

# OFFERING: FOR LEASE

LIGHT INDUSTRIAL | 39,000-106,000 SF AVAILABLE

REGIONAL DISTRIBUTION & MANUFACTURING | 6.3-ACRES



4242 Baldwin Blvd  
Corpus Christi, TX 78405

**NEW SOUTHERN COMMERCIAL REAL ESTATE**

Steven Saules | Agent  
361-905-5000 (Direct)  
steven@newsoutherncommercial.com  
www.newsoutherncommercial.com

**NS**  
NEW SOUTHERN  
COMMERCIAL REAL ESTATE

# EXECUTIVE SUMMARY

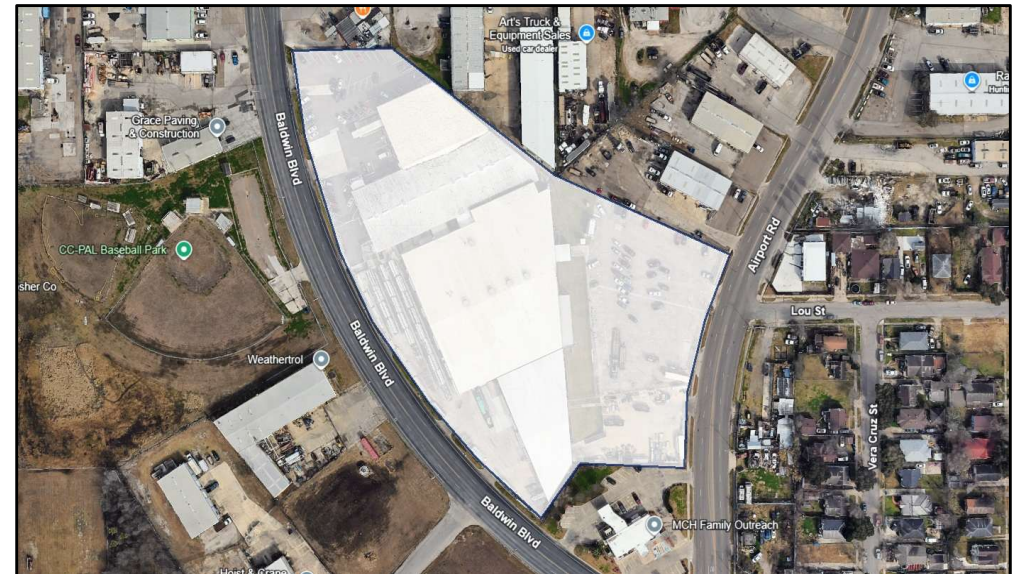
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## HIGHLIGHTS

- 106,000 SF / 6.3-Acres
- Asking \$8.50-9.00 PSF NNN
- (3) Divisible Warehouse – Separate Meter
- Concrete Yard and Security Fencing
- 14'-25' Clear Height
- (4) Loading Docks
- (19) Overhead Doors 10'-14'
- 150 Surface Parking
- 94,922 SF Warehouse
- 11,159 SF Office
- 480 3-Phase Power

## DETAIL

- Flood Zone - 0%
- Location - City of Corpus Christi
- Tax Rate - \$2.371861
- 2026 Taxes (\$0.8350 PSF)



## For Further Information:

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# SPACE 1 & 2

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## SPACE 1 (\$8.50 PSF NNN)

- Total SF – 39,000 (approx.)
- Warehouse SF – 28,110
- Office SF – 11,159
- Acres – 1.85

## SPACE 2 (\$9.00 PSF NNN)

- Total SF – 67,000 (approx.)
- Warehouse SF – 66,812
- Office SF – 0
- Acres – 4.44



