

FOR LEASE

PROPERTY OVERVIEW

This industrial warehouse for lease is located on Bollfield Drive in Covington, Louisiana, and offers a versatile space perfect for a variety of industrial uses. The layout of the building allows for the space to be subdivided into two +/- 5000 SF units, both equipped with offices and warehouse, if less space is need. The property features a total of +/- 2,750 square feet of total office space, along with 3,750 square feet of climate-controlled warehouse space and an additional 3,750 square feet of non-climate-controlled warehouse space. Situated on 0.86 acres and zoned I-1 for industrial use, the property includes a paved driveway and parking area, providing ample space for vehicles and equipment. Its strategic location in a commercial area ensures easy access to major roadways, making it an ideal choice for businesses involved in manufacturing, distribution, or storage. This is a great opportunity for businesses looking for a functional industrial space in a prime location!.

PROPERTY DETAILS

- 10,250 Total SF
- .86 Acre Site
- Zoned I-1
- 20 Ft Ridge Height
- 15 Ft Eave Height
- 12*12 grade level door

LEASE DETAILS

- \$8.25 PSF
- Triple Net Lease
- Electric Included
- CAM Fees \$4.54 PSF
- Single or Multi-Tenant



OVERVIEW

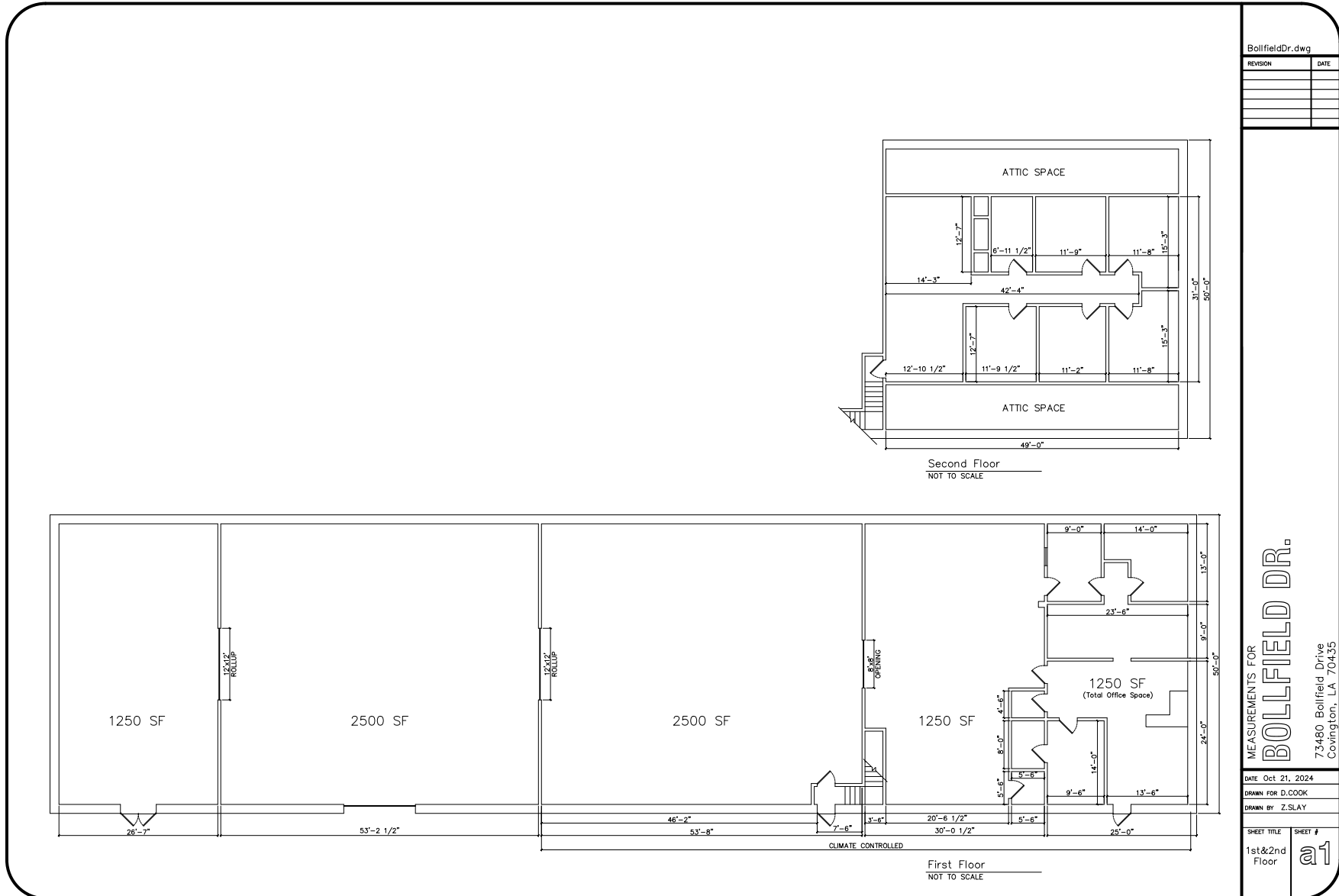
AERIAL

FLOOR PLAN

PHOTOS

DEMOGRAPHICS





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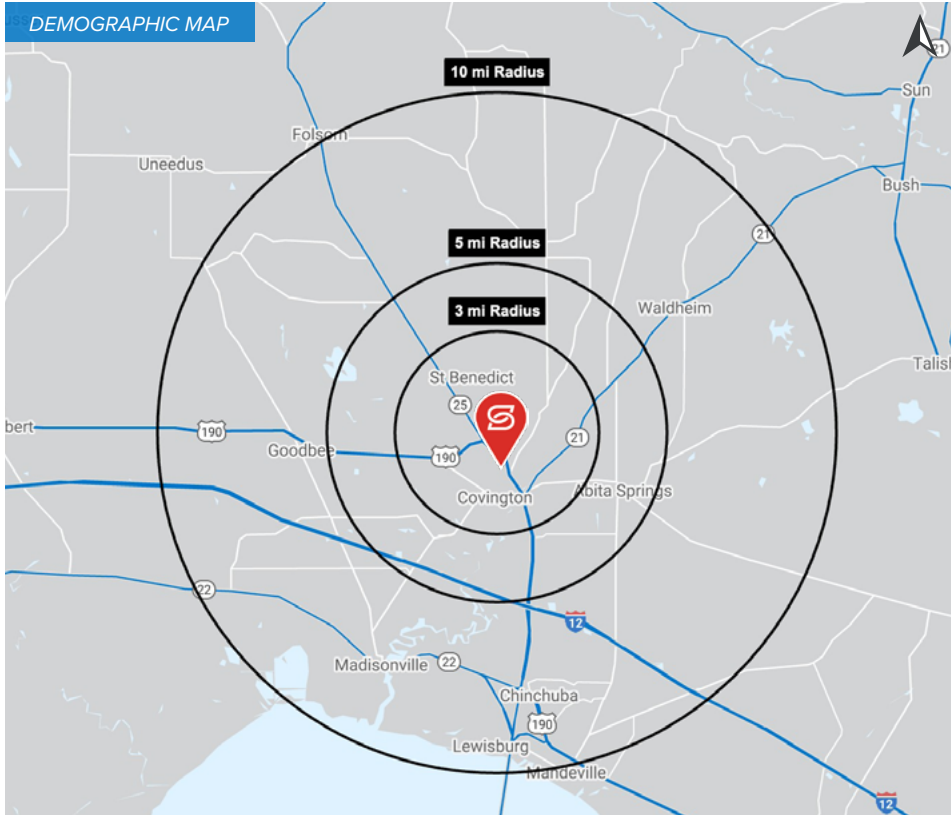
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2024 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE	3 MILE	5 MILE	10 MILE	3 MILE	5 MILE	10 MILE		
POPULATION	20,067	54,682	144,179	AVG. HH INCOME	\$104,926	\$109,667	\$125,656	HOUSEHOLDS	8,113	22,343	56,331