

115 Thompson Place
Thibodaux, LA 70301



LOGO COMING
SOON

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MLS# 2026008910



\$1,950,000

90,778 Sqft

Exceptional commercial facility offering over 88,000 square feet of warehouse space and more than 3,000 square feet of office space, thoughtfully upgraded for long-term growth, efficiency, and heavy-duty operations. The exterior has been completely reskinned with modern architectural wall panels and premium foil-backed reinforced insulation, giving the property a clean, professional appearance with enhanced energy performance. The warehouse features six oversized 12 x 14 roll-up doors, with several equipped with electric remote operation, providing excellent accessibility for large equipment, deliveries, and fleet operations. A massive upgraded 3-phase electrical system with multiple transformers was installed to accommodate substantial future expansion and high-capacity industrial use. Connectivity and infrastructure were a top priority, including a dedicated fiber internet feed for reliable high-speed service throughout the building, supported by approximately six wireless access points. A 6-inch water line was also installed and flow tested to support potential future fire sprinkler installation and expansion needs. Inside, the property includes an impressive office buildout, featuring a spacious main office, conference room, three ADA-compliant restrooms, breakroom/kitchenette, closed-cell spray foam insulation, and HVAC.



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