

For Sale

3735 Highway 90 E | Broussard, LA



SRS REAL ESTATE PARTNERS

EXCLUSIVE OFFERING MEMORANDUM

EXCLUSIVELY MARKETED BY



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3735 Highway 90 E, Broussard

Executive Summary

*140,143 SF
Across 7 Buildings
With Ability
to Expand*

Offering Introduction

SRS Real Estate Partners is pleased to offer the opportunity to acquire a rare stabilized industrial opportunity with future upside via new development expansions with the existing tenant. The tenant specializes in engineering and manufacturing state-of-the-art power distribution systems focused on providing temporary and permanent portable power solutions. One of their primary business sources is providing temporary power to datacenter developments across the country.

The opportunity provides for future upside and value-add potential via new development. All of the leases are linked together and every time a new building is delivered to the tenant, their leases reset to 7.5 years on all other buildings within the campus. The tenant continues to have new needs for expansion including manufacturing and inventory buildings, along with other corporate support and training needs. The facility is developed and planned to accommodate over 130,000 SF of additional buildings. This will allow for future development on the property and provide an ability for the tenant to continue to grow its corporate campus in its current location, all the while providing inherent upside to an investor on a future exit.

The property is centrally located in Broussard, LA just south of Lafayette. Broussard is strategically located between Houston and New Orleans, with direct access to major interchanges.

Details

<i>Pricing</i>		\$39,830,769
<i>Cap Rate</i>		6.5%
<i>NOI per Year</i>		\$2,589,000
<i>NOI per Month</i>		\$215,750
<i>Offering GLA</i>		140,143 SF
<i>Land Area</i>		17.62 AC
<i>Occupancy</i>		100%
<i>Year Built/ Substantially Renovated</i>		2018-2026

MAJOR TENANTS





3735 Highway 90 E, Broussard

Property Details



3735 Highway 90 E
*7 Total
Buildings*



*Ability to
expand for
future growth*



Investment Highlights

Property Overview | At a Glance

- 140,143 SF
- 17.62 acres
- 7 buildings
- Lease expiration 12/31/2033
- Last building delivered June 1, 2026, all leases reset to 7.5 years of fresh term
- Rolling rent increases throughout 2030 | 10% Increase

Building Features | Site Advantages

- 140,143 SF across 7 buildings on 17.62 acres, 100% occupied
- Built/Substantially Renovated with modern, like-new construction
- Clear-span structural steel construction throughout
- 24' eave heights with parapet walls
- Full HVAC across office, shop, and warehouse areas
- Insulated liner panels throughout
- Heavy three-phase electrical service, by building:
 - Production & Inventory buildings (Bldgs 4–7): 480V, 400A with distribution panels engineered to support up to 1,200A
 - Power Temp Systems (Bldg 3): 120/208V, 600A
 - Office/admin buildings (Bldgs 1–2): 120/208V, 400A
- Entergy-served, with a major transmission line crossing the property eventual capacity effectively unlimited
- All-new public water and sewer
- Ample concrete for yard, parking, and laydown
- Two designated on-site expansion areas providing room to grow with the tenant, who intends to add a second inventory building with delivery capability
- NNN leases cross-guaranteed by all affiliated operating companies under Bam Bam
- Direct US-90 (Highway 90 E) frontage, positioned between Houston and New Orleans

