

FOR LEASE 5939 HOLLY ROAD- REDEVELOPMENT



★ COMMERCIAL & INDUSTRIAL REAL ESTATE ★

CORPUS CHRISTI, TX 78412



PROPERTY DESCRIPTION

Large, centrally located warehouse in the heart of Corpus Christi's highly desirable Southside. Currently undergoing renovations, the property can accommodate either a single tenant or multiple users and offers exceptional flexibility for a wide range of uses. Ideal for traditional industrial operations, the building also presents an outstanding adaptive reuse opportunity for retail, office, showroom, or mixed-use concepts. With rental rates significantly below comparable properties and new construction, tenants can establish a premier Southside location while keeping occupancy costs low. Landlord is open to collaborating with prospective tenants and welcomes discussions regarding custom build-outs or creative redevelopment ideas to meet a user's specific needs.

PROPERTY HIGHLIGHTS

- PREMIER SOUTHSIDE LOCATION
- RARE DOCK HIGH OPPORTUNITY
- FLEXIBILITY SPACE CONFIGURATIONS
- RARE BUILDING TYPE AVAILABILITY IN THE MARKET
- INDUSTRIAL, RETAIL, OFFICE AND MIXED USE POTENTIAL

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OFFERING SUMMARY

Lease Rate:	\$10.75 psf NNN
Available SF:	Up to 50,000 SF - Can Divide
Building Size:	50,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	590	2,443	8,193
Total Population	1,363	5,755	19,487
Average HH Income	\$53,782	\$54,997	\$64,067

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FOR LEASE 5939 HOLLY ROAD - CONCEPTS



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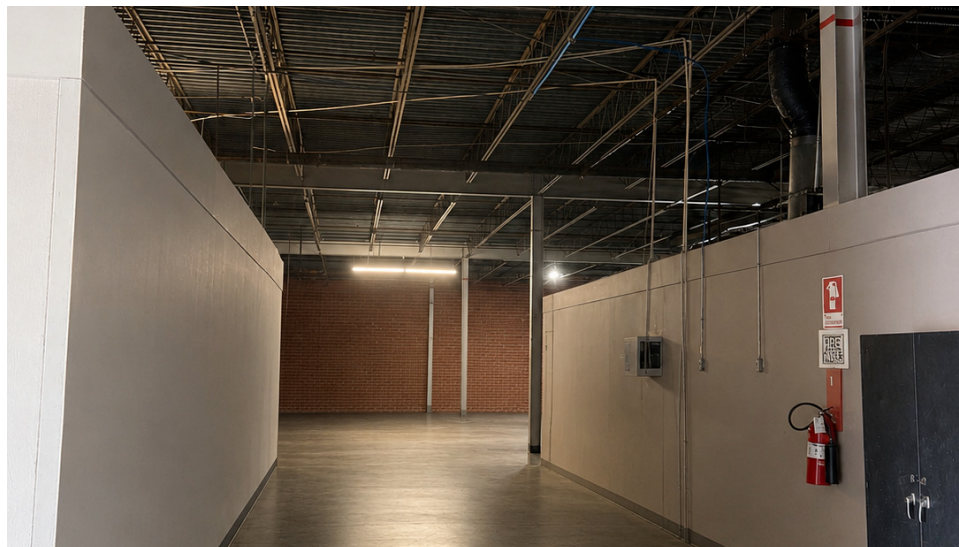
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FOR LEASE 5939 HOLLY ROAD - CURRENT INTERIOR