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# LOCAL MARKET

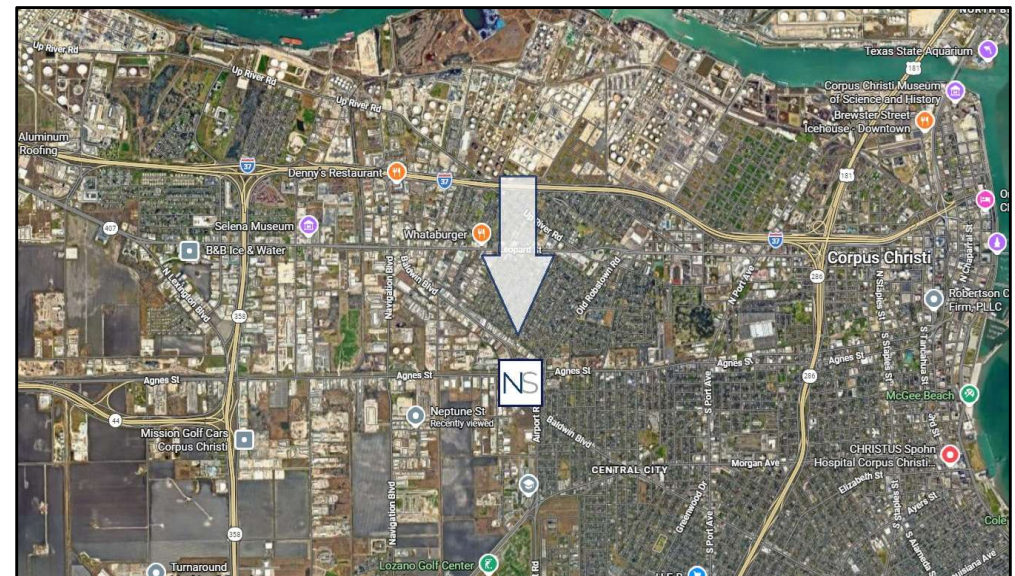
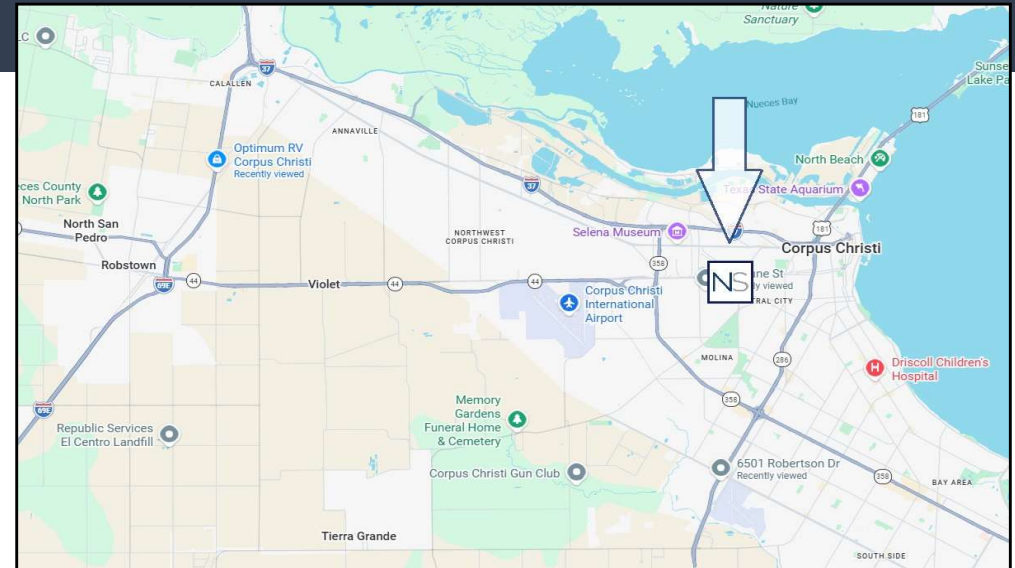
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## LOCATION

- Centrally located light industrial and office flex space
- Great access to I-37, NPID, Agnes, Hwy-44 and Leopard
- Proximate to Corpus Christi Port, Harbor Bridge, and refineries