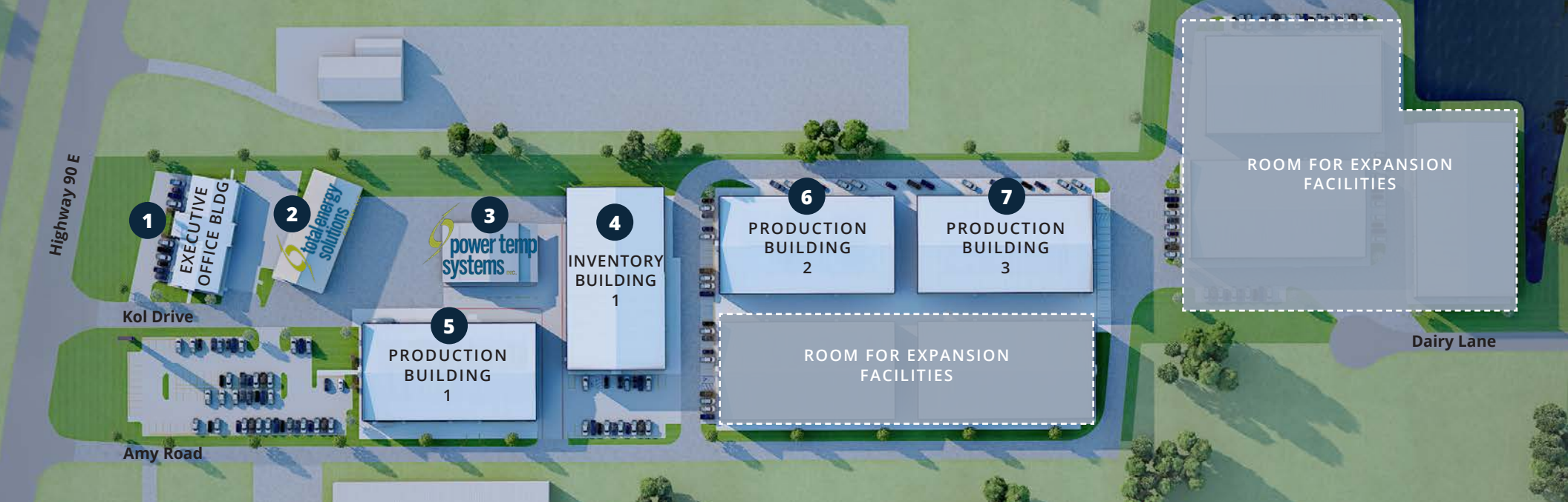


Rent Roll

									RENTAL INCREASES			Comments/Notes
Bld. No.	Address	Building Size (SF)	Current Occupant (Tenant Bam Bam Prop)	Monthly Rent	Current Term	Expense Obligations	Lease Start	Lease Expiration	Next Rent Increase	% Increase	Increased Monthly Rent	
1	3735 Highway 90 E	8,675	Executive Offices	\$8,675.00	7.5-years	Tenant - NNN	3/1/2025	12/31/2033	3/1/2030	10%	\$9,542.50	Auto Ext to 7.5 years upon last lease commencement
2	3735 Highway 90 E (Bld 2)	8,085	Total Energy Solutions	\$9,300.00	7.5-years	Tenant - NNN	10/1/2024	12/31/2033	10/1/2030	10%	\$10,230.00	Auto Ext to 7.5 years upon last lease commencement
3	3735 Highway 90 E (Bld 3)	7,133	Power Temp Systems	\$8,200.00	7.5-years	Tenant - NNN	10/1/2024	12/31/2033	10/1/2030	10%	\$9,020.00	Auto Ext to 7.5 years upon last lease commencement
4	127 Amy Road	31,875	Power Temp Systems	\$52,050.00	7.5-years	Tenant - NNN	9/1/2025	12/31/2033	9/1/2030	10%	\$57,255.00	Auto Ext to 7.5 years upon last lease commencement
5	129 Amy Road	15,625	Power Temp Systems	\$21,525.00	7.5-years	Tenant - NNN	6/1/2025	12/31/2033	6/1/2030	10%	\$23,677.50	Auto Ext to 7.5 years upon last lease commencement
6	129 Amy Road (Expansion)	12,500	Power Temp Systems	\$21,400.00	7.5-years	Tenant - NNN	9/1/2025	12/31/2033	9/1/2030	10%	\$23,540.00	Auto Ext to 7.5 years upon last lease commencement
7	137 B Amy Road	28,125	Power Temp Systems	\$47,300.00	7.5-years	Tenant - NNN	12/1/2025	12/31/2033	12/1/2030	10%	\$52,030.00	Auto Ext to 7.5 years upon last lease commencement
8	139 B Amy Road	28,125	Power Temp Systems	\$47,300.00	7.5-years	Tenant - NNN	6/1/2026	12/31/2033	6/1/2031	10%	\$52,030.00	Auto Ext to 7.5 years upon last lease commencement
Totals		140,143		\$215,750.00							\$237,325.00	

Notes

1. Current and Future Occupancy, Status and Use (As of 03.01.2026)
2. Based on anticipated Lease Commencement of 139 B Amy Road (Production #3) new term of all Leases shall be 06/01/2026 with expiration date of 12/31/2033. All increases apply on dates shown above.



