

1420 HOLLY RD

LEASE RATE:

\$9.00 SF/YR

CORPUS CHRISTI, TX 78417



MATTHEW CRAVEY,
SIOR, CCIM
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$9.00 SF/yr (NNN)

NNN: \$3.00/SF/yr

Lot Size: +/-2.5 Acres

Adjacent Yard: The adjacent +/-3.5 acre stabilized yard is available separately for lease

No. of Buildings: 2 Warehouses

Total Available Space: 14,330 SF (divisible)

"Crane" Warehouse: 8,700 Total SF (5,950 SF warehouse & loft + 2,750 SF office space)

"Barn" Warehouse: 5,630 SF

Zoning: IH (Heavy Industrial)

Submarket: Southwest

PROPERTY OVERVIEW

1420 Holly Road presents a flexible industrial opportunity with two connected warehouses totaling ±14,330 SF on ±2.5 acres. The site is zoned heavy industrial and can be leased in whole or divided to accommodate tenant requirements. An adjacent ±3.5 acre stabilized and secured yard is also available, providing options for extensive outdoor storage or laydown space.

The primary "Crane" warehouse offers 8,700 SF, including 2,750 SF of recently renovated office space with 3 private offices, a large breakroom/conference room, ample storage and restrooms. The 5,950 SF warehouse area features a 10-ton bridge crane, seven full-height ground-level overhead doors, loft storage and dedicated restrooms—making it ideal for manufacturing, logistics or heavy-duty industrial operations.

The secondary "Barn" warehouse provides 5,630 SF of additional space. While older, it offers expansion potential and flexible use for tenants needing overflow storage or additional work area.

Together, the Crane and Barn warehouses create a versatile offering for industrial, manufacturing and distribution users. With ownership open to dividing or tailoring spaces, 1420 Holly Road delivers both functionality and flexibility within a larger 11.4 acre industrial complex.

PROPERTY HIGHLIGHTS

- ±14,330 SF total (divisible into two connected warehouses)
- ±2.5 acre lot with adjacent ±3.5 acre stabilized yard available
- The "Crane" Warehouse features a 10-ton bridge crane, 7 ground-level overhead doors & 2,750 SF of renovated office space with private offices & conference/breakroom
- Ownership is open to dividing & tailoring space to tenant needs

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ADJACENT YARD SPACE - ALSO AVAILABLE



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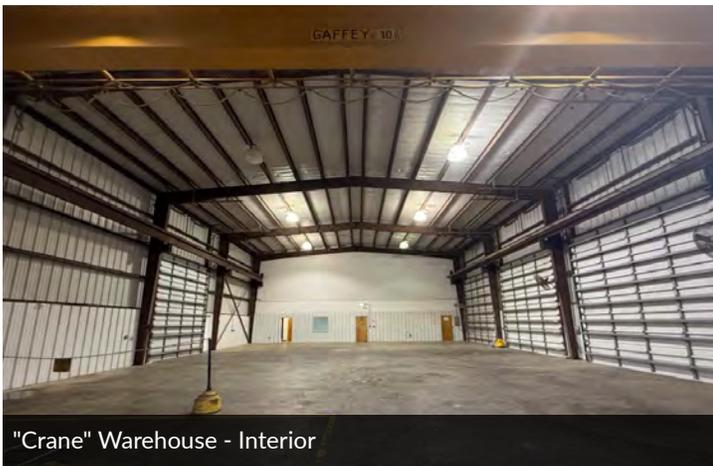
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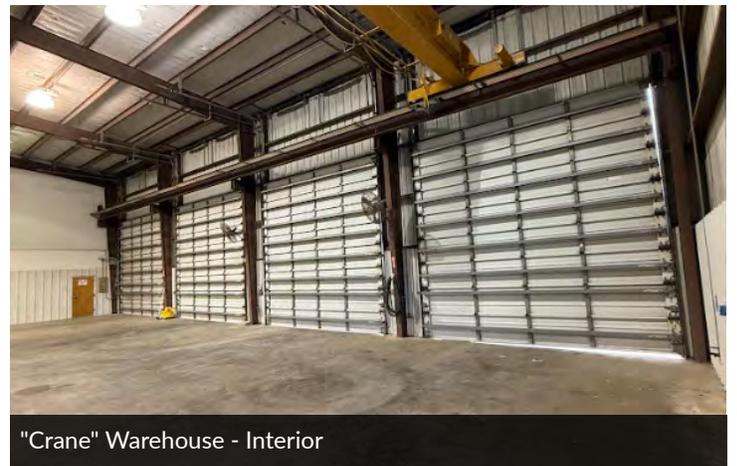
"CRANE" WAREHOUSE



