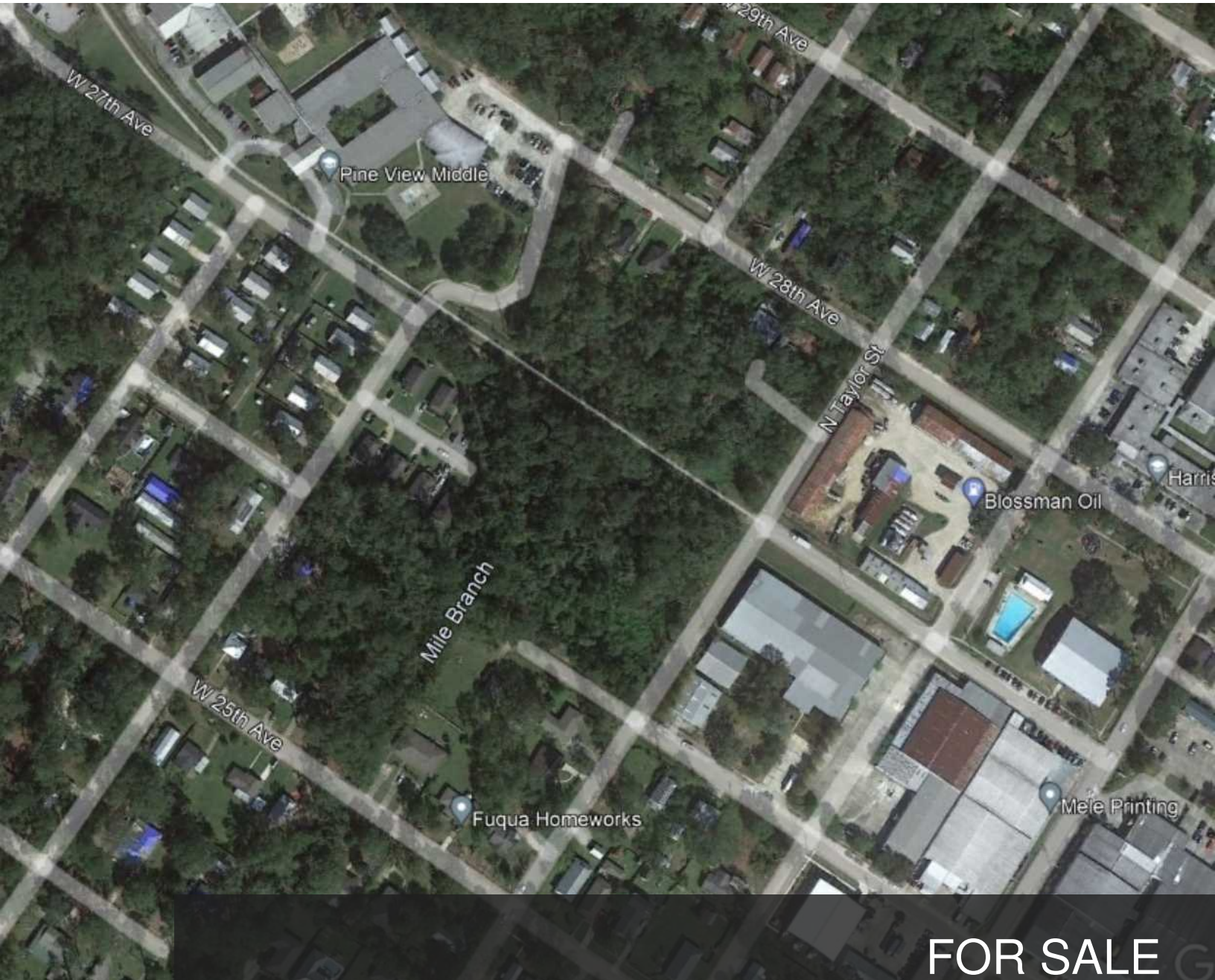


FOR SALE



Industrial Zoning-Covington City Limits

COVINGTON, LA



KW COMMERCIAL | MANDEVILLE

1522 West Causeway Approach
Mandeville, LA 70471



PRESENTED BY:

