

2534 Cummins Road
Houma, LA 70363



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MLS# 2026016748



\$4,700,000

61,925 Sqft

2534 Cummins Road offers a corporate-guaranteed, credit-backed industrial income stream at an approximate 8.1% leasehold cap rate. The 61,925 SF crane-served facility is 100% occupied by Houma Armature Works, a Nidec Motor Corporation subsidiary, with lease obligations unconditionally guaranteed by Nidec, a globally traded manufacturer listed on the NYSE and Tokyo Stock Exchange. Base rent is \$486,000 annually with contractual 8% escalations at each five-year renewal, delivering built-in yield growth across up to six future renewal options. Landlord exposure is capped by lease at \$32,000 for property taxes and \$55,000 for insurance, with the tenant responsible for all costs above those thresholds. Recent capital improvements, including full roof replacement across the complex within the last two to three years, further limit near-term landlord obligations. The property sits on a 5.55-acre leasehold under a ground lease with the Houma-Terrebonne Airport Commission, currently recorded through 2035 and extended twice, most recently in connection with the tenant's investment in a 50-ton crane and storage facility completed in 2024 2025, reflecting a long-term operating commitment to the site. Located within the Houma-Terrebonne Airport Industrial Park with direct access to U.S. Highway 90 and the Houston-to-Gulf



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