

SUMMARY

FLOOR PLANS

SURVEY

EXTERIOR IMAGES

INTERIOR IMAGES

AERIAL

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Discover a versatile 11,274 SF office and flex-use building situated on 4.48 acres along Hwy 25, just north of Covington. This two-story facility offers a unique mix of traditional office space, assembly space, and climate-controlled flex/warehouse potential—making it an excellent opportunity for schools, churches, medical or professional groups, or users seeking a blend of office and light industrial space.

A highlight of the building is the large sanctuary/congregation hall, which includes two roll-up doors that allow the space to function as climate-controlled warehouse or production space if desired. The expansive layout supports a wide range of adaptive re-use opportunities.

The property features a limestone parking lot with abundant on-site parking and significant room for expansion. Its strategic Hwy 25 frontage provides visibility, accessibility, and convenient connection to the Covington market. Positioned for its next chapter, 78263 Hwy 25 offers scale, flexibility, and multiple paths for re-use—ideal for tenants seeking a highly adaptable property.

PROPERTY DETAILS

- 11,274 SF Building
- 4.48 Acre Site
- Two 12' X 12' Roll Up Doors
- Limestone Parking

LEASE RATE

- \$7.50 PSF + NNN



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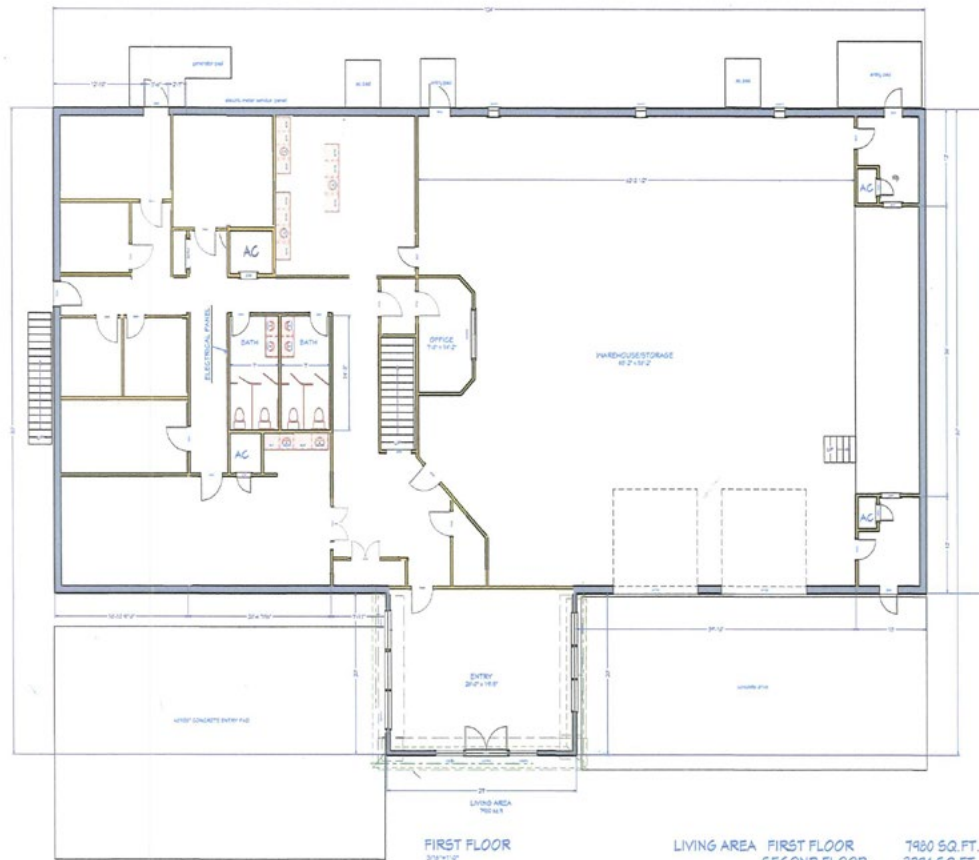
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1ST FLOOR