The "Crane" Warehouse features a 10 ton Bridge Crane, 5,950 SF of warehouse space with 7 ground-level overhead doors, loft space and a 2,750 SF recently renovated office with 3 private offices, restrooms and a conference/breakroom.



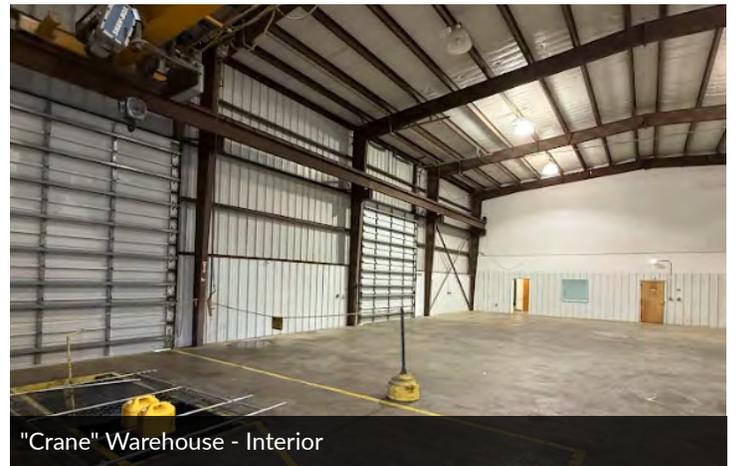
"Crane" Warehouse - Interior



"Crane" Warehouse - Interior



"Crane" Warehouse - Interior



"Crane" Warehouse - Interior

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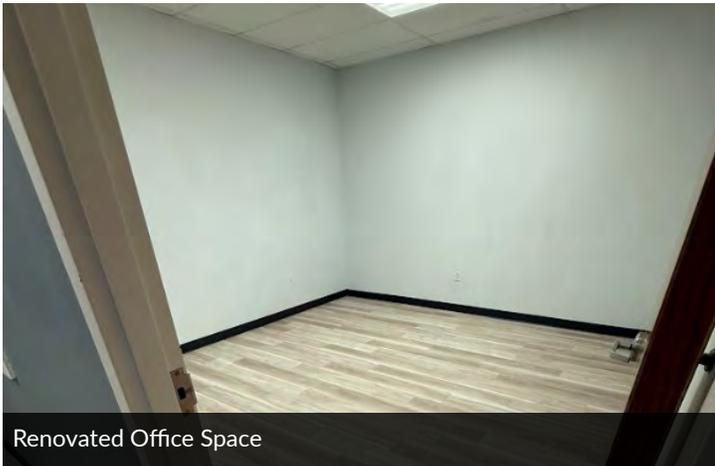
"CRANE" WAREHOUSE - RENOVATED OFFICE SPACE (2,750 SF) & LOFT