## EMPLOYERS

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

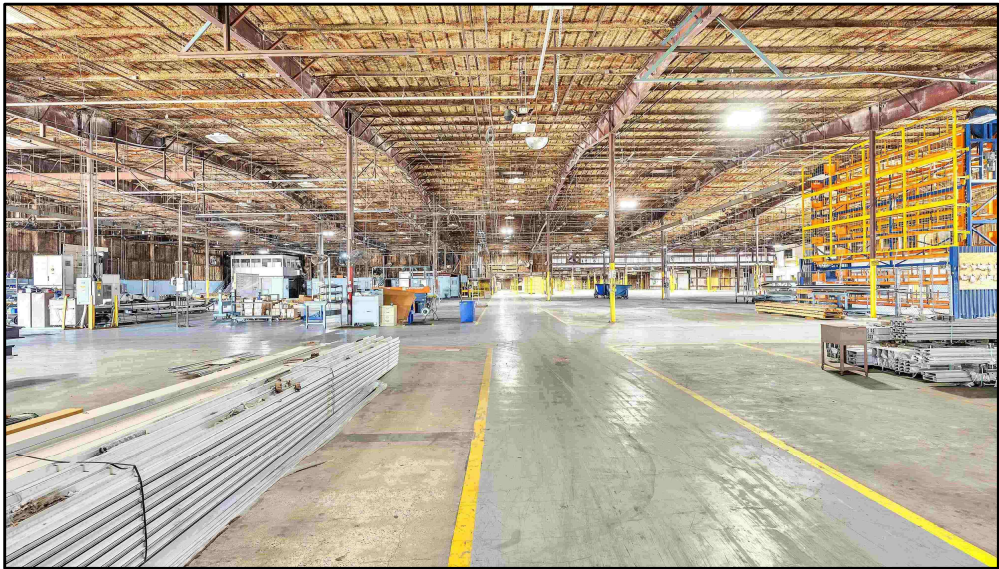
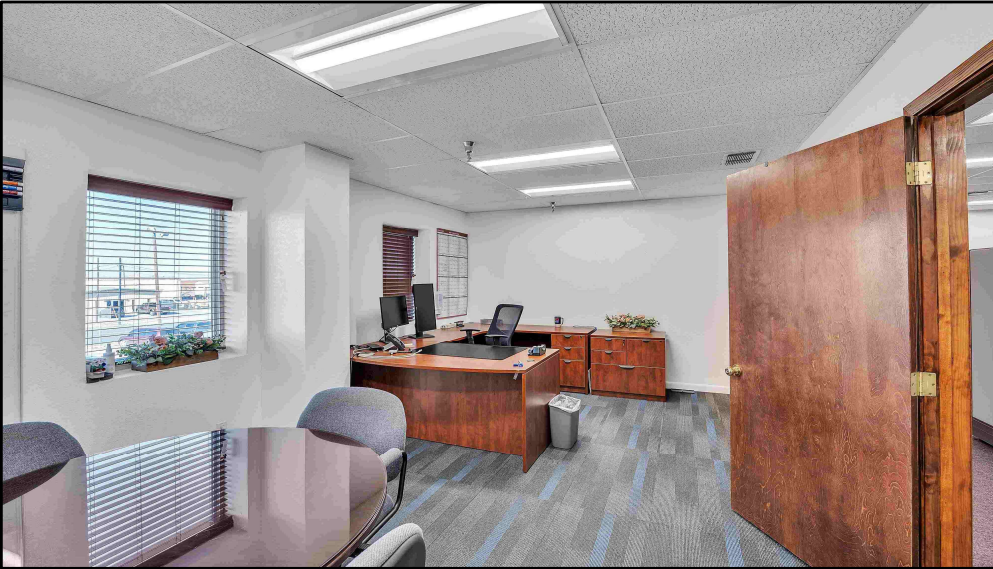
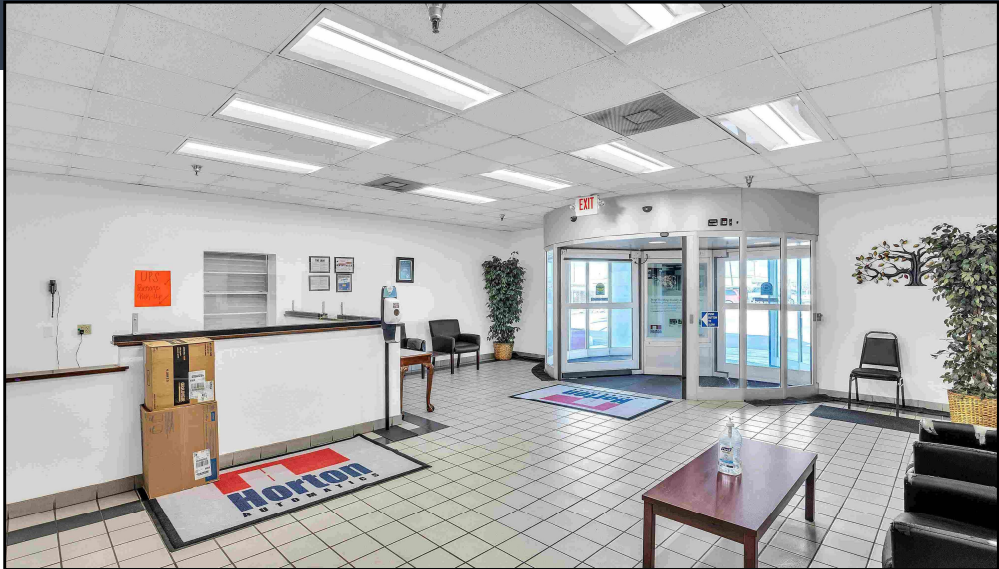


