



FOR LEASE

2501 N Hwy 190

250 FT Hwy 190 Frontage

2501 N Hwy 190
Covington, LA 70433 · St. Tammany Parish

LEASE RATE

\$25,000/Month

NNN · \$25/SF NNN in listing notes

AVAILABLE SF

22,000 SF

Retail, service, warehouse & repair space

LOT SIZE

3.97 AC

Rear Ladybug Lane lot included

TRAFFIC COUNT

57,909 VPD

Hwy 190 corridor exposure

ZONING

HC-2

Highway Commercial

PROPERTY OVERVIEW

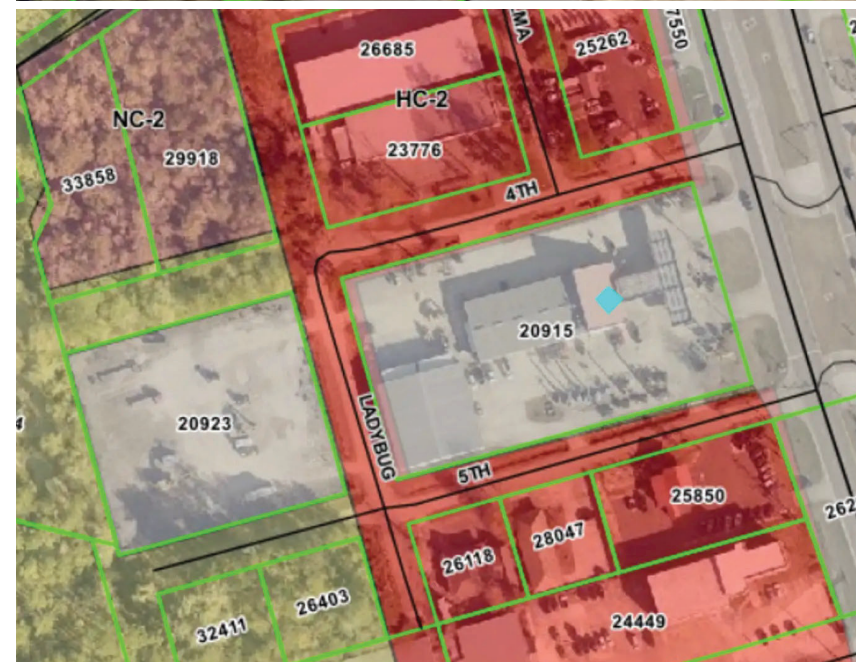
Unique commercial lease opportunity at 2501 N Hwy 190 in Covington. Formerly occupied by Louisiana CAT and ideally suited for an equipment dealer, fleet operation, contractor, industrial service company, or similar user. The property offers approximately 250 feet of Hwy 190 frontage and approximately 22,000 SF of building space, including a 2,900 SF retail/showroom, 9,100 SF service and repair building, and detached 10,000 SF metal building. The combination of retail, service, warehouse, and repair space provides excellent flexibility for businesses requiring multiple operational components at one location. The lease also includes the rear lot on Ladybug Lane, providing valuable additional space for equipment storage, fleet parking, staging, or other operational needs. With prominent highway exposure, substantial building capacity, outdoor yard space, and convenient vehicle and equipment access, this property offers a rare opportunity for a large-scale commercial user in the Covington market. Listed at \$25/SF NNN. Approximately 22,000 SF total building area.

KEY HIGHLIGHTS

- Approximately 250' of Hwy 190 frontage
- 2,900 SF retail/showroom space
- 9,100 SF service/repair facility
- 10,000 SF detached metal building
- Multiple large overhead doors for equipment and vehicle access
- Additional rear lot on Ladybug Lane included
- Outdoor storage, fleet parking and equipment-staging potential

RARE MULTI-COMPONENT COMMERCIAL SITE

Highway exposure, retail/showroom frontage, service and repair capacity, detached metal building,