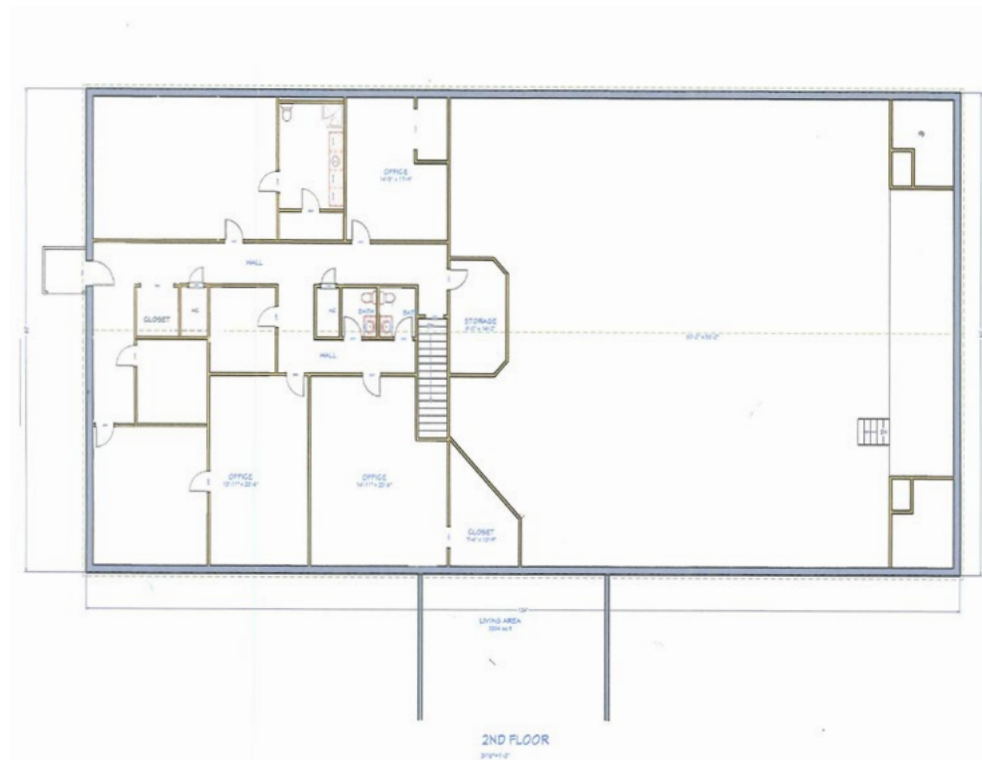


FIRST FLOOR
312' x 112'

LIVING AREA
FIRST FLOOR
SECOND FLOOR
TOTAL

7980 SQ. FT.
3294 SQ. FT.
11,274 SQ. FT.

2ND FLOOR



2ND FLOOR
312' x 112'





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HIGHWAY 25 FLEX OFFICE BUILDING

