

FOR LEASE

Former FedEx Warehouse Facility

215 PARK PLACE, COVINGTON, LA 70433

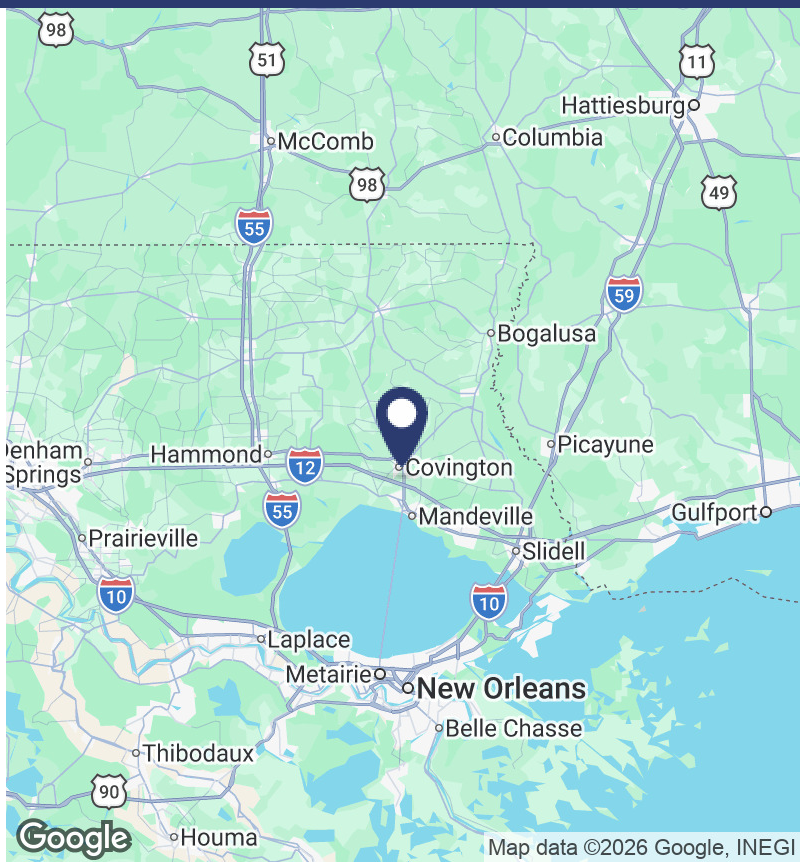
PROPERTY ONE

LEON "LEE" AUDIBERT, SIOR
Property One Commercial Agent
504.681.3430
leon@propertyone.com

MATT TAYLOR
President
504.681.3428
matt.taylor@propertyone.com

PROPERTY SUMMARY





PROPERTY DESCRIPTION

This high-quality office/warehouse building contains approximately 19,200 SF, including 2,800 SF of office space and 16,400 SF of warehouse space. The warehouse offers up to 18' ceiling height and is equipped with fourteen (14) 16' x 14' drive-in roll-up doors, each with automatic openers. The building is situated on a large 2.37-acre site with more than 90 parking spaces. The property is fenced and secured with multiple automatic access gates.

LOCATION DESCRIPTION

Located in Northpark Business Park—Covington's premier, amenity-rich business environment—the property offers tenants and visitors a professional setting with convenient access to nearby services. On-site and surrounding amenities include hotels, restaurants, coffee shops, banks, and a variety of small-box and big-box retailers. Northpark Business Park is strategically positioned along Highway 190, approximately one mile from Interstate 12.

PROPERTY HIGHLIGHTS

- Ideal for Warehouse/Distribution/Wholesale Users
- Amenity-rich Business Park
- 2.37-acre site with over 90 parking space
- Located Approximately 1 mile from Interstate 12
- Drive-thru Accessible Warehouse

OFFERING SUMMARY	
Lease Rate:	$8.00 PSF (NNN)
Monthly Lease Rate:	$12,800.00
Total Building Area:	19,200 SF
Office Area:	±2,800 SF
Lot Size:	2.37 Acres
OPEX	$2.10 PSF

PROPERTY ONE

ADDITIONAL PHOTOS







5 Reasons to Lease 215 Park Place

PROPERTY ONE

Ideal for Warehouse, Distribution and Wholesale Users

With 19,200 SF of total building space, including 16,400 SF of warehouse space and 2,800 SF of office space, the property accommodates a variety of industrial and commercial operations.

Convenient Interstate Access

Located approximately one mile from Interstate 12, the property offers convenient access for employees, deliveries and regional distribution throughout the Northshore and greater New Orleans area.

Drive-Through Warehouse Access

The warehouse features fourteen 16' x 14' drive-in roll-up doors with automatic openers, providing flexible access for vehicle movement, loading and distribution operations.

