



FOR LEASE

Thelma Office/Warehouse Suites C & D

Industrial Warehouse / Office

71363 Thelma Ln
Covington, LA 70433 · St. Tammany Parish

LEASE RATE

\$12/SF/YR

LEASE TYPE

Modified Gross

AVAILABLE SF

2,520 SF

BUILDING SIZE

12,600 SF

PROPERTY OVERVIEW

Brand-new 12,600 SF warehouse located off Highway 190 in Covington. The building includes five suites, each 2,520 SF, with a small office, kitchenette, and bathroom.

Suites can be combined for up to 5,040 SF. Each suite includes a 14' x 14' roll-up door, making the property suitable for a wide range of warehouse, contractor, service, and light industrial users.

KEY HIGHLIGHTS

- Suite C-D available at 2,520 SF
- \$12/SF/year modified gross lease
- Office, kitchenette, and bathroom
- New 2024 construction
- Two suites can combine to 5,040 SF
- 14' x 14' roll-up door
- HC2 zoning
- Located off Highway 190 in Covington

CTA

Schedule a Showing to review suite configuration and warehouse access.





FLEXIBLE INDUSTRIAL SPACE

Warehouse depth with front office functionality

Each suite provides warehouse area, office finish, kitchenette, bathroom, and drive-in loading through roll-up access.





LEASE FACTS

Lease Rate	\$12 SF/year
Lease Type	Modified Gross
Available SF	2,520 SF
Available Date	09/01/2025
Status	Available

BUILDING & ZONING

Property Type	Industrial
Secondary Use	Warehouse/Office
Building Size	12,600 SF
Office SF	1,600 SF
Warehouse SF	11,000 SF
Zoning	HC2
Parcel APN	1070139505

SOURCE NOTE

Zoning exhibit, property facts, and photos are sourced from the LACDB listing. Tenant to verify suite dimensions, permitted use, and occupancy requirements.

SUITE SNAPSHOT

Lease Rate	\$12 SF/year	Building Size	12,600 SF
Lease Type	Modified Gross	Zoning	HC2
Suite	Suite C-D	Year Built	2024
Available SF	2,520 SF	Listed	01/21/2026
Combined Option	Up to 5,040 SF	Updated	07/16/2026

SCHEDULE A SHOWING

71363 Thelma Ln, Covington, LA 70433

\$12/SF/YR · 2,520 SF · Modified Gross

Contact



Brent Cordell

COMMERCIAL BROKER · KPG REALTY, LLC

(985) 373-6417

brent@cordelleustis.com



Jessica Keating

COMMERCIAL BROKER · KPG REALTY, LLC

(985) 789-4315

jessica.cordelleustis@gmail.com