



**FOR
LEASE**

Corpus Christi Business Park “CCBP”
4531 Ayers Street, Corpus Christi, TX 78415
Two - 2,000 sq foot office warehouse suites for lease



Jack and Ben Super
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SuperTex Properties

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Corpus Christi Business Park "CCBP"

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1,000 or 2,000 sq foot office warehouse suites for lease

- Location:** Corpus Christi Business Park "CCBP" is located on Ayers Street just off the SPID and the Crosstown Freeway Interchange.
- Description:** The Corpus Christi Business Park consists of four separate buildings comprising of over 112,000 square feet of office, showroom and warehouse space. Ideal for business, warehouse, office, or showroom needs.
- For Lease:** Suite 316; 2,000 sq feet
1,500 sq foot warehouse, 500 sq foot office and 1 restroom.
Includes One - 10' x 10' overhead roll-up grade level door
\$1,850 per month (\$0.93/sf) No additional CAM charges
- Suite 411; 2,000 sq feet
All warehouse (No Restroom)
Two - 10' x 10' overhead roll-up grade level doors
\$1,600 per month (\$0.80/sf) No additional CAM charges
- Features:** The warehouse height is 15 feet
Each Tenant pays for its own power
Landlord pays for water and trash removal
Ample parking on each side of the building
Situated on 6.27 acres; Zoned Business Park
Masonry and Steel construction; Built in 1985; Remodeled in 2002
Local on site owner and management
- Broker Coop:** 3% Broker Cooperation Encouraged

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316

2,000 Sq Feet

1,500 sq foot warehouse, 500 sq foot office and 1 restroom.

One - 10' x 10' overhead roll-up grade level door



Floorplan
Under Construction

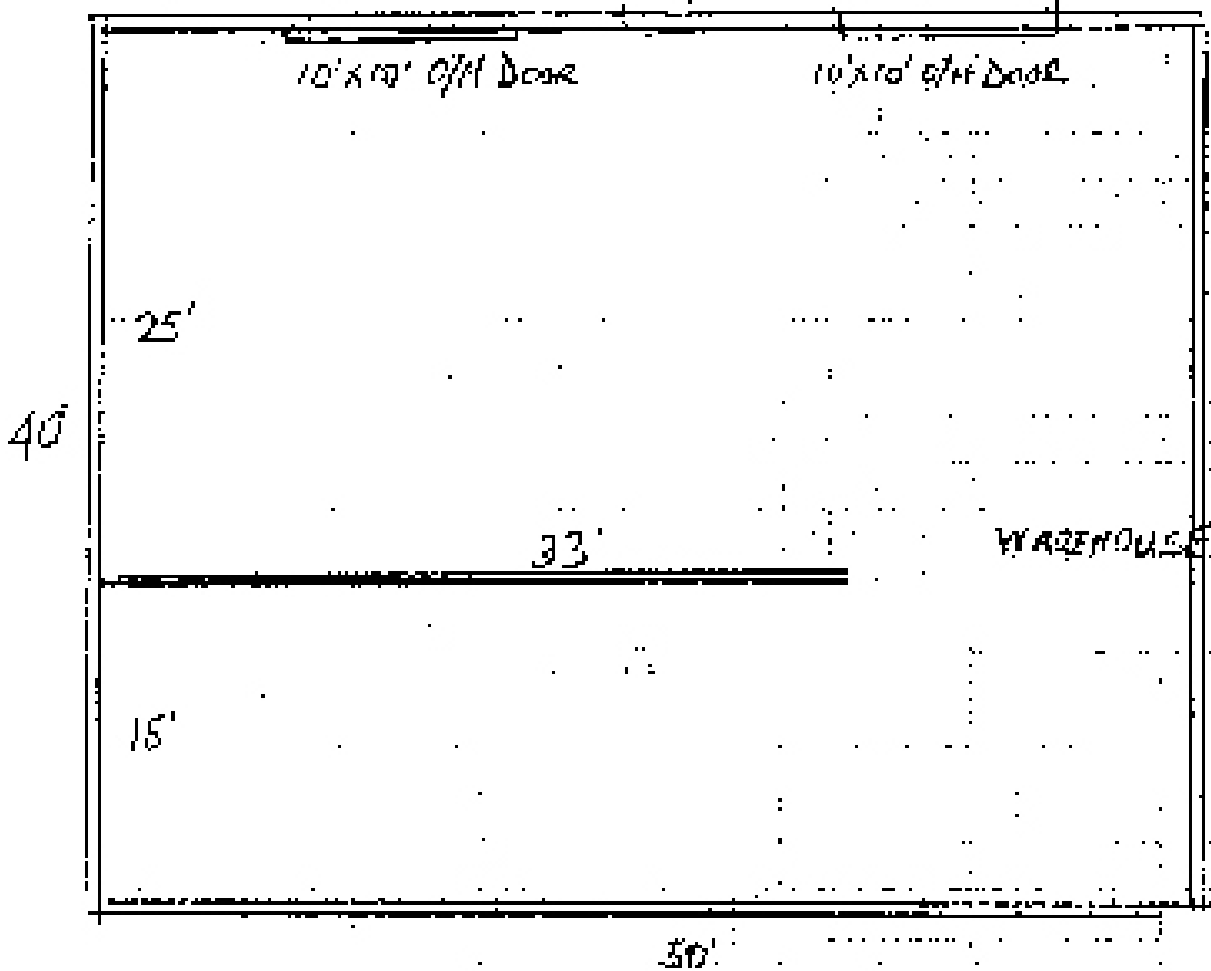
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Suite 411