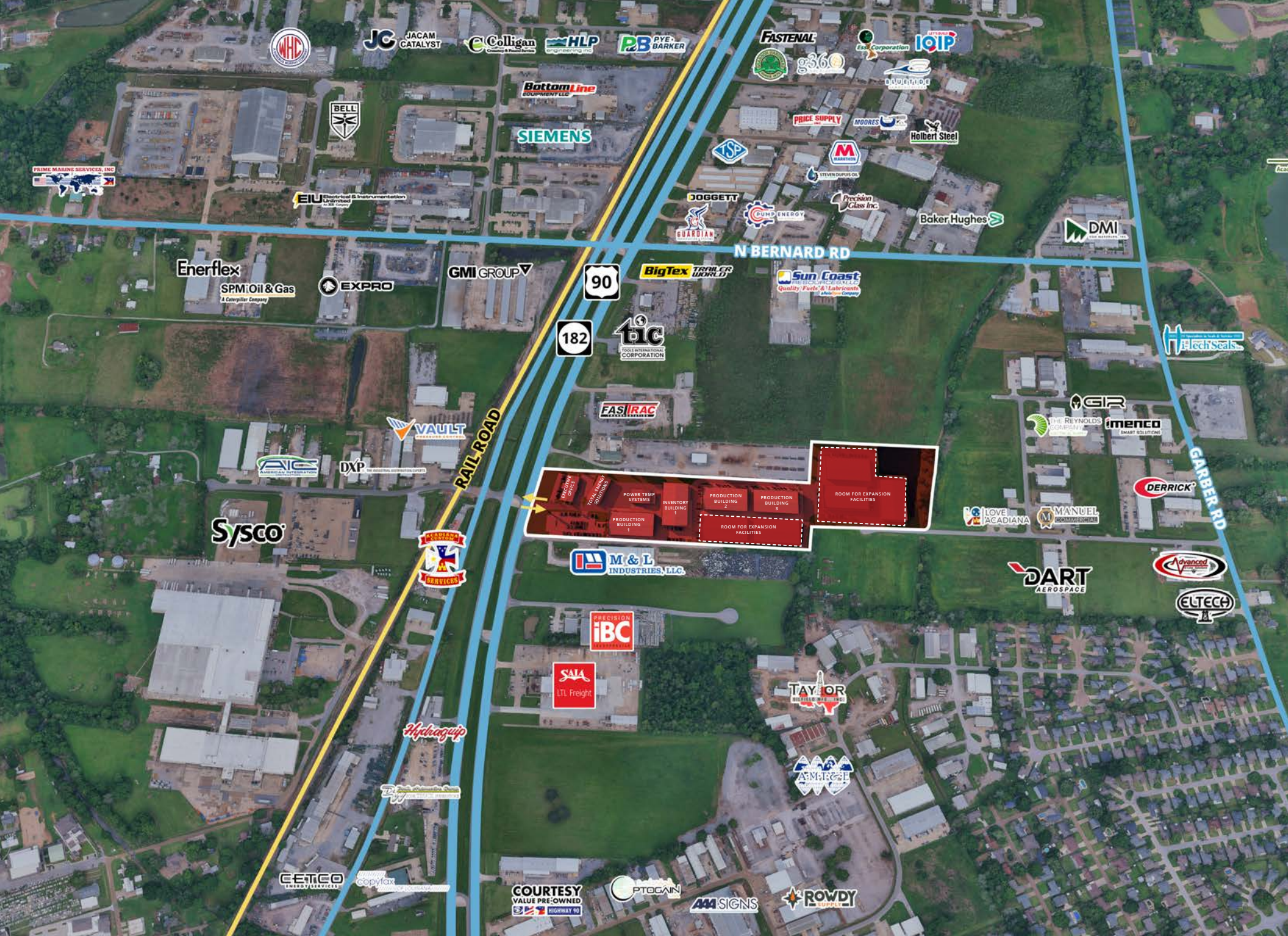
Key	Building Name	Building SF	Power System	Ceiling Height	Other Amenities
1	Executive Offices	8,675 SF	3 Phase – 120/208V – 400A service	10'	Eve height 125' x225'
2	Total Energy Solutions	8,085 SF	3 Phase – 120/208V – 400A service	24'	Ridge height is 30' Office height 9'
3	Power Temp Systems	7,133 SF	3 Phase – 120/208V – 600A service	24'	Ridge height is 30' Office height 9'
4	Inventory 1	31,875 SF	3 Phase – 480V – 400A service with panel to support 1200A	24'	Mezzanine Ridge height is 30' Office height 9'
5	Production 1	15,625 SF	3 Phase – 480V – 400A service with panel to support 1200A	24'	Mezzanine Ridge height is 30' Office height 9'
6	Production 2	28,125 SF	3 Phase – 480V – 400A service with panel to support 1200A	24'	Mezzanine Ridge height is 30' Office height 9'
7	Production 3	28,125 SF	3 Phase – 480V – 400A service with panel to support 1200A	24'	Mezzanine Ridge height is 30' Office height 9'