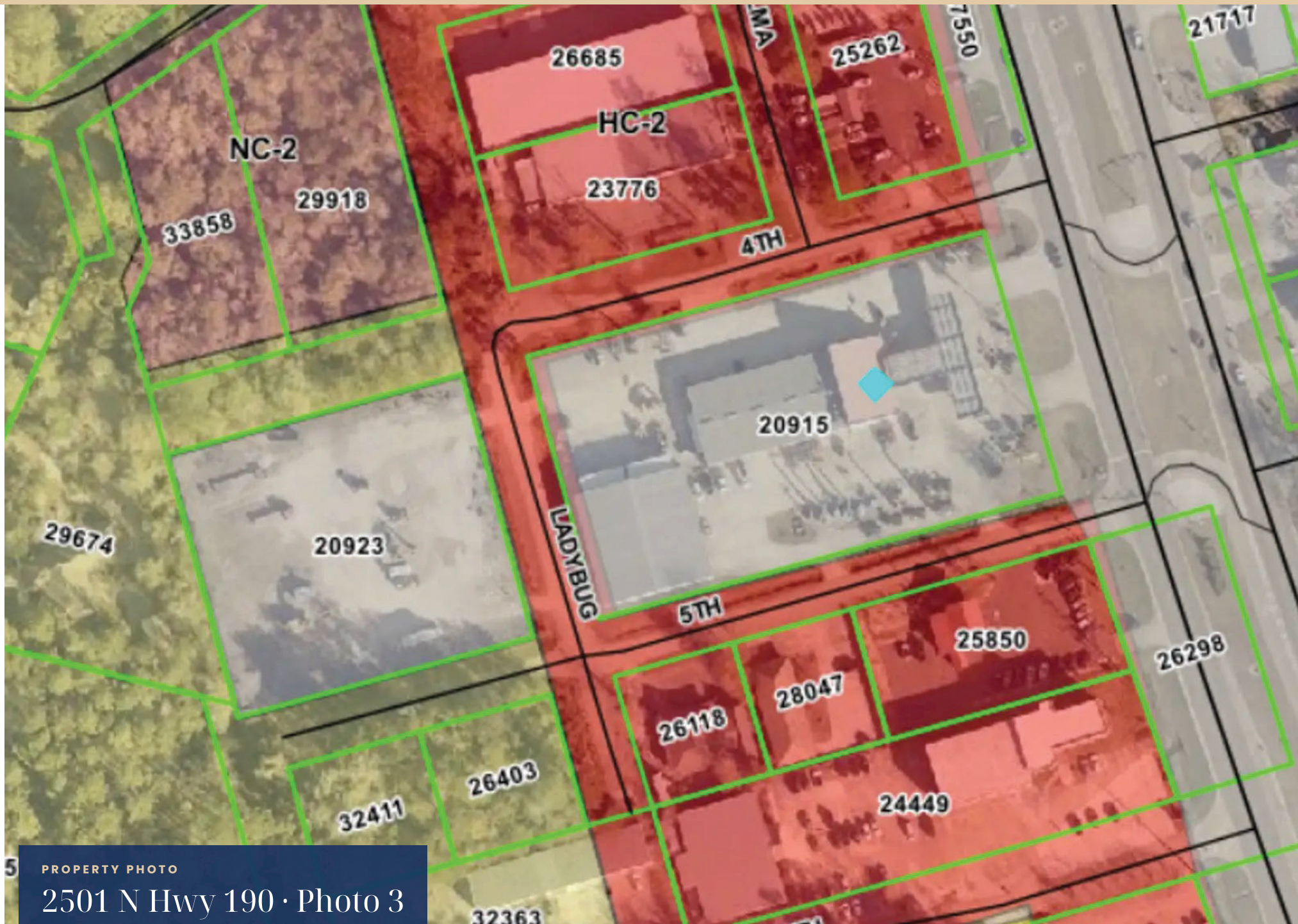
PROPERTY PHOTO

2501 N Hwy 190 · Photo 1



PROPERTY PHOTO

2501 N Hwy 190 · Photo 2



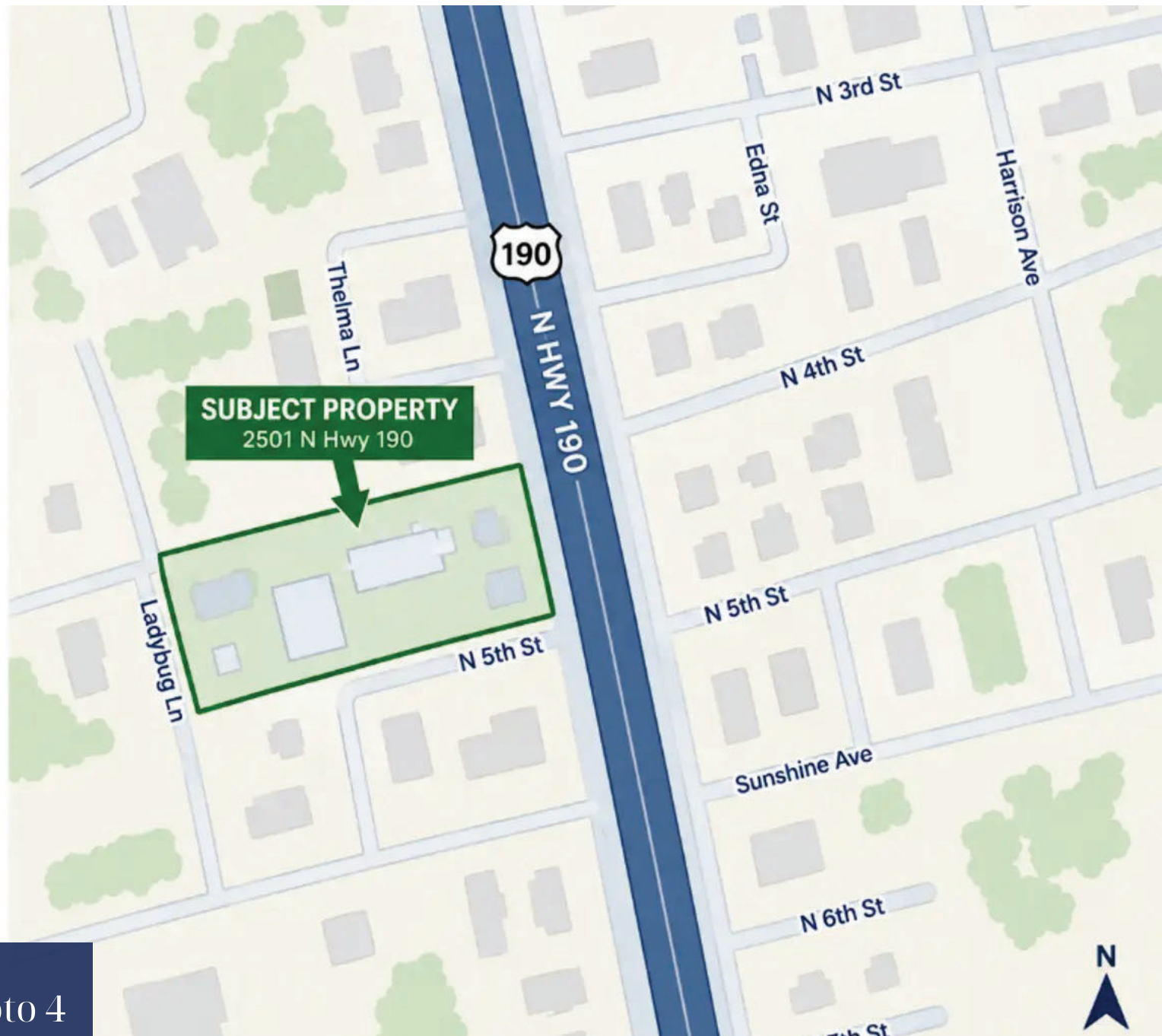
PROPERTY PHOTO

2501 N Hwy 190 · Photo 3



LOCATION MAP

2501 N HWY 190
COVINGTON, LA 70433



PROPERTY PHOTO

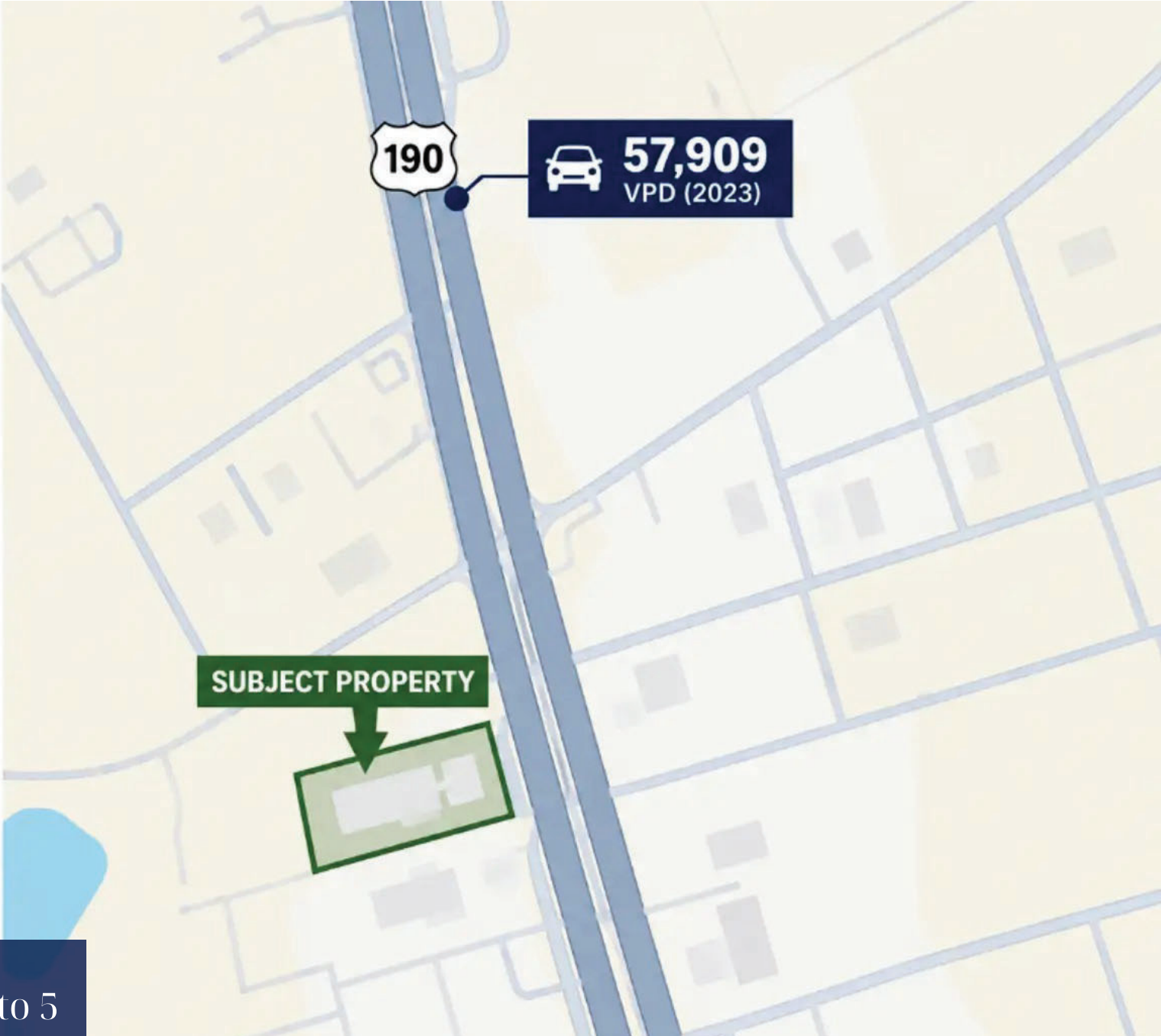
2501 N Hwy 190 · Photo 4



VPD MAP

HIGH VISIBILITY.
HIGH TRAFFIC.

57,909
VPD (2023)
HWY 190



POSITIONED FOR
WHAT'S NEXT
PROPERTY PHOTO
2501 N Hwy 190 · Photo 5



KEY STATS