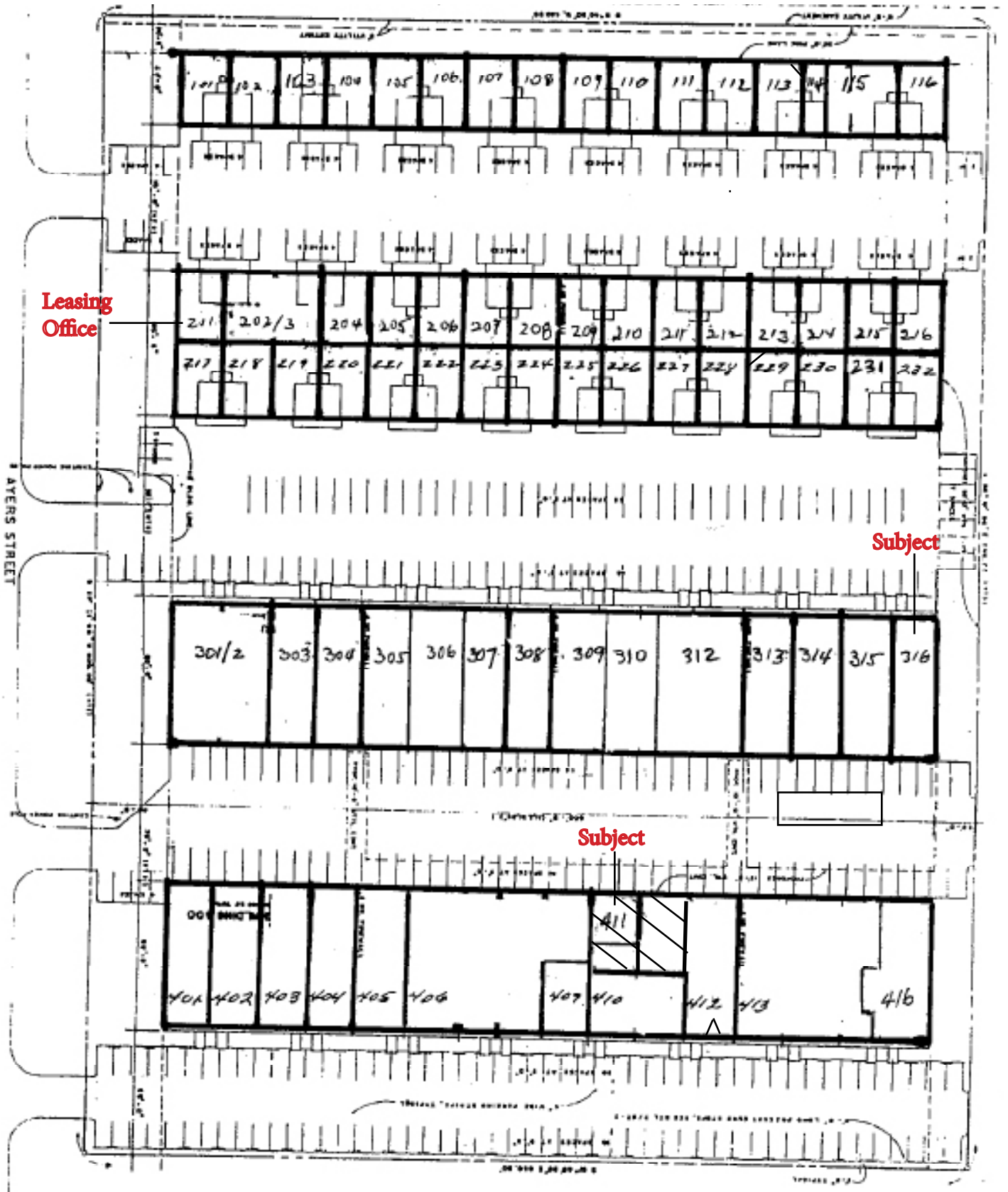
2,000 Sq Feet

All warehouse - No Restroom

Two - 10' x 10' overhead roll-up grade level doors



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Site Plan





CCBP Suite 411; 2,000 sq feet



CCBP Suite 411; 2,000 sq feet



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