140,143±
Total SF

17.62±
Total Acres

100%
Occupancy







3735 Highway 90 E, Broussard

Market Overview

About Broussard, Louisiana

Broussard, Louisiana, in Lafayette County, is 6 miles SE of Lafayette, Louisiana and 113 miles W of New Orleans, Louisiana. The town is located in the Lafayette metropolitan area. The City of Broussard had a population of 13,827 as of July 1, 2025.

The city of Broussard, Louisiana, boasts a rapidly growing economic climate to match its geographical one. Southern hospitality and charm combine with hot growth opportunities and cutting edge 21st century technology in this Cajun country heartland hitting the top of the charts and headlines for its economic expansions.

Visitors to the city can opt for a trip to Vermilion Parish, Lafayette Natural History Museum and Planetarium, and Wedell - Williams Memorial Aviation Museum. People interested in boating, fishing, swimming, sailing, and windsurfing will enjoy a trip to Cypremort Point State Park and Lake Fausse Pointe State Park. Golf lover may spend some time at the Les Vieux Chenes Golf Course. Broussard and nearby attractions are Arlington Plantation, Grevemberg House, Longfellow - Evangeline State Historic Site, Oliver House and Shadows on the Teche.

University of Louisiana at Lafayette, Southern University and A & M College, and Nicholls State University are some of the educational institutions offering facilities for higher studies. The closest major airport to Broussard, Louisiana is Lafayette Regional Airport.

The centrally located parish (county) of Lafayette serves as an economic centre of Louisiana. The region's legendary joie de vivre and Cajun and Creole cultures are known around the globe, creating a unique environment for work and play. Lafayette is also home to a world-class workforce, an integrated transportation network, a diversified business base, preeminent high-tech infrastructure, and a metropolitan appeal.



Quarterly Statistics

Broussard Industrial Market

5.9 M SF

TOTAL INVENTORY

\$11.91 SF/YR

MARKET ASKING RENT

2.1%

VACANCY RATE

0 SF

UNDER CONSTRUCTION

11,900 SF

QUARTERLY DELIVERIES

About Lafayette, Louisiana

The Lafayette industrial market serves as the primary distribution and logistics hub for South-Central Louisiana, anchored by US-90 and the I-10 corridor connecting the region to Baton Rouge to the east and the Texas markets to the west. Broussard sits at the heart of this industrial corridor, offering direct access to US-90 and proximity to Lafayette's core employment base, positioning the submarket as the preferred location for energy-sector manufacturers, specialty contractors, and logistics operators serving both onshore and offshore Gulf operations. The St. Martin Parish submarket — where the subject property is located — contains approximately 3.2 million square feet of industrial inventory with an average building size of over 30,000 SF, reflecting the larger-format industrial users that have historically gravitated to this corridor.