BRENT CORDELL

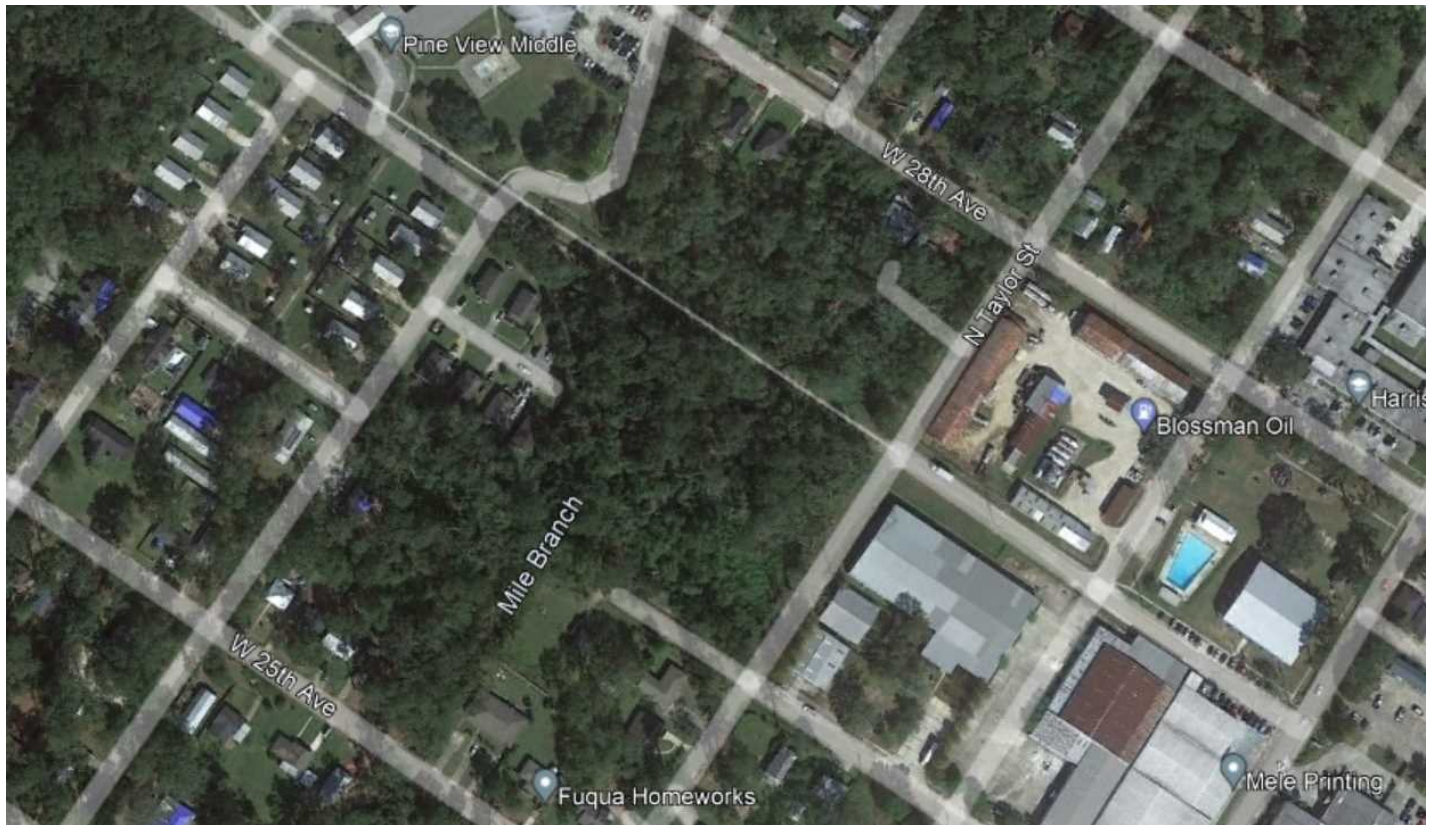
Commercial Broker

O: (985) 727-7000

C: (985) 373-6417

bcordell@kw.com

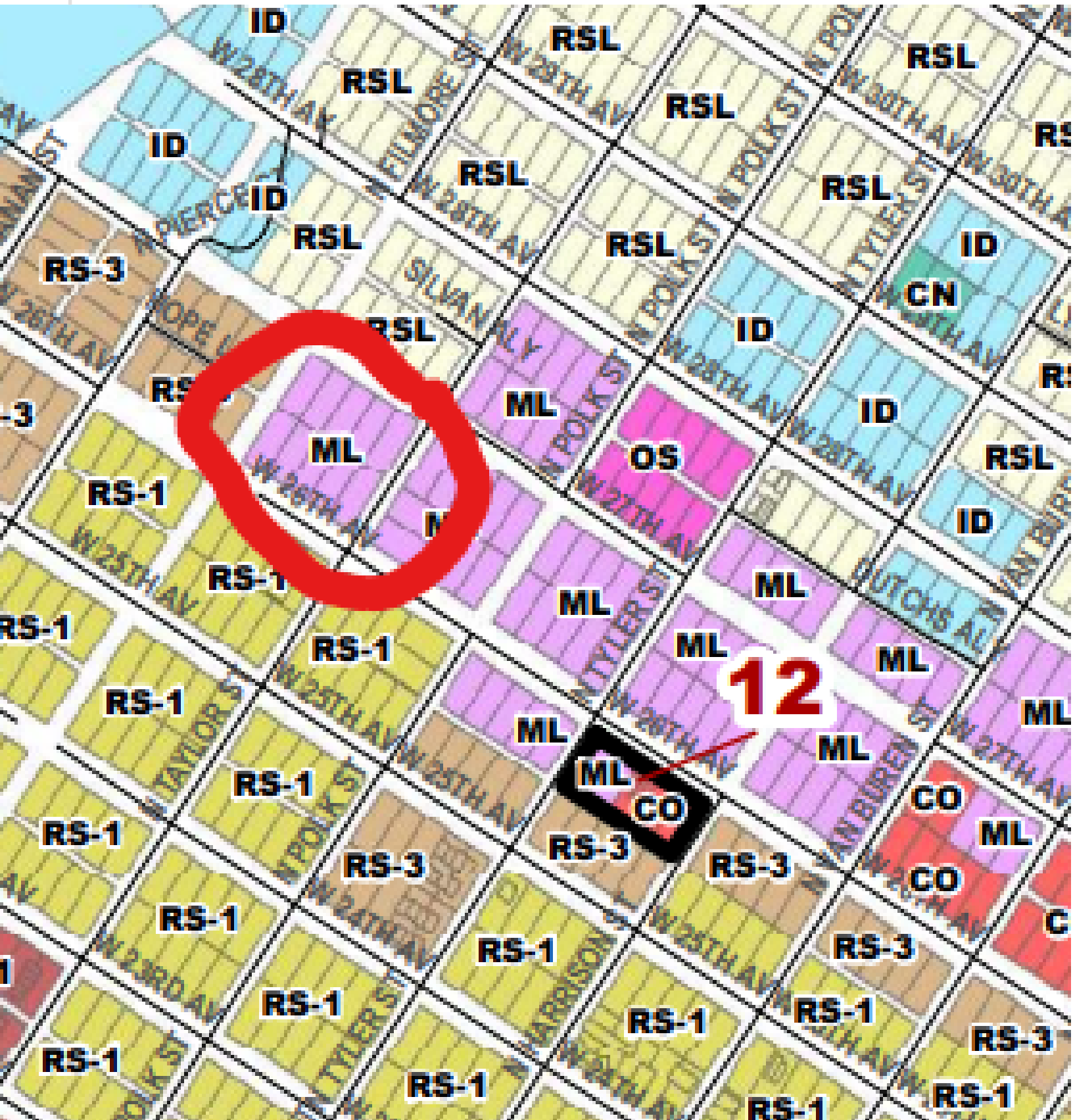
Property Description



RARE FIND IN COVINGTON

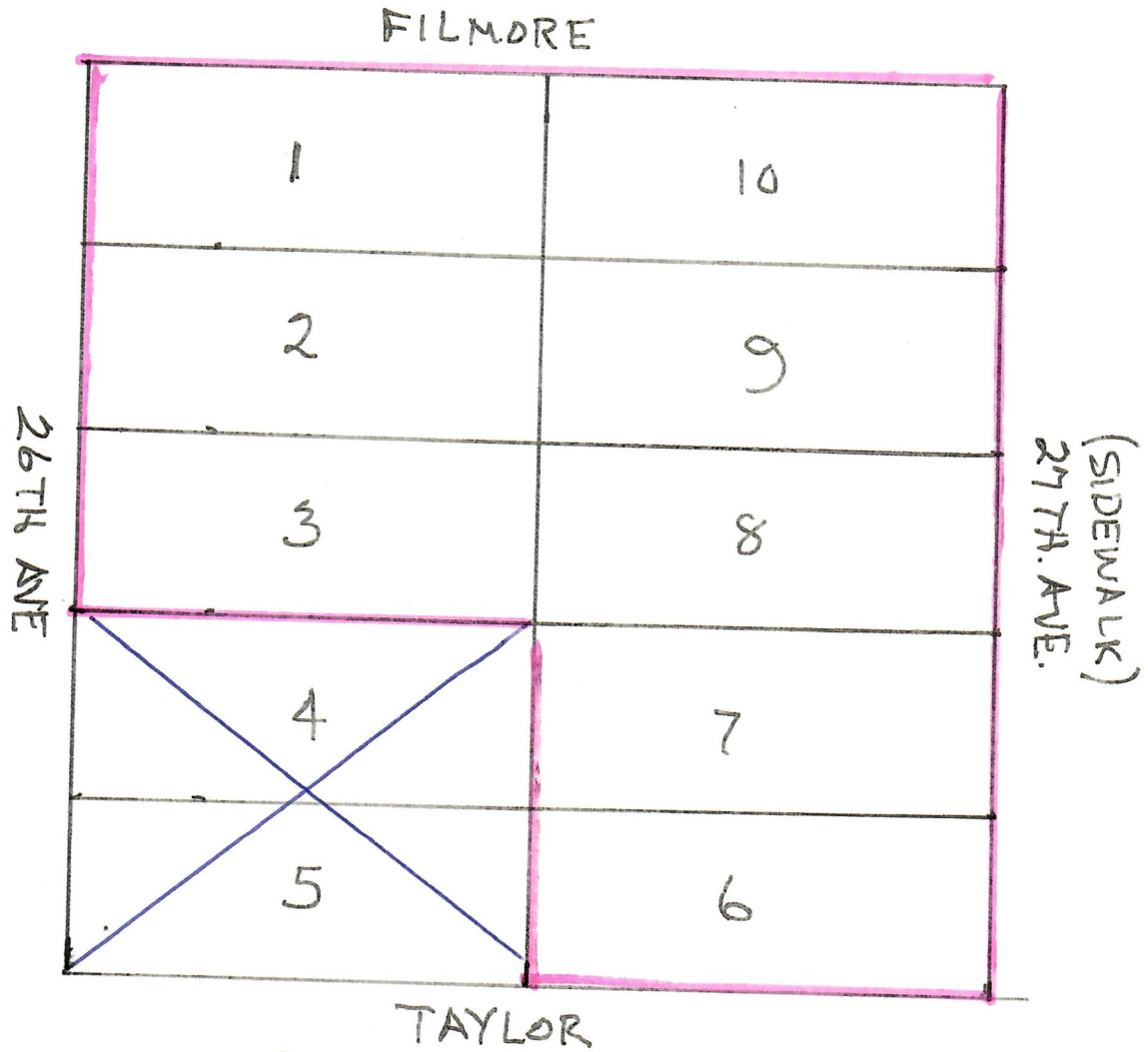
RARE FIND! Light Industrial zoning in city limits of Covington (ML). Never on market before, there are 8 lots available with this listing and owner of remaining 2 lots is also interested in selling. Total of 72,000 sq feet with 150' entrance to property on Taylor Street. Old Railroad that is bike path runs alongside of 27th Avenue and Mile Branch runs along back side where Filmore would be located

Property Photos



Layout of Lots

SQUARE 2609



Sec. 3.22. ML light industrial/manufacturing.

