

# 13102 N NAVARRO

**COMMERCIAL PROPERTY FOR LEASE**

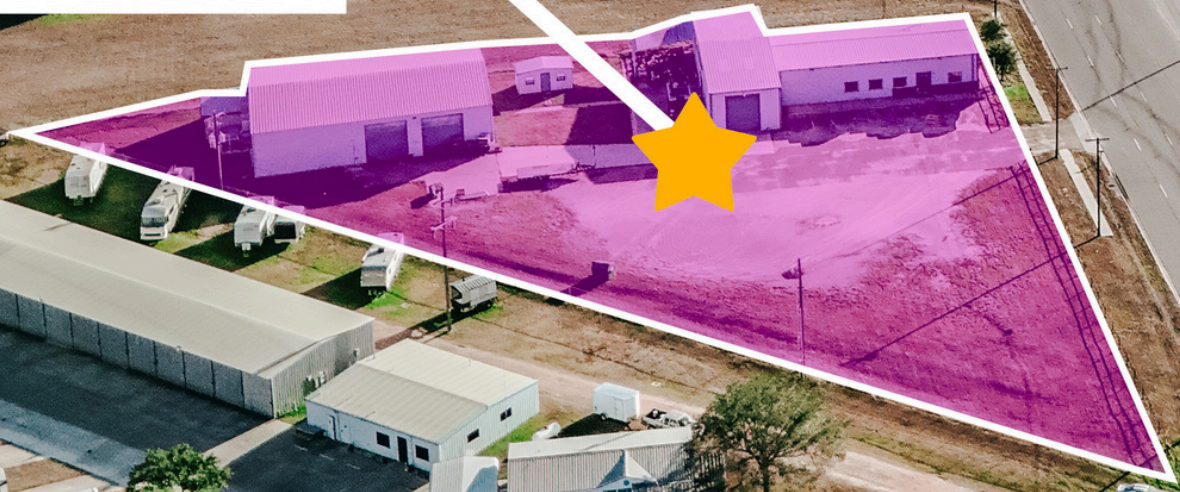


**SOUTH  
TEXAS**  
RENTALS.COM



**13102 N Navarro**  
10040 sqft | 1.54 Acres

**N NAVARRO | 18,700+ DAILY TRAFFIC COUNT**



## SPACE INFO

PROPERTY	SQFT	NNN
Office + Warehouse	10,040	\$12.50 / SF / YR
Office	5,000	\$15 / SF / YR
Warehouse	5,040	\$9 / SF / YR

# WAREHOUSE

\$9 / SF / YR | NNN | \$3,780/MO

5040 SQFT

This approximately 5,040 SF rear warehouse space offers a functional setup for contractors, distribution, storage, service-based businesses, or light industrial users seeking visibility and operational flexibility in one of Victoria's busiest commercial corridors. The property includes two drive-in bay doors, a small standalone office building, and ample yard and parking space ideal for equipment, fleet vehicles, or outdoor storage. Conveniently located on the north side of Navarro with quick access to Victoria's main retail and dining corridor, this property provides excellent accessibility and room for day-to-day operations.

- Traffic Count: 18,704
- Total Population: 92,678 (25 mi)
- Population Projection 2026: 94,047



# WAREHOUSE & OFFICE BUILDING



# WAREHOUSE & OFFICE BUILDING



# CONTACT



**SOUTH  
TEXAS**  
RENTALS.COM

## PHONE

**(361) 333-2002**

## WEBSITE

**[www.SouthTexasRentals.com](http://www.SouthTexasRentals.com)**

## EMAIL

**[leasing@SouthTexasRentals.com](mailto:leasing@SouthTexasRentals.com)**

## ADDRESS

**4800 N Navarro St, Victoria, TX 77901**