The Lafayette industrial market remains one of the most supply-constrained in Louisiana, with vacancy holding at just 2.1% as of the first quarter of 2026 — well below the market's own ten-year average of 4.0% and significantly below the national average. With zero new construction underway and no deliveries projected through year-end, supply-side pressure on existing product will only intensify. The subject property's multi-building campus configuration, full HVAC throughout, clear-span construction, and cross-guaranty lease structure across multiple operating companies present an uncommon combination of operational flexibility and credit depth in a market where institutional-quality industrial campuses of this scale rarely trade. Owner-users and investors seeking stabilized industrial assets in the Lafayette energy corridor will find limited competition for a multi-tenant campus of this caliber, making 1338 Petroleum Parkway a compelling acquisition opportunity in a market forecasted to see continued rent growth through 2030.



Quarterly Statistics

Lafayette Industrial Market

21.8 M SF

TOTAL INVENTORY

\$10.23 SF/YR

MARKET ASKING RENT

2.1%

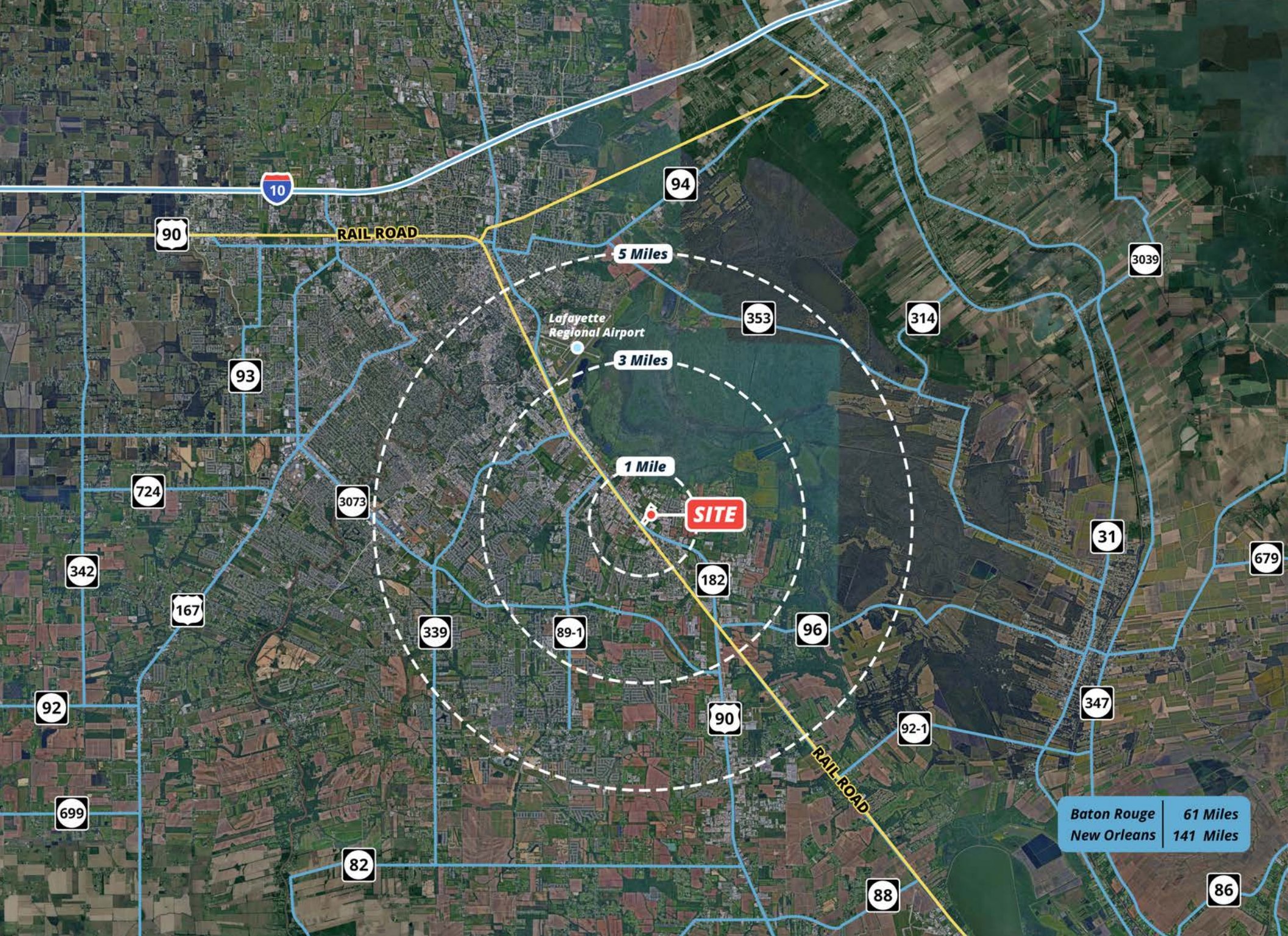
VACANCY RATE

0 SF

UNDER CONSTRUCTION

11,900 SF

QUARTERLY DELIVERIES



Demographics

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	2,932	23,907	75,477
2030 Projected Population	3,011	24,633	78,504
Projected Annual Growth 2025 to 2030	0.53%	0.60%	0.79%
Daytime Population			
2025 Daytime Population	6,559	31,842	107,389
Workers	5,191	20,091	71,620
Residents	1,368	11,751	35,769
Income			
2025 Est. Average Household Income	\$94,699	\$102,297	\$112,792
2025 Est. Median Household Income	\$66,881	\$71,002	\$81,845
Households & Growth			
2025 Estimated Households	1,213	10,051	31,887
2030 Projected Households	1,271	10,576	33,828
Projected Annual Growth 2025 to 2030	0.94%	1.02%	1.19%
Race & Ethnicity			
2025 Est. White	70.3%	70.3%	72.5%
2025 Est. Black or African American	18.6%	18.1%	15.7%
2025 Est. Asian or Pacific Islander	1.9%	2.1%	2.6%
2025 Est. American Indian or Native Alaskan	0.8%	0.5%	0.4%
2025 Est. Other Races	2.3%	2.0%	1.7%
2025 Est. Hispanic	6.9%	6.6%	6.1%

Demographic Highlights (5-Miles)

\$112,792
Average Household
Income 2025

31,887
