



850 Winward Dr

15,000+ SF Industrial Warehouse

850 Winward Dr
Covington, LA 70433 · St. Tammany Parish

SALE PRICE

\$2,500,000

BUILDING SIZE

15,200 SF

15,000+ SF per overview

PRICE / SF

\$164.47/SF

ZONING

I-2

Industrial



Baseball & Softball Academy



PROPERTY OVERVIEW

Positioned in one of St. Tammany Parish's fastest-growing commercial corridors, this industrial warehouse offers investors and owner-users an opportunity to acquire a well-maintained industrial asset with strong regional accessibility.

Located just off Highway 1085 and minutes from I-12, the property provides convenient access to Covington, Mandeville, Slidell, Hammond, Baton Rouge, and the greater New Orleans market. The building is currently occupied by D-BAT Baseball & Softball Academy. The business is not for sale.

KEY HIGHLIGHTS

- 15,000+ SF industrial warehouse facility.
- I-2 Industrial zoning with warehouse/flex secondary use.
- Well-maintained commercial facility built in 2022.
- Immediate access to LA Highway 1085.
- Approximately 1.5 miles from Interstate 12.
- Established industrial business park location.
- Business not included in sale.
- Do not disturb current business.

NORTHSHORE INDUSTRIAL POSITION

Functional warehouse asset with regional connectivity across Southeast Louisiana.

POTENTIAL USES

Warehouse / Flex

Distribution

Manufacturing

Contractor Use

Commercial Operations

Owner-User

Investor Asset

Industrial Service



RETAIL / ENTRY AREA



WAREHOUSE INTERIOR



OPEN INTERIOR LAYOUT

WAREHOUSE / FLEX ASSET

15,200 SF

Modern one-story industrial building with open training areas, office/support space, storage, and a strong Covington location near I-12.

INTERIOR FLOOR PLAN

ROOM FINISH SCHEDULE:

ROOM 101-PRO SHOP

Floors - Armstrong VCT - Color: Perimeter 2" #51860 Soft Cool Gray-Interior #51946 Gentian Blue
Base - Vinyl Cove
Walls - Slat walls (Indigo Blue) mounted directly over studs from floor to ceiling
Ceilings - 2 x 2 acoustical tile over suspended metal grid at 10' A.F.F.

ROOM 102 - GM OFFICE

Floors - Armstrong VCT - Color: Soft Cool Gray #51860
Base - Vinyl Cove
Walls - $\frac{1}{2}$ " Sheetrock to 10' A.F.F., orange peel texture
Paint color - Semi-gloss D-Bat white (off white)
Ceilings - 2 x 2 acoustical tile over suspended metal grid at 10' A.F.F.

ROOM 103 - STORAGE ROOM

Floors - Bare concrete
Base - None
Walls - Sheetrock and min of 2 sheets of slat wall
Paint color - Semi-gloss D-Bat white (off white)
Ceilings - 2 x 2 acoustical tile over suspended metal grid at 10' A.F.F.

ROOMS 104 & 105 - ADA BATHROOMS

Floors - Armstrong VCT - Color: Gentian Blue #51946
Base - Vinyl Cove
Walls - $\frac{1}{2}$ " Greenboard sheetrock to 10' A.F.F., orange peel texture
Paint color - Semi-gloss D-Bat white (off white)
Ceilings - $\frac{1}{2}$ " Greenboard finished with orange peel texture
Paint color - Semi-gloss D-Bat white (off white)