78263 LA-25, Folsom, LA 70437

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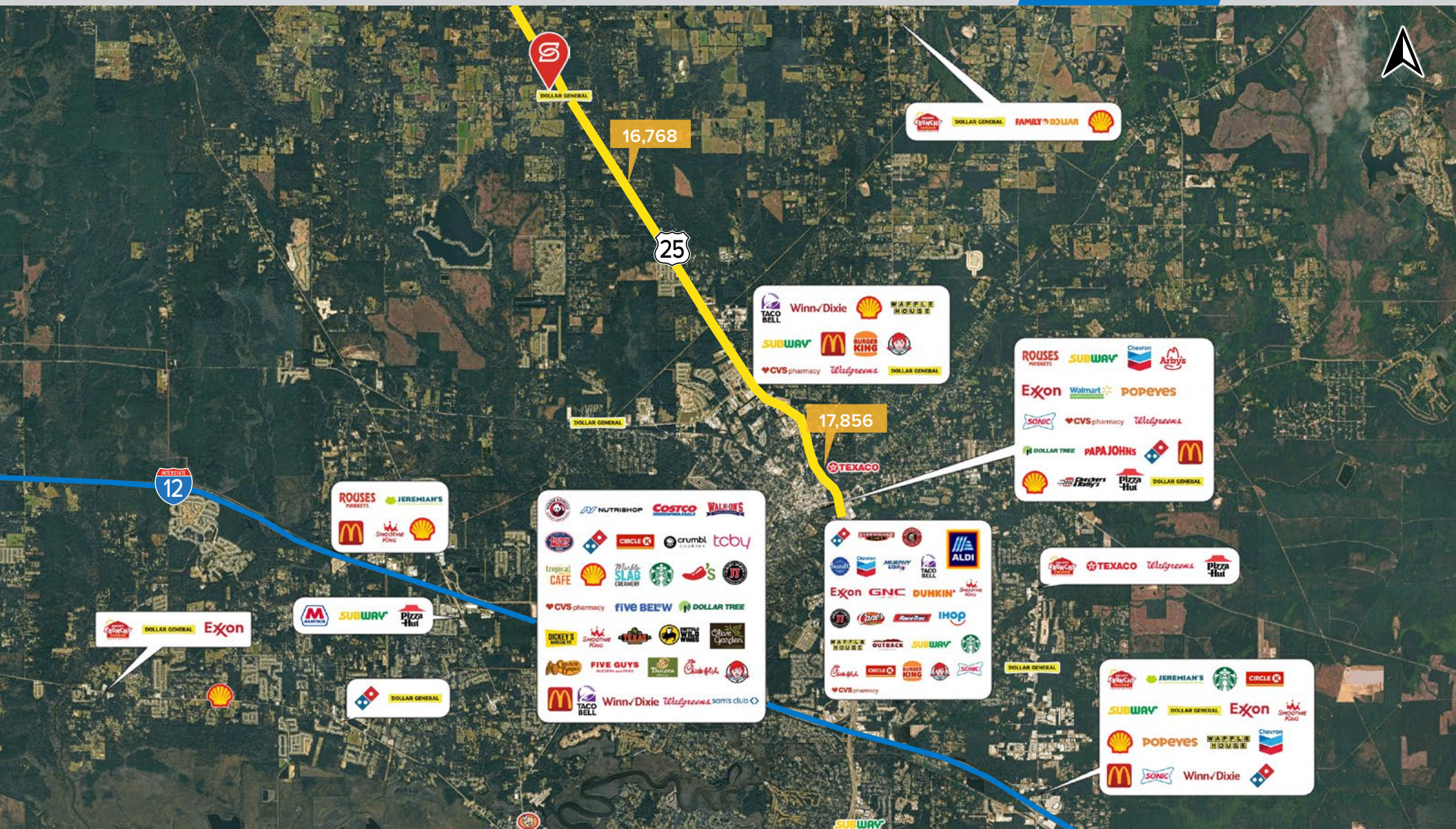
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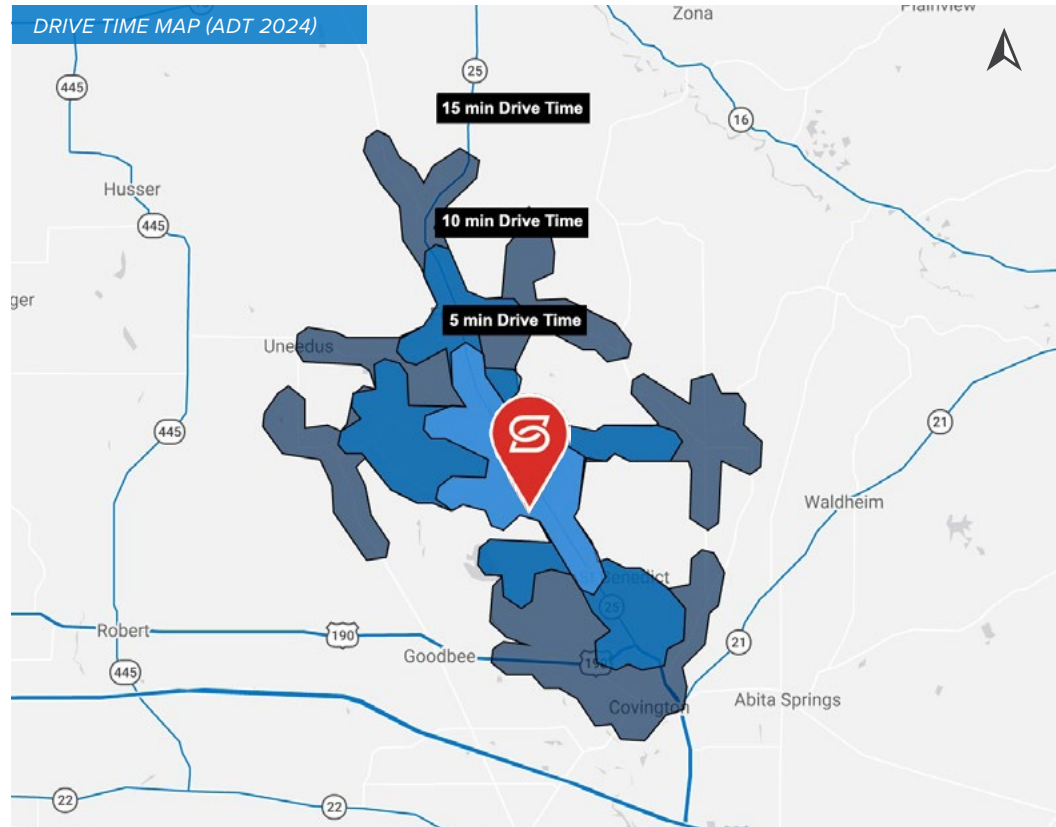
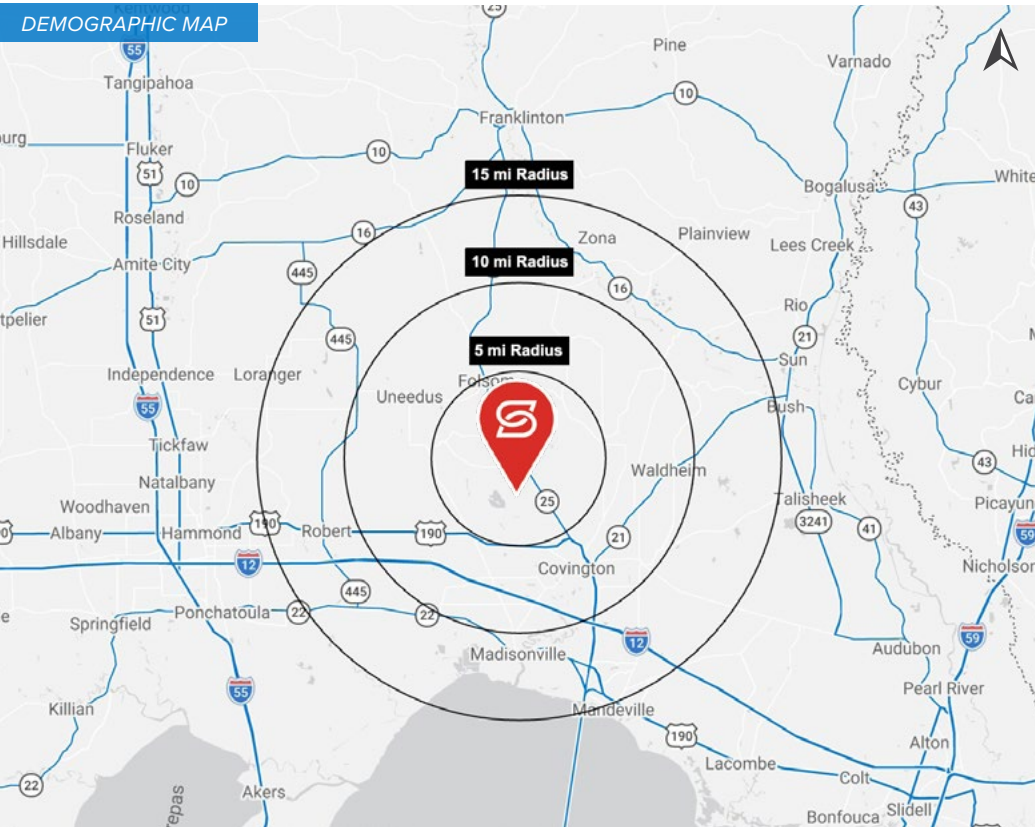
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2025 DEMOGRAPHICS



POPULATION

5 MI

1,921

10 MI

10,947

15 MI

25,989



AVG. HH INCOME

5 MI

\$96,344

10 MI

\$94,713

15 MI

\$103,201



HOUSEHOLDS

5 MI

727

10 MI

4,177

15 MI

10,314