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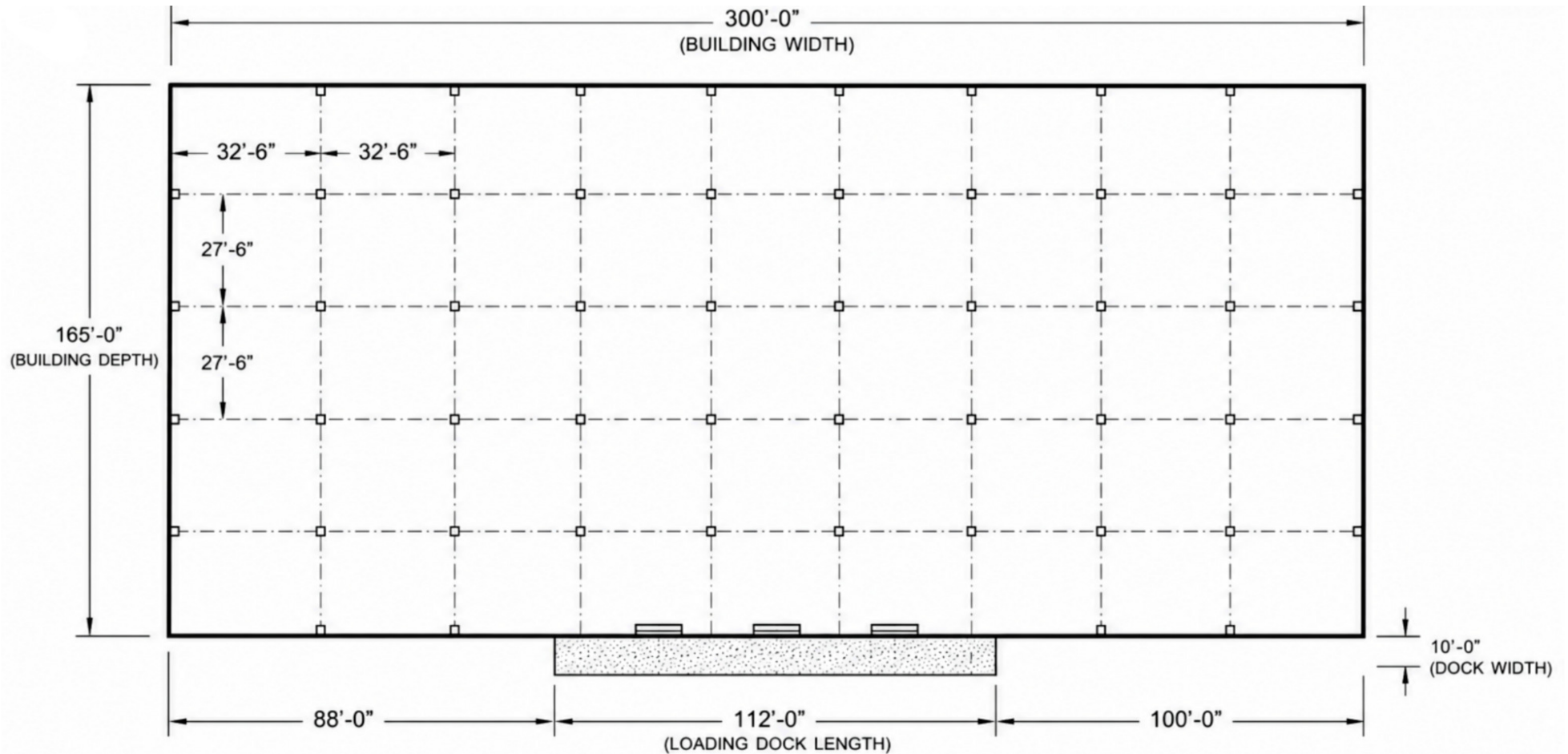
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LEGEND

□ COLUMN

NOTES:

1. BUILDING SIZE: 300'-0" WIDE x 165'-0" DEEP
2. INTERIOR COLUMN SPACING: 32'-6" (WIDE) x 27'-6" (DEEP)
3. LOADING DOCK: 10'-0" WIDE
4. LOADING DOCK STARTS 88'-0" FROM LEFT EDGE

