



**FOR  
LEASE**

**Corpus Christi Business Park “CCBP”**  
**4531 Ayers Street, Corpus Christi, TX 78415**  
**1,000 or 2,000 sq ft office warehouse suites for lease**



Jack and Ben Super  
SuperTex Properties L.P.  
Super Commercial Properties  
4531 Ayers Street, Suite 201, Corpus Christi, TX 78415  
(361) 853-3003 Fax: (361) 853-9141 cell: (361) 215-8018



## **SuperTex Properties**

4531 Ayers, Suite 201

Corpus Christi, Texas 78415

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### **Corpus Christi Business Park “CCBP”**

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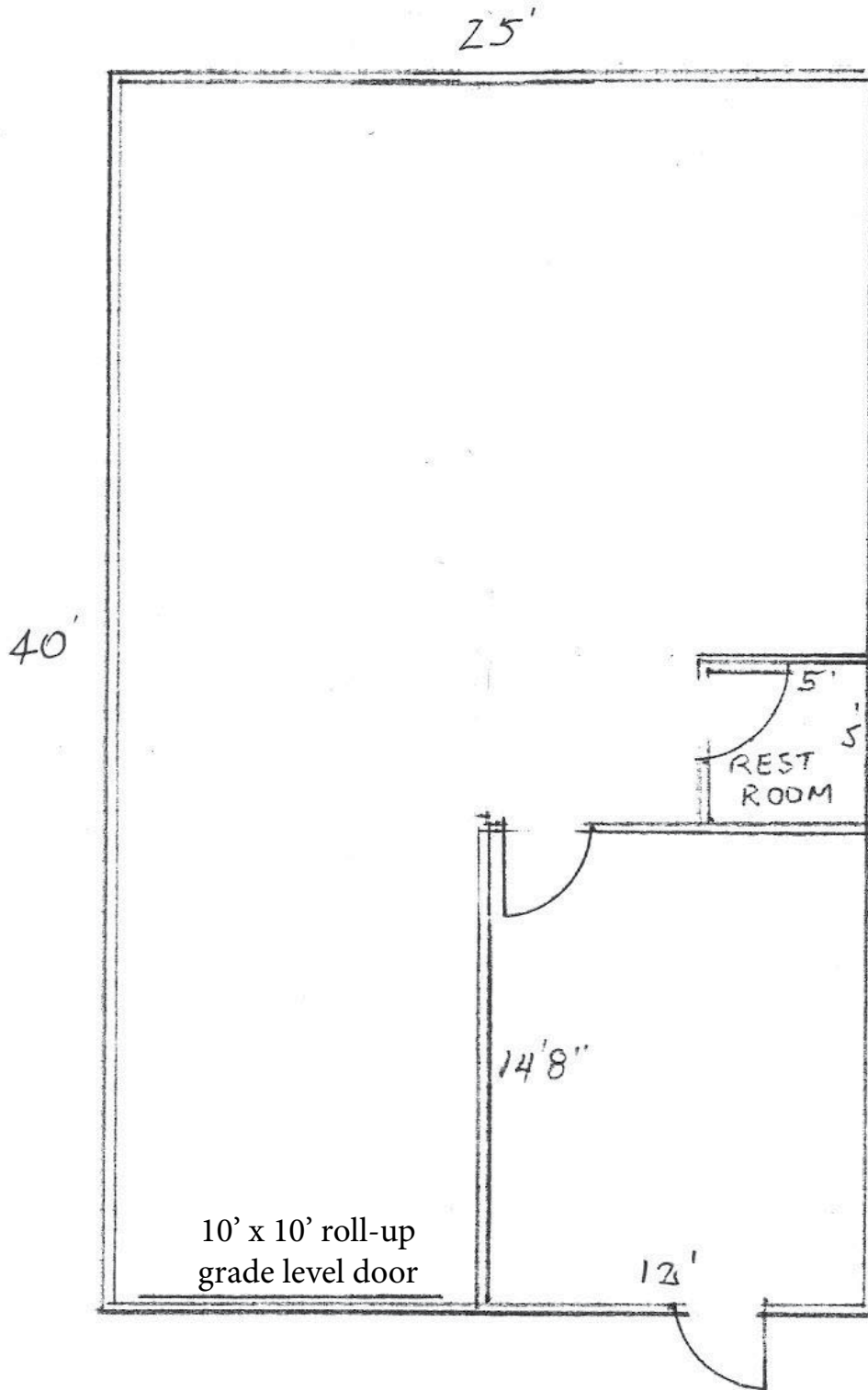
- Location:** Corpus Christi Business Park “CCBP” is located on Ayers Street just off the SPID and the Crosstown Freeway Interchange.