3.2201. Purpose and intent. The purpose of the light industrial/manufacturing district shall be to accommodate a wide range of enterprises, including those engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning or assembling of goods, merchandise or equipment, all within an enclosed structure and excluding residential dwellings.

3.2202. Permitted uses.

1. Adult uses (see section 5.4 for standards);
2. All uses permitted in CR regional commercial district, except residential dwellings;
3. Business parks;
4. Construction companies and equipment storage;
5. Express and shipment facilities;
6. Junkyards or auto wrecking yards;
7. Laboratories; research and testing;
8. Major utility transmission including, but not limited to, electrical distribution centers and transformer stations; radio and television broadcasting tower facilities; telecommunication facilities; and the like;
9. Manufacturers supply and wholesale trade establishments;
10. Radio, television and/or cellular transmission towers;
11. Warehousing, storage and distribution facilities, including wholesaling;
12. Welding and machine shops;
13. Wholesales, workhouse or storage of petroleum products and gas, provided that all aboveground storage tanks shall be located a minimum of 150 feet from all property lines. Storage tanks below ground shall be located no closer to the property line than a distance equal to the greatest dimensions (diameter, length, height) of the buried tank. Also, this storage must meet all state fire marshal regulations.

3.2203. Prohibited uses. All uses not specifically permitted or authorized shall be prohibited including, but not limited to, the following:

1. Churches or places of worship;
2. Institutional uses other than government uses compatible with other industrial uses;
3. Manufacture, processing, storage or warehousing of any product, equipment or material which is obnoxious or offensive by reason of odor, dust, smoke, gas or noise, and/or extent and range of uses are highly intensive;
4. Residential dwellings other than housing for a caretaker or watchman.

3.2204. Performance standards.

1. Lot area: No minimum lot area is required for industrial lots.
2. Lot width: No minimum lot width shall be required for nonresidential use.
3. Lot depth: No minimum lot depth shall be required for nonresidential use.
4. Front yard:

-
4. Storage of waste materials. No waste materials that are the product of any research, testing or manufacturing activity may be stored onsite.

(Ord. No. 2010-30, Exh. 1, 1-4-2011; Ord. No. 2014-23, 10-24-2014; Ord. No. 2014-31, 11-20-2014)