Total Households
2025

75,477
Total Population
2025



3735 Highway 90 E, Broussard

Tenant Information



Tenant Overviews

Bam Bam (holding company) subleases space to its affiliated operating businesses. All affiliated companies serve as guarantors on the leases.



***Named 2025 Louisiana Growth Leader
by Louisiana EDC***

Primary Occupant

Brand Profile

<i>Company Type</i>	Private
<i>Locations</i>	2
<i>Parent</i>	Bam Bam

Power Temp Systems is a U.S.-based manufacturer and supplier of engineered power distribution equipment for temporary and permanent applications. The company designs and produces products such as portable transformers, generator paralleling equipment, docking stations, and custom power distribution systems used across industries including energy, construction, healthcare, data centers, and live events. Founded in 1991, the company has evolved into a national provider known for rapid production timelines and customized engineering solutions.

Power Temp Systems represents a growing, niche industrial manufacturer specializing in mission-critical power infrastructure. The company has demonstrated rapid recent expansion (40 » 110 employees) and increasing production capacity, positioning itself as a high-growth regional-to-national player in the power distribution equipment sector. While financial transparency is limited due to its private status, third-party estimates and state recognition suggest strong operational momentum and revenue growth potential.

powertemp.com



Tenant Overviews

Bam Bam (holding company) subleases space to its affiliated operating businesses.
All affiliated companies serve as guarantors on the leases.



Secondary Key Tenant

Brand Profile

Company Type	Private
Locations	8
Parent	Bam Bam



Total Energy Solutions is a regional provider of integrated energy services specializing in electrical, instrumentation, and automation solutions for industrial and oil & gas clients. The company offers services including electrical construction, maintenance, control systems integration, and technical workforce support. Operating primarily along the Gulf Coast, Total Energy Solutions supports upstream, midstream, and downstream energy operations, with a focus on reliability, safety, and turnkey project delivery.