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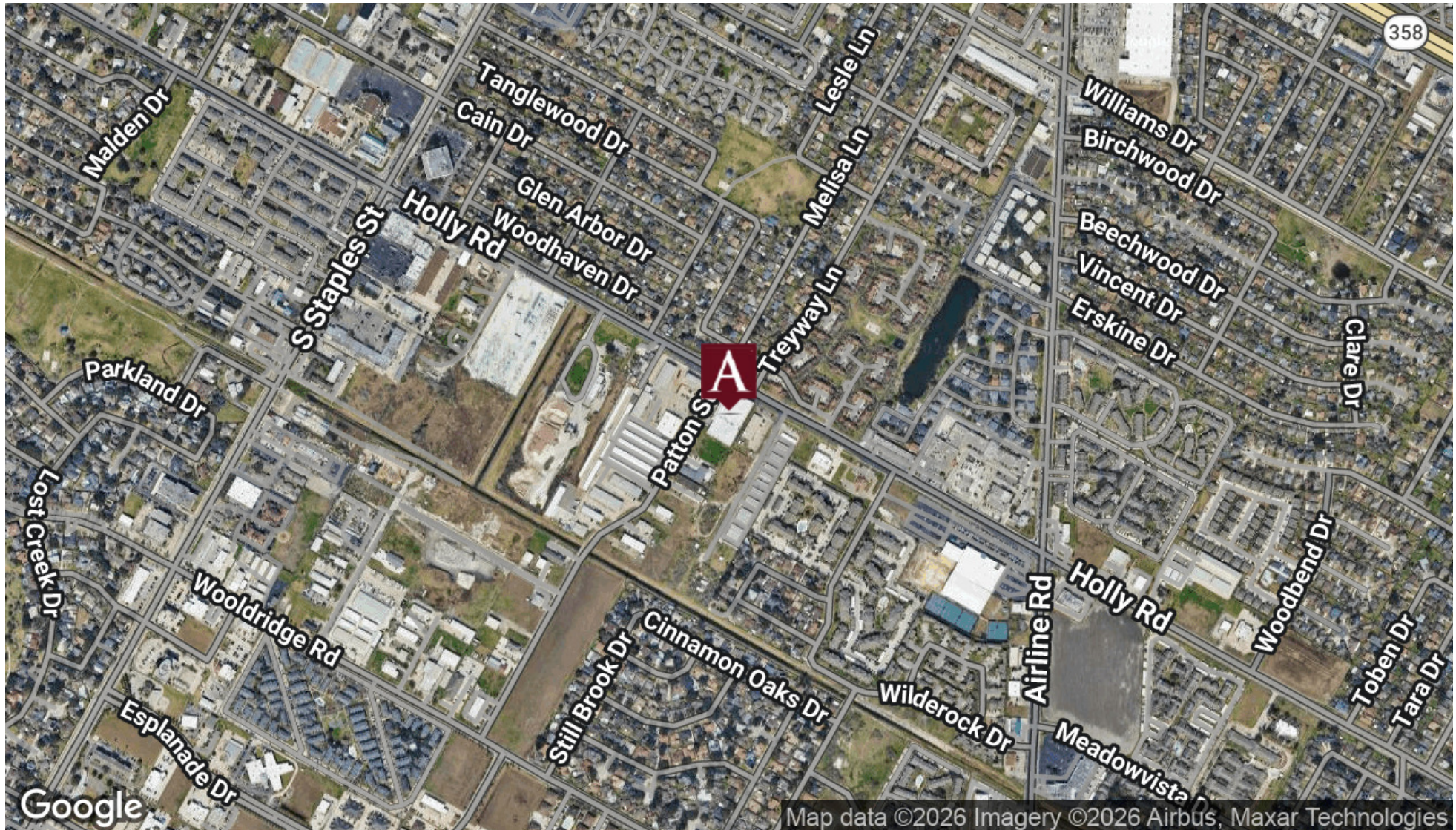