Renovated Office Space



Renovated Office Space



Renovated Office Space



Renovated Office Space



Loft Space



Loft Space

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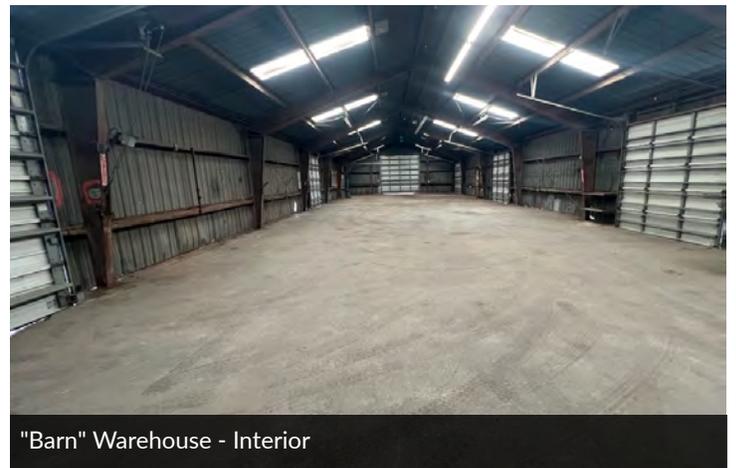
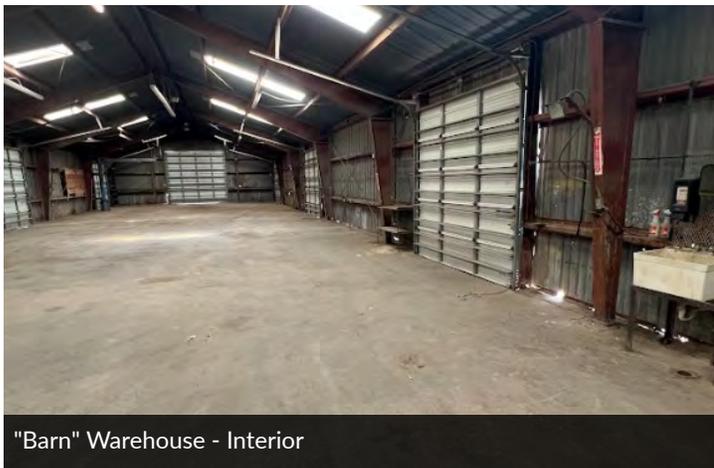
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"BARN" WAREHOUSE (5,630 SF)



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ADDITIONAL WAREHOUSE & YARD SPACE AVAILABLE



SUBJECT OFFERING: 1420 Holly Road - 8,700 SF "Crane" warehouse + 5,630 SF "Barn" warehouse (pictured above)



The full industrial site offers additional yard space for lease. Owners are open to dividing the property to suit tenant needs. Contact Matt Cravey for additional information - 361.221.1915.

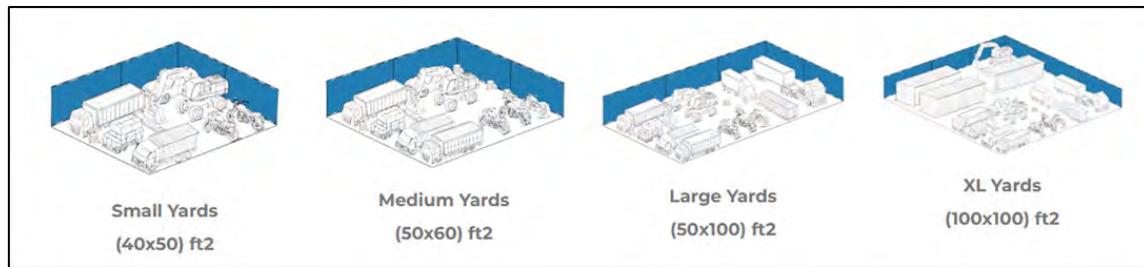
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ADDITIONAL STORAGE YARDS - ALSO AVAILABLE



Additional outdoor storage yards are available for lease. The entire property is fenced and gated, with 24-hour motion sensor cameras positioned throughout for added security. Month-to-month storage options are available. The large outdoor storage yards are designed for heavy equipment, vehicles and construction materials. Optional power is available with select storage units. The facility offers 24/7 access, so you can get to your equipment, inventory or vehicles whenever you need to—day or night.