- Description:** The Corpus Christi Business Park consists of four separate buildings comprising of over 112,000 square feet of office, showroom and warehouse space. Ideal for business, warehouse, office, or showroom needs.
- For Lease:**
- Suite 209; 1,000 sq feet  
Large warehouse, one office and one restroom  
One - 10’ x 10’ overhead roll-up grade level door  
\$950 per month (\$0.95/sf) No additional CAM charges
- Suite 412; 2,000 sq feet  
1,400 sq foot warehouse, 600 sq foot office and one restroom  
One - 10’ x 10’ overhead roll-up grade level doors  
\$1,800 per month (\$0.90/sf) No additional CAM charges
- Suite 414; 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
- Please note that Suite 412 and 414 maybe combined for a total of 4,000 sq feet
- 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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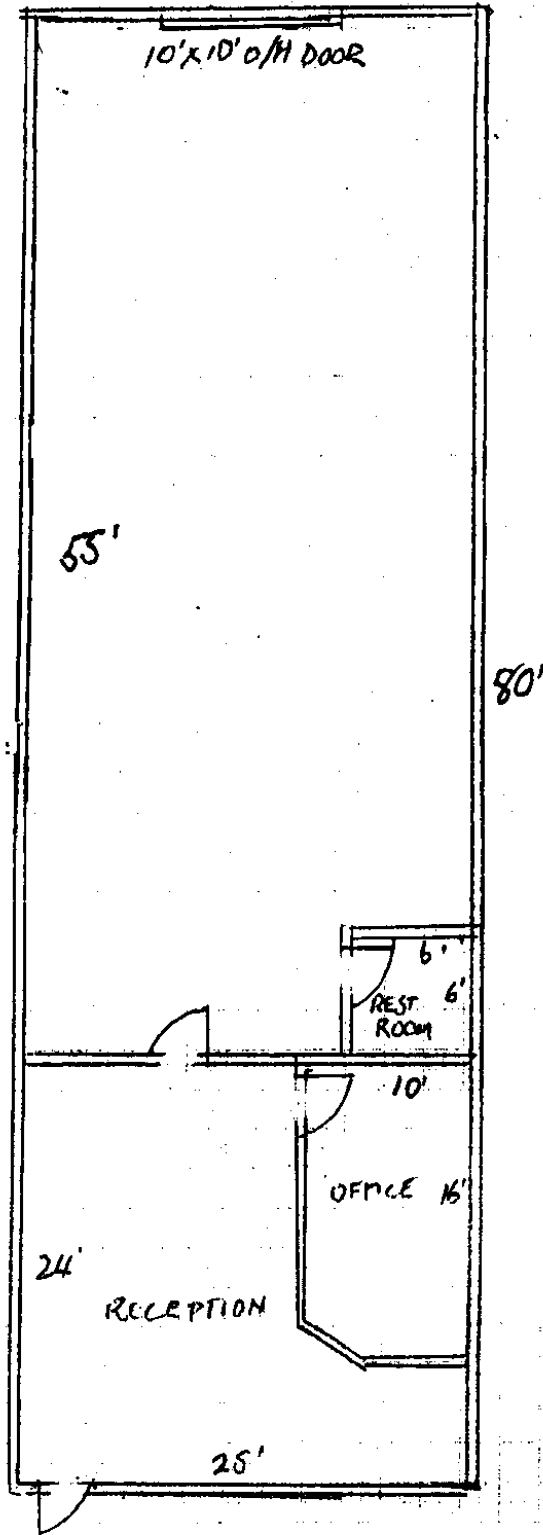
209