Lease Rate	\$25,000/Month NNN
Listed Description	\$25/SF NNN
Available SF	22,000 SF
Lot Size	3.97 AC
Traffic Count	57,909 VPD

PROPERTY INFO

Offering	For Lease
Property Type	Other / Land / Retail / Parking Facility
Building Name	Formerly LA CAT
Zoning	HC-2 - Highway Commercial
Lease Structure	NNN
Available Date	Available now
Parcel APN	1060112828
Listing ID	bb375d96

POTENTIAL USES

Equipment Dealer	Fleet Operations
Contractor Yard	Industrial Service
Retail Showroom	Vehicle Service

MARKET HIGHLIGHTS

Traffic Count	57,909 VPD
Frontage	Approx. 250 FT on Hwy 190
Nearest Interstate	I-12 • 4 mi
Nearest Airport	MSY • 40 mi

Schedule a Tour

2501 N Hwy 190 · Covington, LA 70433

\$25,000/Month NNN · 22,000 SF

LOCATION SUMMARY

Address	2501 N Hwy 190, Covington, LA 70433
Parish	St. Tammany Parish
Hwy Frontage	Approx. 250 FT
Rear Lot	Ladybug Lane lot included
Latitude / Longitude	30.4685912, -90.0866565

Listing Agent



Bucky Meredith

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