Total Energy Solutions is a regional industrial services contractor embedded in the Gulf Coast energy economy. The company benefits from recurring demand tied to oil & gas infrastructure maintenance and capital projects, though it operates in a cyclical sector sensitive to commodity pricing. As a privately held contractor with limited public financial disclosure, tenant credit evaluation is typically supported through lease structure, guarantees, and operating history rather than published financial metrics.

totalenergysolutions.com



Tenant Overviews

Bam Bam (holding company) subleases space to its affiliated operating businesses. All affiliated companies serve as guarantors on the leases.

Brand Profile

Company Type	Private
Locations	4
Parent	Bam Bam



Pneumatic and Hydraulic Company, LLC (PHC) is a regional industrial service provider specializing in fluid power systems, including hydraulic and pneumatic equipment sales, repair, and custom system fabrication. The company supports a range of industries such as oil & gas, marine, construction, and industrial manufacturing across the Gulf Coast. Core offerings include hydraulic cylinder repair, hose assembly, component distribution, and field service, positioning the company as a critical maintenance and uptime partner for heavy equipment operators.

Pneumatic and Hydraulic Company, LLC represents a local, service-oriented industrial tenant supporting essential maintenance functions within the Gulf Coast's energy and heavy equipment sectors. The business benefits from recurring demand tied to equipment repair and replacement cycles, though it operates at a small scale with no public financial transparency. From a credit perspective, this tenant would generally be considered non-rated, with underwriting emphasis placed on lease guarantees, operating history, and tenant longevity in the market rather than financial reporting.

pneumaticandhydraulic.com

Brand Profile

Company Type	Private
Locations	1
Parent	Bam Bam



R&R Manufacturing, LLC is a Gulf Coast-based industrial fabrication and machining company specializing in precision manufacturing, repair, and custom fabrication services for the oil & gas, energy, and heavy industrial sectors. The company provides services such as CNC machining, welding, equipment repair, and component manufacturing, supporting both OEM and field-service needs. With a focus on quick turnaround and technical capability, R&R Manufacturing serves as a local partner for maintaining and rebuilding critical equipment used in demanding operating environments.

R&R Manufacturing, LLC represents a local industrial fabrication tenant supporting the energy and heavy equipment sectors in the Acadiana region. The company benefits from recurring demand tied to equipment repair, machining, and fabrication, particularly within oilfield and industrial maintenance cycles. However, as a small, privately held operator with no public financial reporting, it should be considered a non-rated local credit tenant, with underwriting emphasis on lease terms, guarantor strength, and operating history rather than institutional credit metrics.

rr-mfg.com



SRS Industrial is a team of **highly focused** industrial professionals serving all industrial real estate brokerage needs.

Headquartered in Dallas, with a growing presence across the U.S., SRS Industrial provides tenant, owner, and development services. Through SRS' capital markets professionals, we are also able to serve investors in the acquisition, disposition, and financing of industrial investment offerings.

See more at [**SRSRE.COM/Industrial**](https://SRSRE.COM/Industrial)



PARTIAL CLIENT LIST

21stCentury Medicine	Fortress
911 Design	Generator Services
Alan Segal Family Trust	High Street
Barbara O' Hara	Hines
Beimar	Hotchkis Performance
Becknell	Koll
Bentall Green oak	Ingersoll Rand
Birtcher Anderson & Davis	Inland Community Bank
Black Creek Group	Innova Champion Disc
Brian Whitney	Invesco
Bridge	Jim Stewart
Brookfield	John Stephenson Family Trust
Cabot	Trust
Caprock	Kearny
California Recycler's	Leighton Family Trust
Chartwell	Link
City of Ontario	Majestic Realty
Clarion Partners	Modlo
Club Car Inc.	Montclair Yamaha
Conor	National Construction Rentals
Cress Capital	National Rent-A-Fence
Crow Holdings	Newcastle
Crown	Panattoni
Crystal Windows and Doors	Phelan
Dalfen	Prologis
Dedaux Properties	Rexford Industrial
Dermody Properties	RJ Sports
Diamond Wipes International	Ron Jeffery
Elion	Seefried
EverWest	Staley Point
First Industrial	Stos Partners
	TA Realty





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