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# PROPERTY IMAGES

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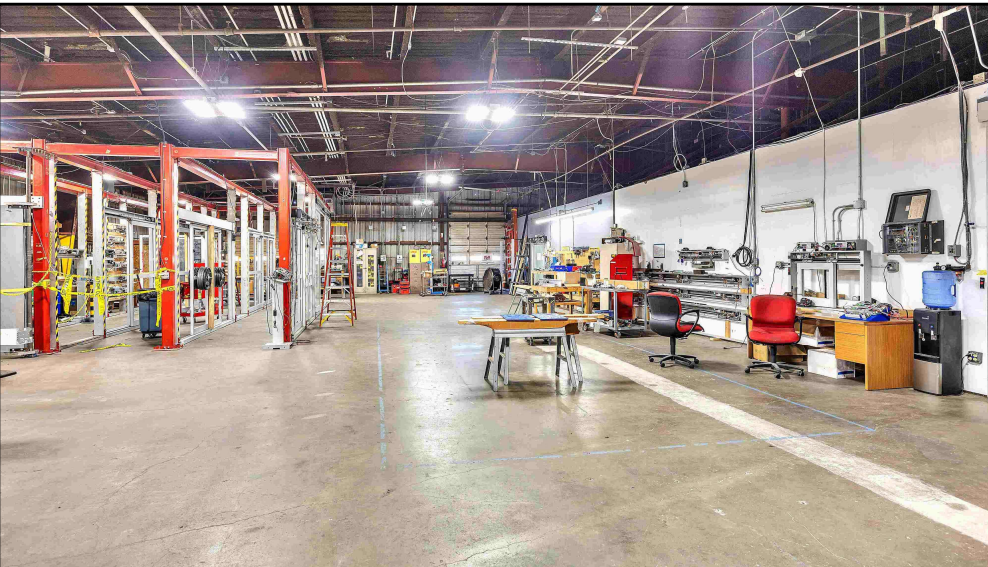