Ample Parking and Secure Site

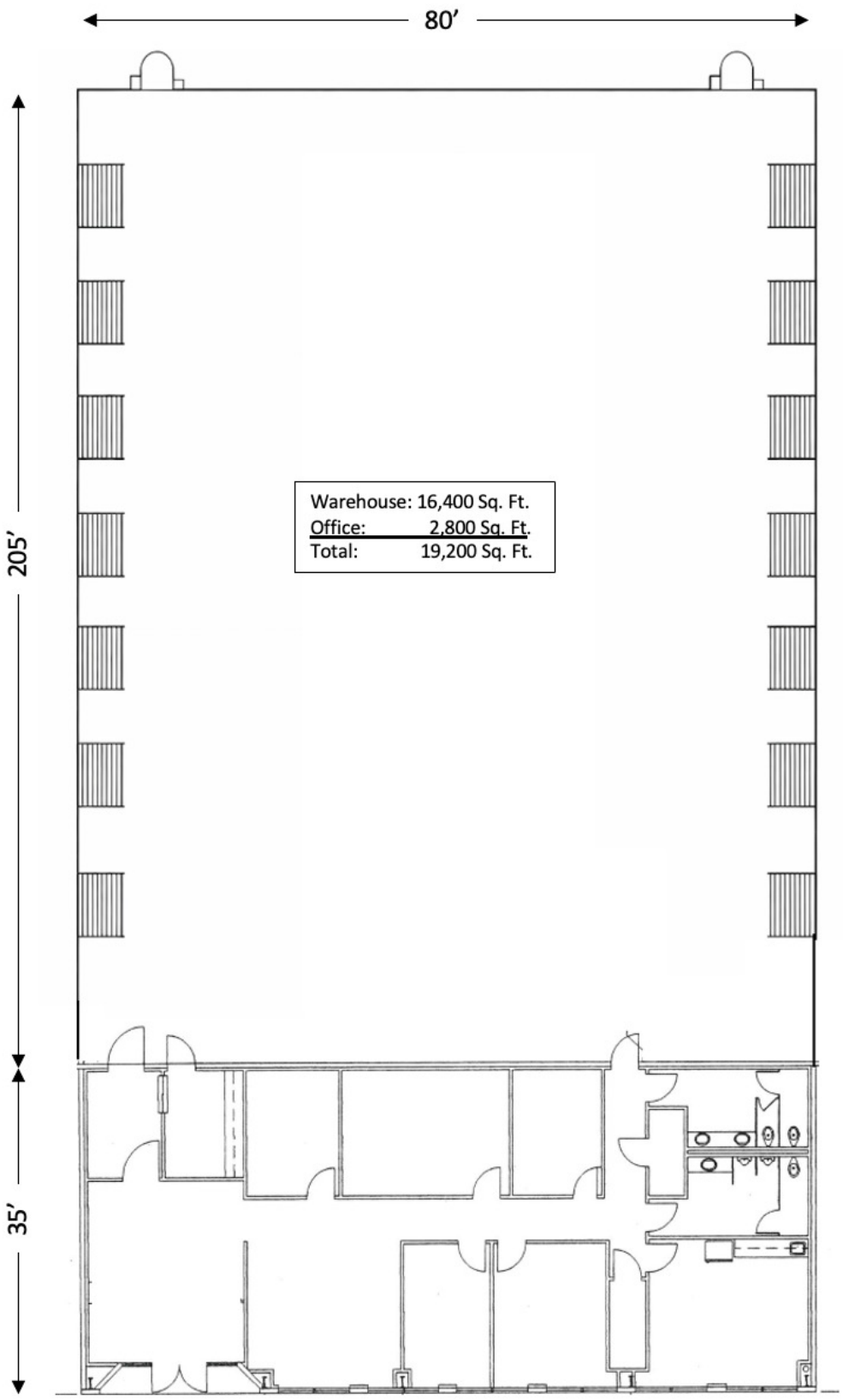
Situated on a 2.37-acre site, the property offers more than 90 parking spaces, perimeter fencing and multiple automatic access gates for added convenience and security.

Established Business Park Location

Located within an amenity-rich business park, the property provides a professional setting for businesses seeking functional warehouse space with supporting office facilities.



FLOOR PLAN



PROPERTY ONE

AERIAL MAP



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PRESENTED BY

Leon "Lee" Audibert, SIOR

Property One Commercial Agent
504.681.3430
LA #0912122856
leon@propertyone.com

Matt Taylor

President
504.681.3428
LA #6690
matt.taylor@propertyone.com

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