ROOM 106 - PARTY ROOM

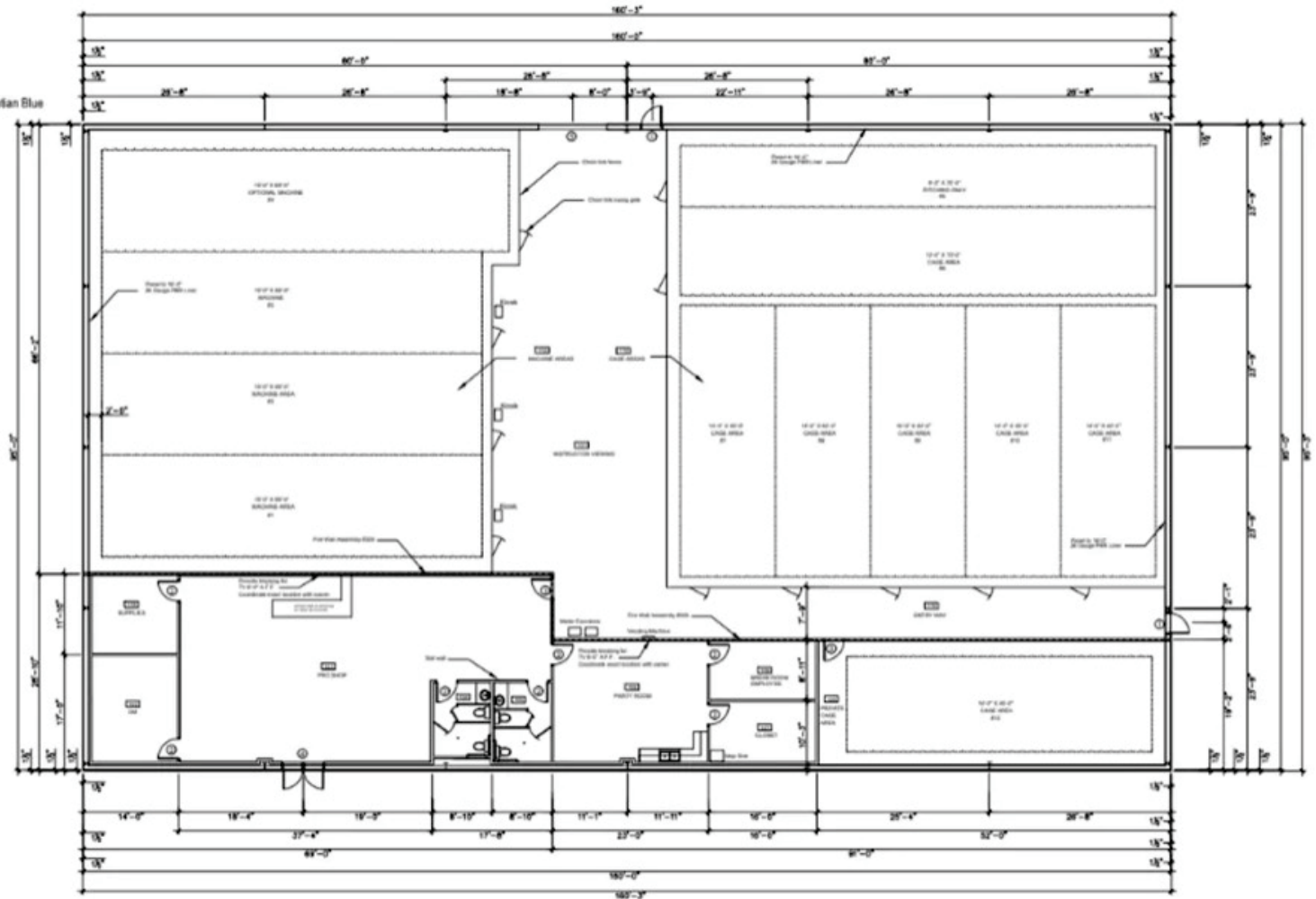
Floors - Armstrong VCT - Color: Gentian Blue #51946
Base - Vinyl Cove
Walls - $\frac{1}{2}$ " Sheetrock to 10' A.F.F., finished with orange peel texture.
Paint color - Semi-gloss D-Bat white (Off white)
Ceilings - 2 x 2 acoustical tile over suspended metal grid at 10' A.F.F.