1,000 Sq Feet

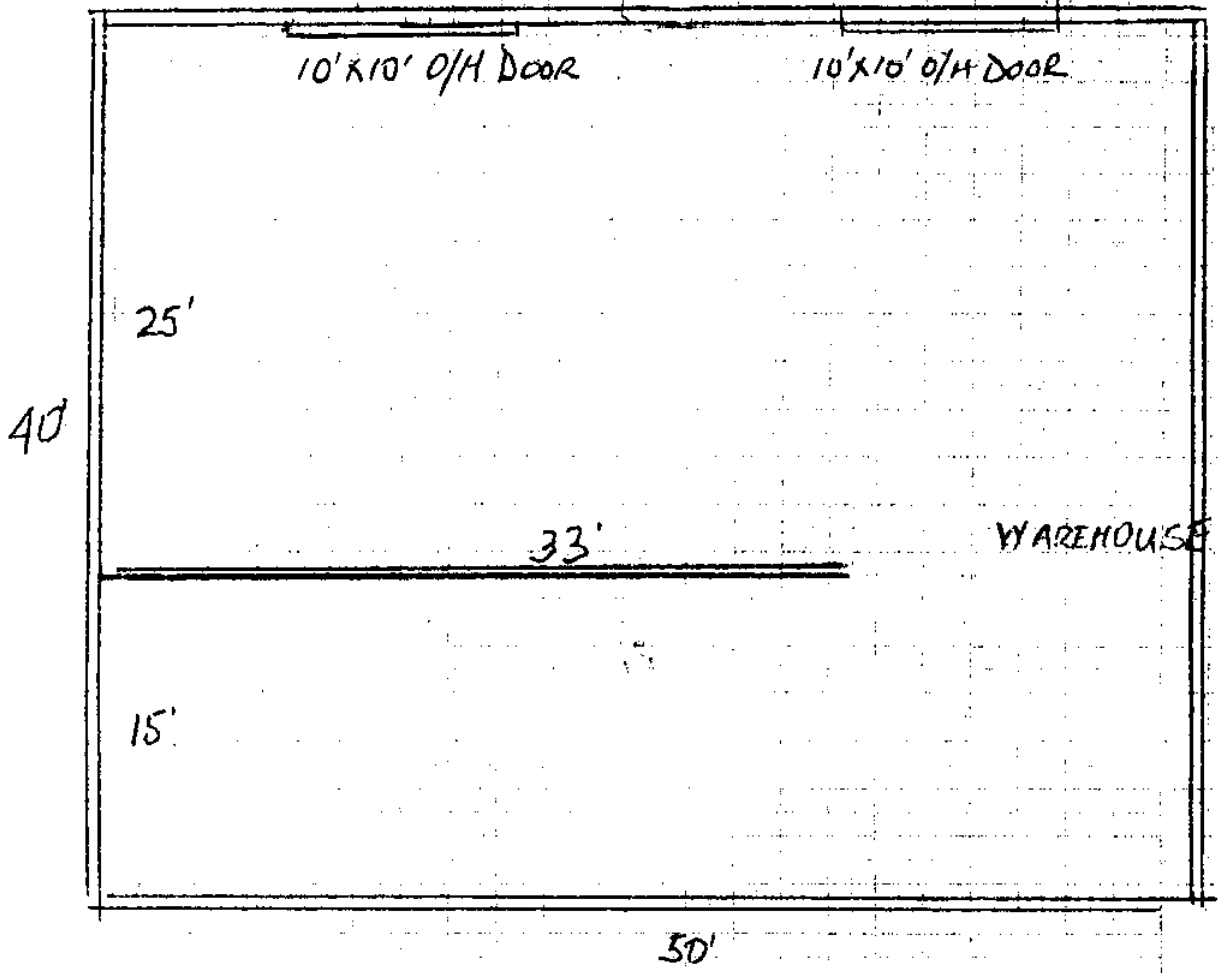
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Corpus Christi Business Park "CCBP"  
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**Suite 412**  
2,000 Sq Feet  
600 sq feet of office and 1,400 sq foot of warehouse  
One - 10' x 10' roll-up grade level doors



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**Suite 414**  
2,000 Sq Feet  
All warehouse - No Restroom  
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CCBP Suite 412; 2,000 sq feet



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CCBP Suite 414; 2,000 sq feet



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