



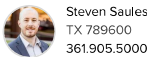
1959 Saratoga Blvd, Corpus Christi, TX 78417

\$10/SF/YR

\$0.83/SF/MO

3,200 SF Warehouse - Saratoga

Warehousing - 12' Overhead Door



Steven Saules
TX 789600
361.905.5000

Listing Added: 12/03/2024
Listing Updated: 09/11/2025



Building Details			
Property Type	Retail, Office, Industrial	Subtype	Warehouse, Traditional Office, Flex
Tenancy	Single	Total Building SqFt	3,200
Lot Size (acres)	0.3	Class	C
Year Built	2008	Ceiling Height	14
Zoning	Commercial	APN	200118726

Building Description

Call Steven at 361-905-5000 or at steven@newsoutherncommercial.com (newsoutherncommercial.com)

Easy Access to Crosstown Expressway / SPID

3,200 SF Flex Warehouse

(2) 12' Overhead Doors

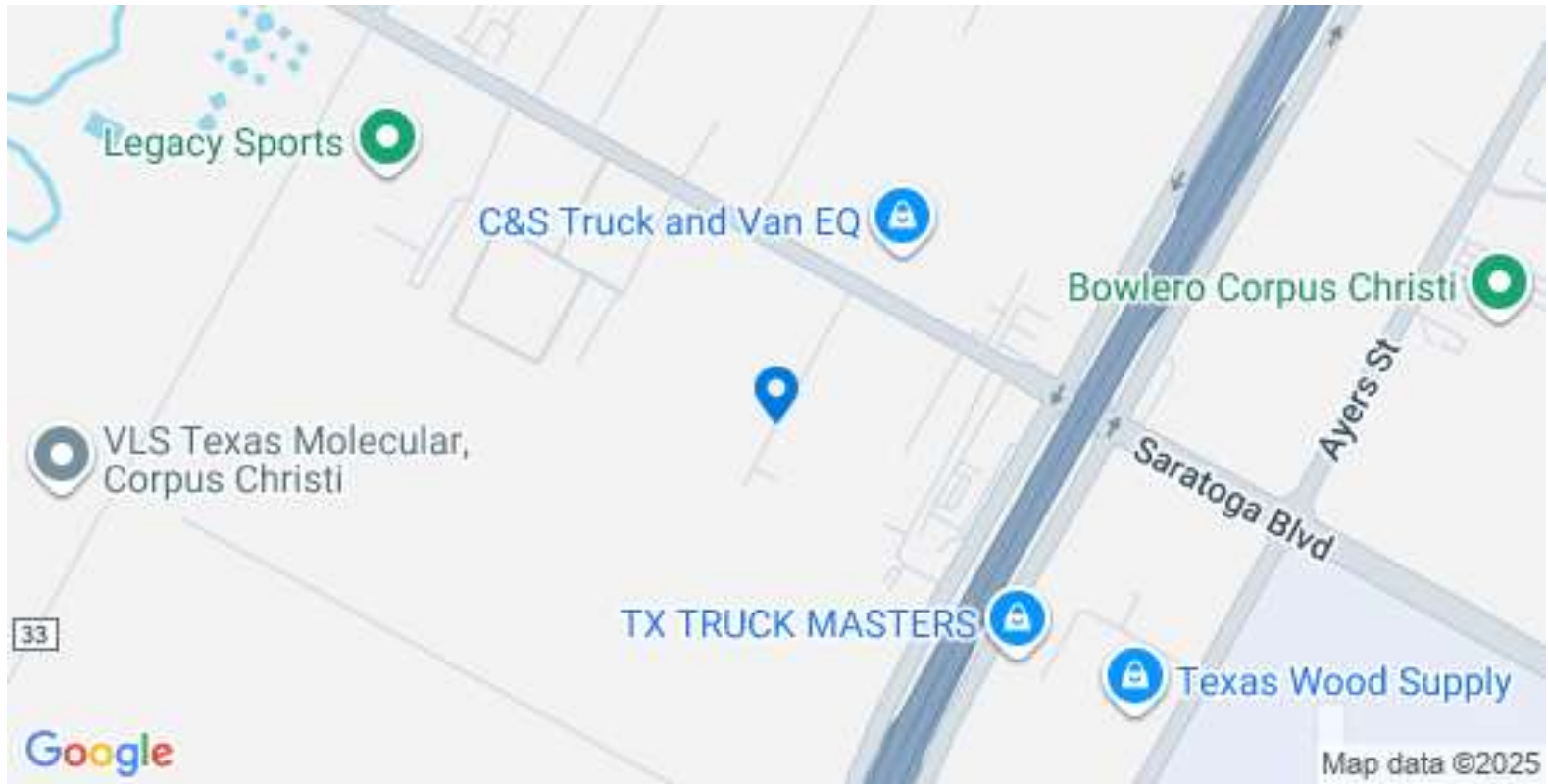
3 Offices / 2 Restrooms

Property Taxes (est. at \$5,711)

Property Insurance (est. at \$5,291)

Property is ideally located on the Southside of Corpus Christi with excellent access to Crosstown Expressway (286). Located on Saratoga with an annual average daily traffic count of 23,000 (2023) vehicles. Located 2-miles south of 286 / SPID; 7 miles south of the Port of Corpus Christi currently undergoing a \$650 million infrastructure expansion as the nations largest energy export gateway; and within 20 miles of large energy employers such as Alcoa, Cheniere, Chemours, Exxon, Dupont, Kiewit, and Gulf Coast Growth Ventures.

Building Location (1 Location)



Details

Listing Type	Direct	RSF	3,200 SF
USF	3,200 SF	Rate (Per SF)	\$10 / SF / YR
Lease Type	NNN	Lease term	Negotiable
Expense Rate (Per SF/YR)	\$3.45	Total Rate (Per SF/YR)	\$13.45
Total Monthly Rent	\$3,586.56	Days on Market	282 days

Property Photos (6 photos)