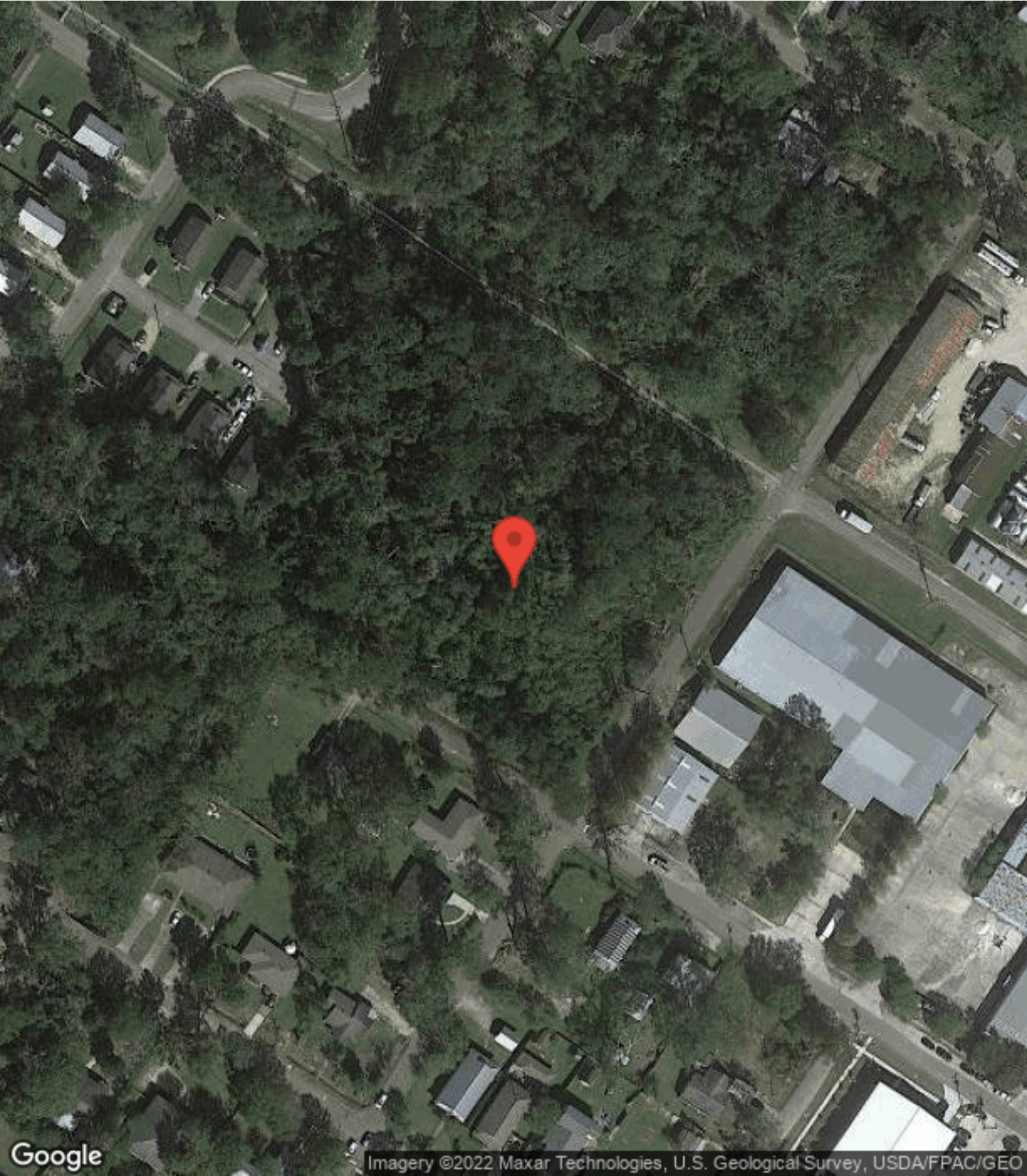


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N TAYLOR STREET, COVINGTON, LA 70433

Aerial Map



Location Maps



Demographics



Population	1 Mile	3 Miles	5 Miles
Male	1,328	7,653	24,063
Female	1,435	8,243	25,779
Total Population	2,763	15,896	49,842

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	634	3,091	10,038
Ages 15-24	430	2,318	7,297
Ages 55-64	305	2,129	6,368
Ages 65+	310	2,531	7,194

Race	1 Mile	3 Miles	5 Miles
White	1,687	13,419	44,624
Black	1,035	2,115	4,095
Am In/AK Nat	N/A	13	30
Hawaiian	N/A	1	1
Hispanic	52	400	1,483
Multi-Racial	82	454	1,646

Income	1 Mile	3 Miles	5 Miles
Median	\$50,768	\$65,859	\$58,583
< \$15,000	127	549	2,006
\$15,000-\$24,999	132	577	1,782
\$25,000-\$34,999	304	751	1,971
\$35,000-\$49,999	97	689	2,389
\$50,000-\$74,999	138	1,107	3,419
\$75,000-\$99,999	135	795	2,651
\$10,000-\$149,999	161	1,100	2,871
\$150,000-\$199,999	14	306	878
> \$200,000	22	364	1,033

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,304	7,065	20,070
Occupied	1,174	6,454	18,431
Owner Occupied	619	4,839	14,807
Renter Occupied	555	1,615	3,624
Vacant	130	611	1,639