 minutes
- ~10 minutes
- ~1 hour
- ~20 minutes
- ~1 hour 15 min
- ~1 hour 20 min
- ~1 hour 30 min



"The property offers convenient access to key South Louisiana markets, including New Orleans, Baton Rouge, Lafayette, and Port Fourchon—supporting regional operations, workforce access, and logistics efficiency."



Cheniere Caminada LLC
1903 Coteau Rd



South Louisiana Electric Coop
2028 Coteau Rd



Coworking / Gulf States Vending
2043 Coteau Rd



L & S Trucking
2101 Coteau Rd



Coworking / Gulf States Vending
2043 Coteau Rd

2103 Coteau Rd



Coteau Road



STOP
NO VISITORS
ALLOWED
CHECK IN AT FRONT OFFICE



2103 Coteau Rd.



Yard / Laydown Area



Clear Span Workspace



Crane-Served Bay

Property Features & Layout

The layout is intentionally designed to support real-world operations, allowing teams to move efficiently between office and production environments without disruption. The separation of spaces creates a natural workflow between management, staff, and shop operations.

The warehouse configuration provides flexibility for a variety of industrial uses, including fabrication, equipment servicing, staging, or distribution. The open floor plan allows users to customize the space to their specific operational needs without significant modification.

The exterior yard area further enhances functionality, offering space for equipment storage, fleet parking, or material laydown—an increasingly valuable feature for industrial users in today's market.

Operational Advantages

- Efficient separation between office and production environments
- Flexible warehouse layout adaptable to multiple business types
- Yard space supports outdoor storage and equipment staging
- Layout minimizes operational bottlenecks and improves workflow



2103 Coteau Rd.

Key Industry Drivers:

Oil & Gas | Marine Services | Fabrication | Logistics

Industrial Market Overview Houma, LA

- Strong demand for industrial space tied to energy sector
- Limited supply of functional heavy-use facilities
- Owner-user demand remains high
- Increasing need for yard + equipment space

“Functional industrial assets with power and crane capacity remain scarce in the Houma market.”





2103 Coteau Rd.



Infrastructure

Property: 2103 Coteau Rd

Location: Houma, Louisiana

2103 Coteau Road is a fully improved industrial site offering immediate functionality with infrastructure already in place to support a wide range of operations. The property features direct frontage along Coteau Road, providing excellent visibility and access, along with convenient connectivity to Highway 90 and surrounding commercial corridors.

The site is equipped with 3-phase, 440V electrical service, supporting heavy industrial use, along with natural gas availability on-site. Water service is provided through public water, while the property operates on a private sewer system, allowing for independent utility control.

The building is constructed on a slab foundation and is complemented by a paved parking and yard area, designed to accommodate vehicle access, equipment movement, and day-to-day operations. The site is also fully fenced, enhancing security and usability for businesses requiring controlled access or outdoor storage.

Additional infrastructure features include:

- Overhead crane systems within the warehouse
- Heated shop environment for year-round productivity
- Concrete parking and circulation areas
- Public road frontage with easy ingress/egress