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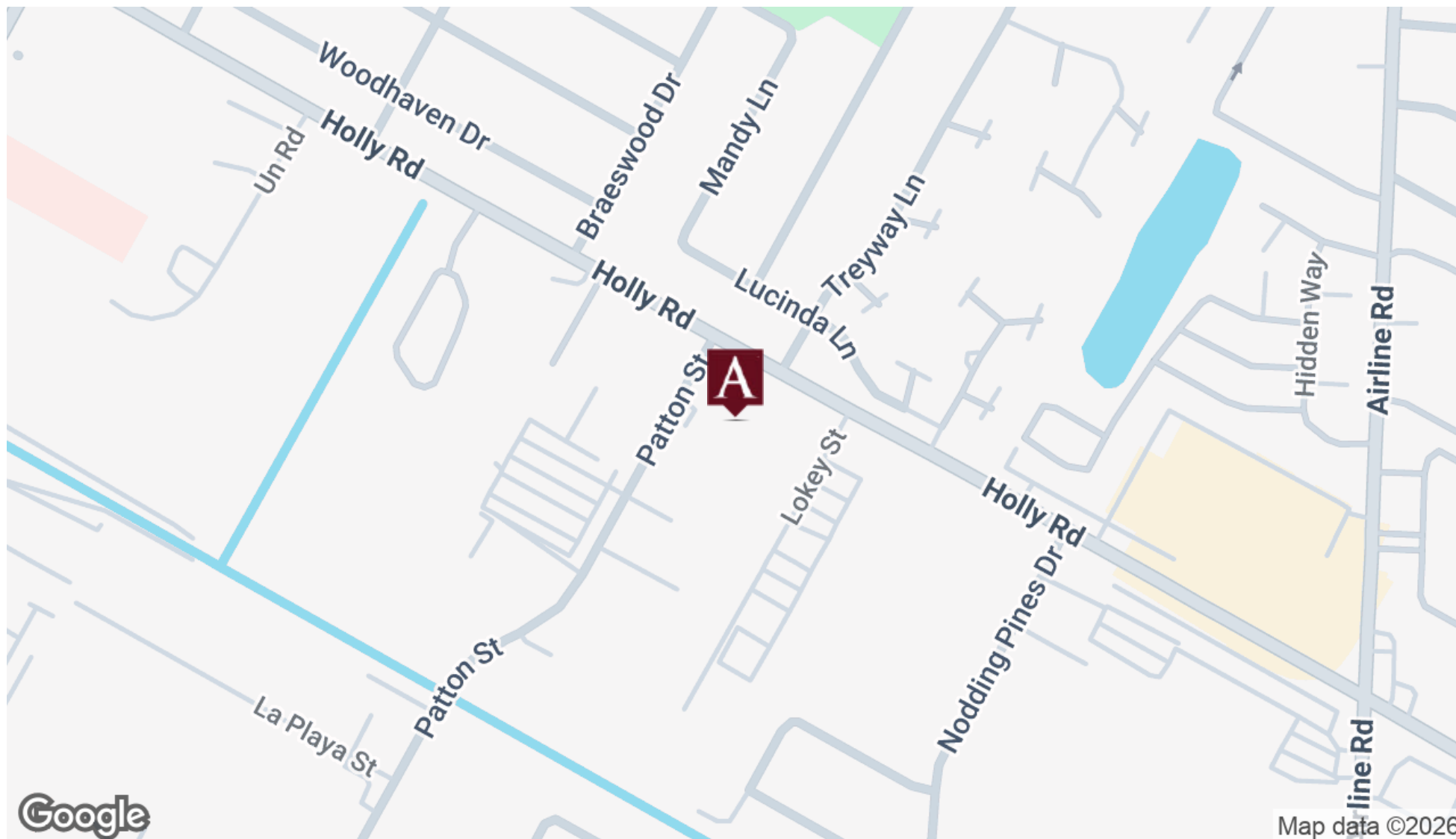
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