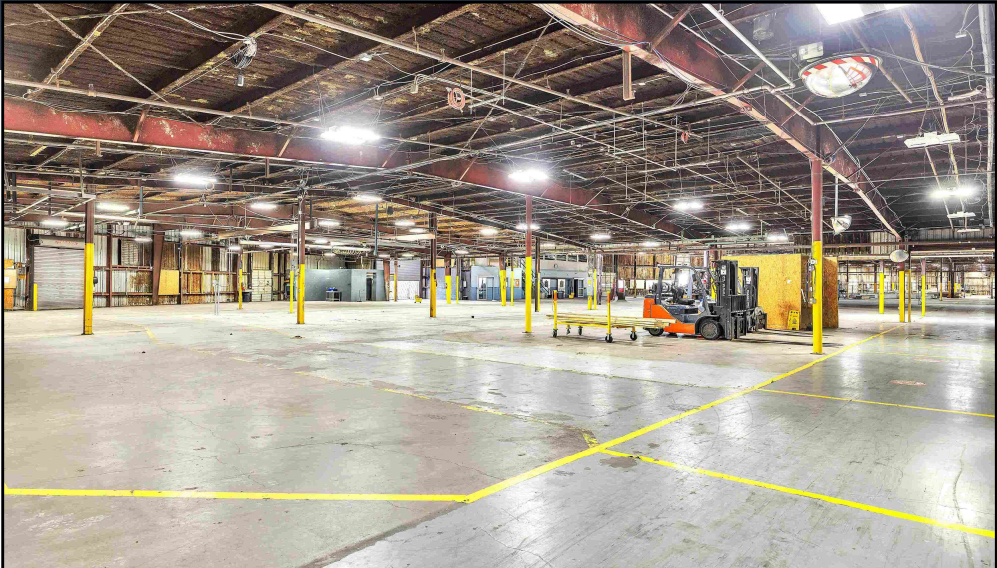
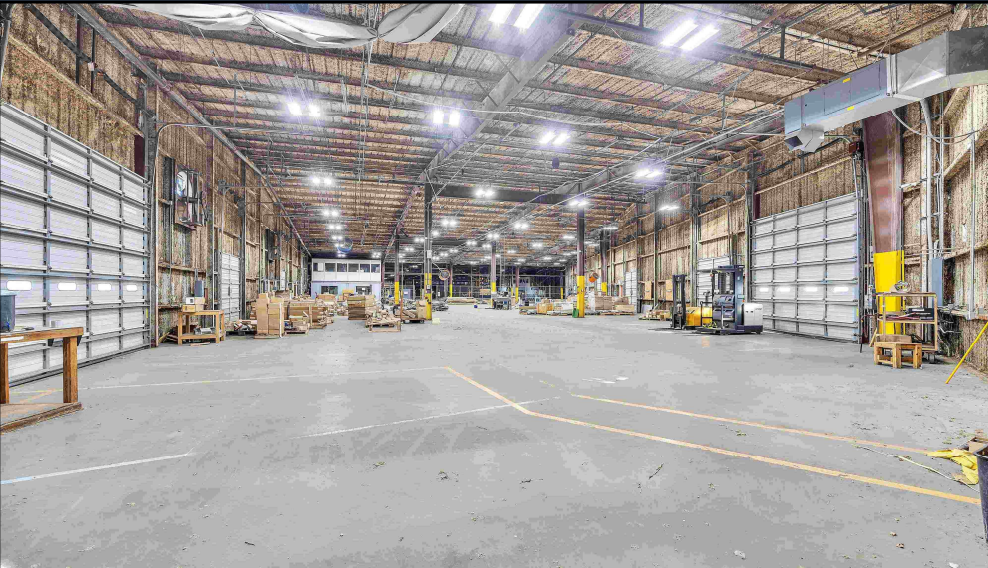


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