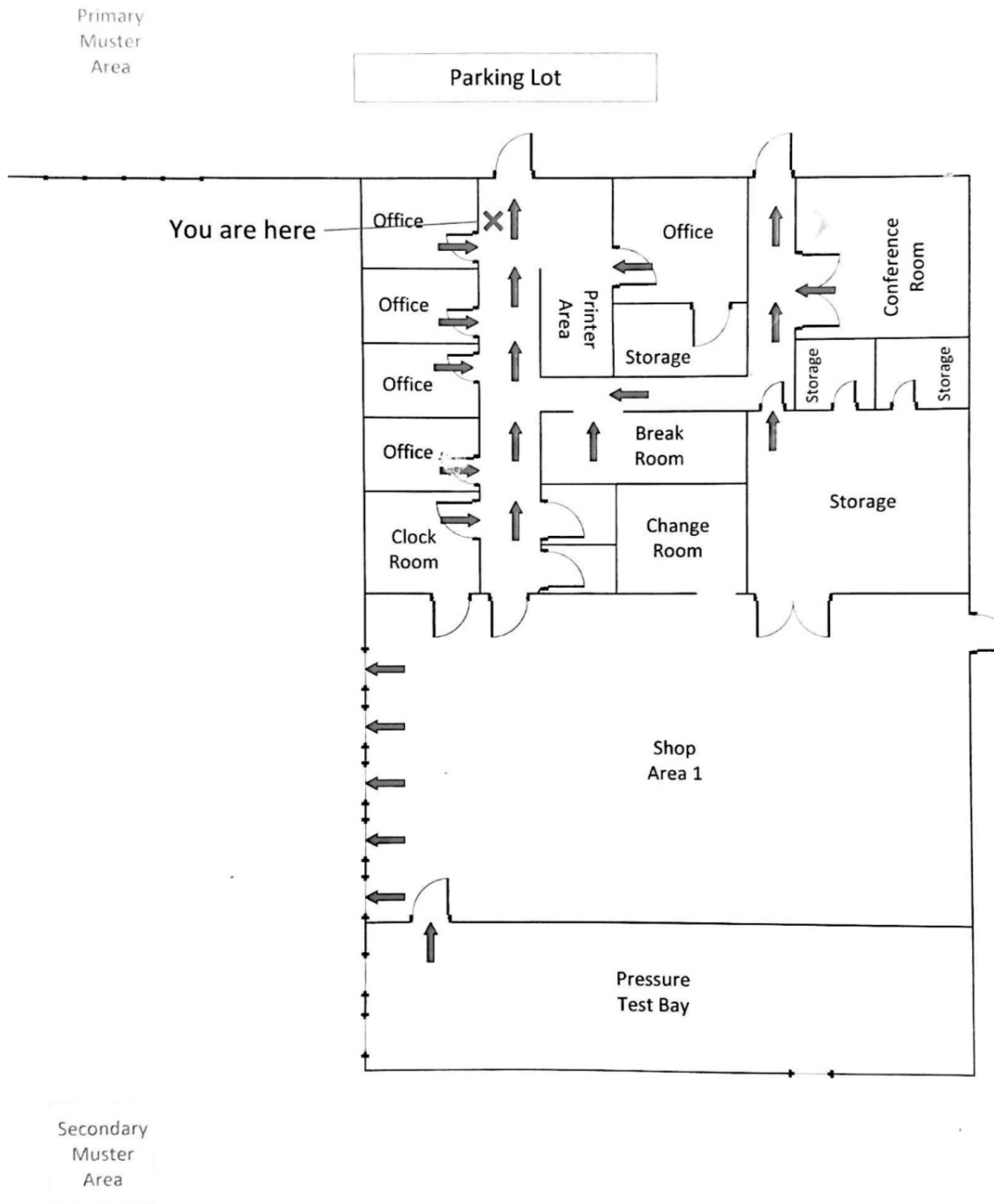
Overall, the property presents a turnkey industrial facility with the infrastructure necessary to support immediate occupancy and operational efficiency, while still offering flexibility for future expansion or customization.

Proudly Local. Always
Professional.



2103 Coteau Rd.

Houma, LA 70364



Client Experience

Our approach is simple: deliver results while making the process seamless, informed, and stress-free. Here's what clients have to say.

"We had such a wonderful experience working with Sarah Veillon. Not only did she do an excellent job selling our home, but she also went above and beyond to help us while we were searching for our next one.

Her professionalism, knowledge, and dedication made the entire process smooth and stress-free. We always felt supported and informed, and she truly had our best interests at heart.

I highly recommend Sarah to anyone buying or selling a home."

— Bree R | October 3, 2025

"Sarah was a wonderful Realtor who consistently went above and beyond throughout our property sale. We faced several challenges that were new to us, and she remained steady, knowledgeable, and fully committed every step of the way.

She has not only earned our trust as a real estate professional but has also become someone we genuinely value working with.

I would highly recommend her for any real estate needs and look forward to working with her again in the future."

— Wendy P | October 4, 2025



Sarah Veillon

Realtor



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