

OFFERING: FOR SALE OR LEASE

WAREHOUSE | 7,040 SF
1.35-ACRES AND 480 POWER



825 Cantwell Ln
Corpus Christi, TX 78408

NEW SOUTHERN COMMERCIAL REAL ESTATE

Steven Saules | Agent
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NS
NEW SOUTHERN
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

825 Cantwell St, Corpus Christi, TX 78408

HIGHLIGHTS

- Asking \$650,000 or \$7,500 NNN
- New Fence / Yard Renovation
- Great Proximity to Refineries, I-37, and NPID
- Heavy Industrial Zoning
- 480 3-Phase Power
- (3) 10' Overheads
- Professional Offices: 4 Office / 2 Restrooms and Reception and Break Room

DETAIL

- Water - 8" Along Cantwell Ln
- Sewer - 8" Clay Along Cantwell Ln
- Flood Zone - 0%
- Location - City of Corpus Christi
- Tax Rate - \$2.213261



For Further Information:

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LOCAL MARKET

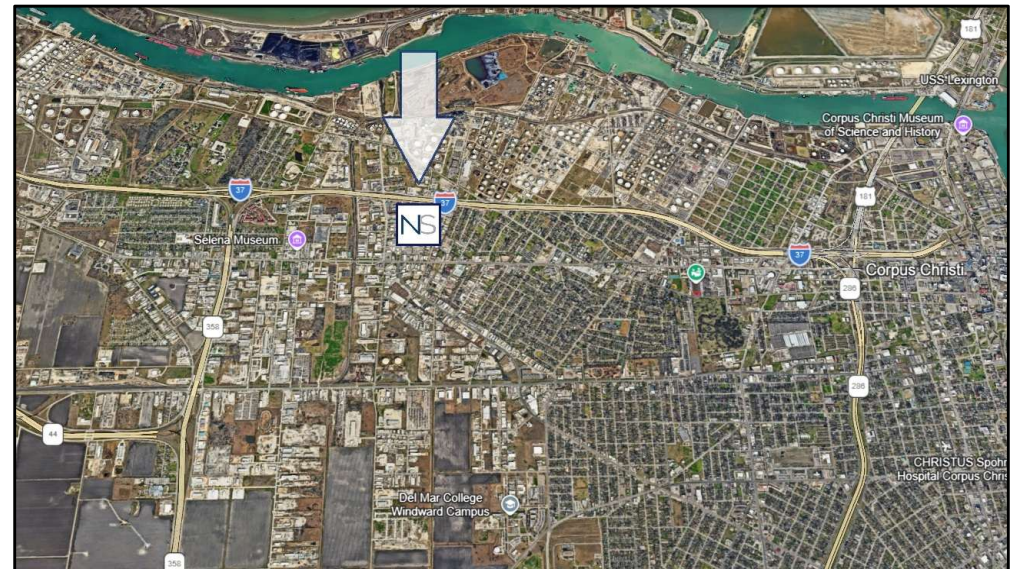
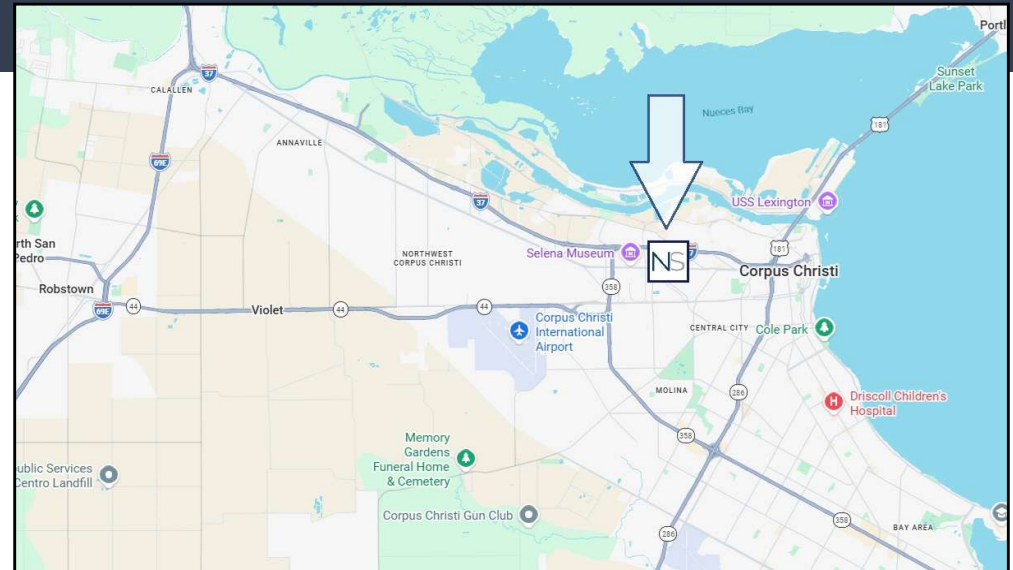
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LOCATION

- Centrally located commercial and heavy industrial property
- Great access to I-37, NPID, Hwy-44 and Leopard
- Proximate to Corpus Christi Port, Harbor Bridge, and refineries

EMPLOYERS

- 3-miles southwest of Port or Corpus Christi (nations largest U.S. port by total revenue tonnage)
- 17-miles north of new OXY carbon capture plant (phase 1 starting 2026)
- 18-miles east of new \$1.0 billion Tesla Lithium Refinery
- 19-miles southeast of \$2.0 billion Steel Dynamics Mill (1.2 million SF)



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PROPERTY IMAGES

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