ROOMS 110 and 111 - WALKING AREAS

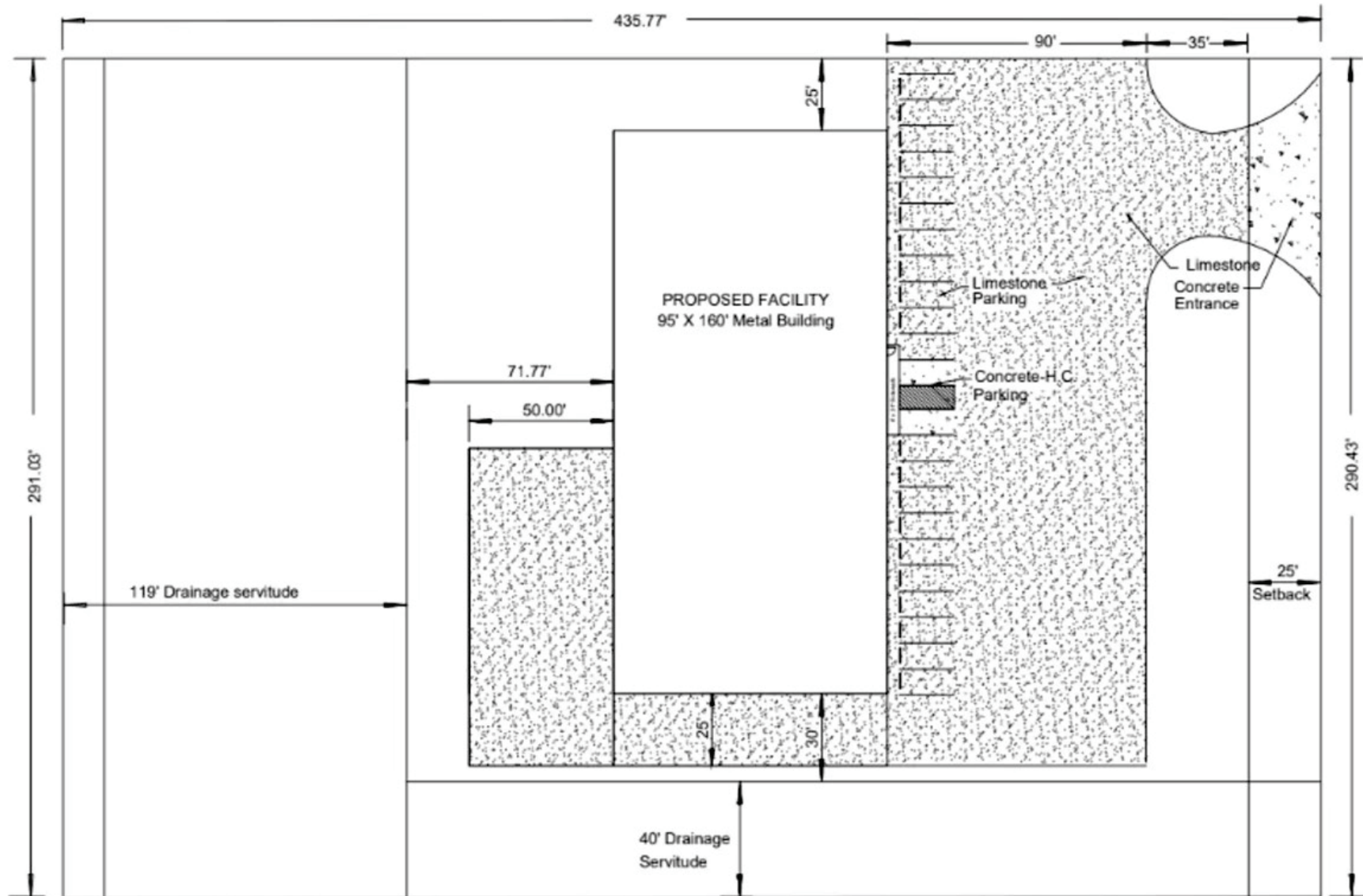
Floors - Rolled rubber
Ceilings - Open to construction

CAGE AREAS

Floors - Non-infill turf
Walls - D-Bat Red to 8'0"-Bat Gold 18" Stripe/D-Bat Green to Ceiling
at warehouse side of the fire wall. 25 Gauge FBR panel to
16'-0" A.F.F. at remaining perimeter walls.
Ceilings - Open to construction



SITE PLAN / PARKING LAYOUT



95 FT X 160 FT METAL BUILDING FOOTPRINT



SALE DETAILS

Sale Price	\$2,500,000
Price / SF	\$164.47/SF
Building Size	15,200 SF
Lot Size	2.9903 ac
Tenant	D-BAT Baseball & Softball Academy
Business	Not included in sale

PROPERTY INFO

Property Type	Industrial
Secondary Use	Warehouse/Flex
Zoning	I-2
Zoning Description	Industrial
Year Built	2022
Floors	1

LOCATION

Nearest Interstate	I-12 - 1.5 mi
Nearest Hwy	1085
Nearest Airport	MSY - 47 mi
Parish	St. Tammany
Available	07/28/2026
Listing ID	f81c66f2



Discuss the Offering

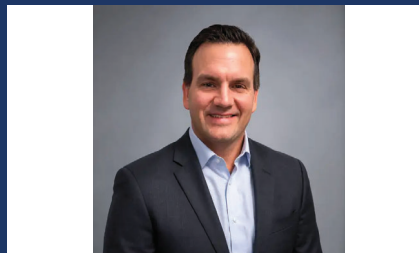
850 WINWARD DR · COVINGTON, LA 70433

\$2,500,000 · 15,200 SF · I-2

BUYER NOTES

- Business is not for sale.
- Do not disturb current business.
- Contact the listing team for access and additional details.

Contact The Listing Team



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