Choose from spacious yard spaces, on-site containers and customizable units that work for construction crews, logistics operations, mobile services and more. **Owners are open to dividing the property to suit tenant needs.**

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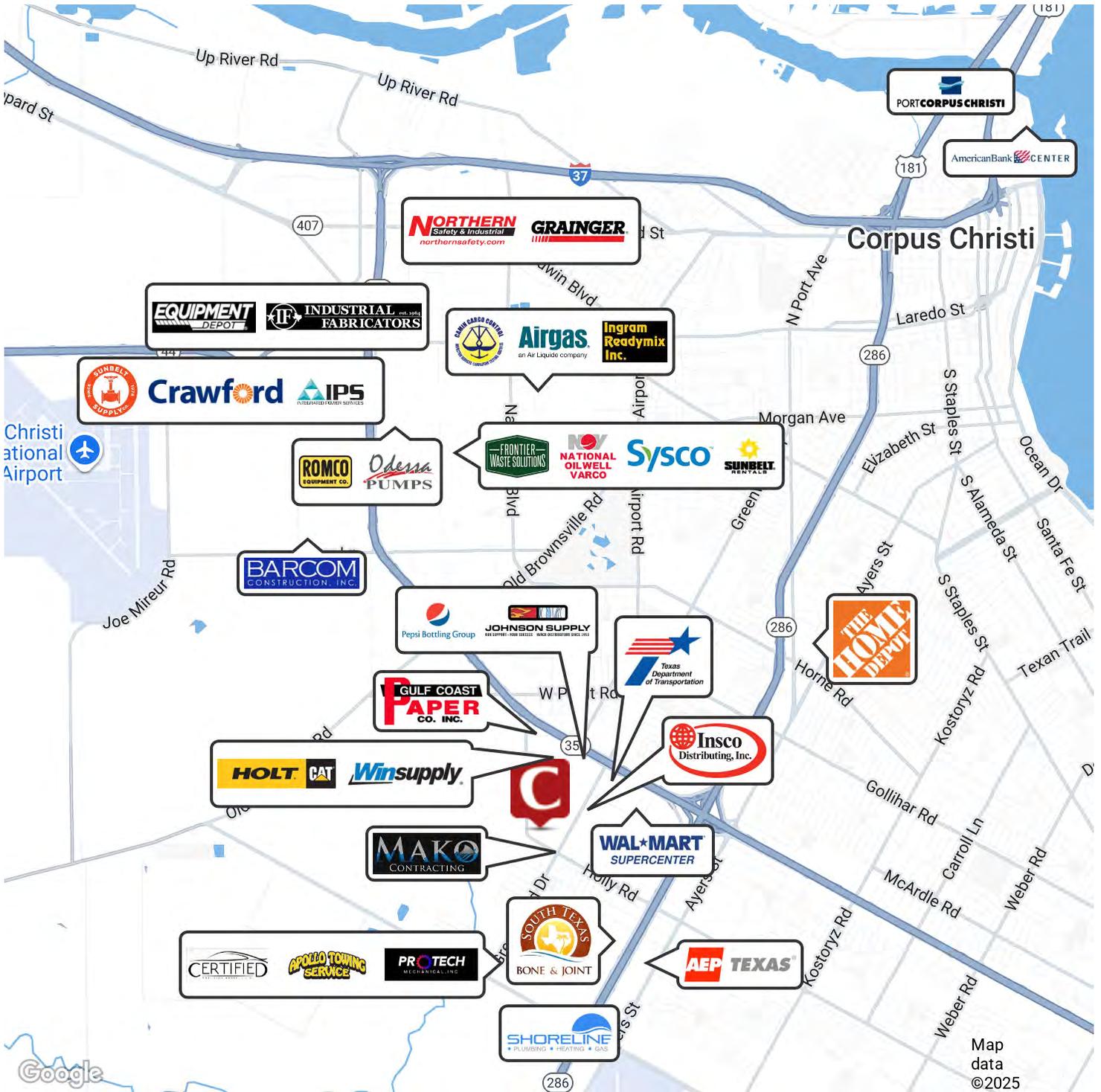
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RETAILER MAP



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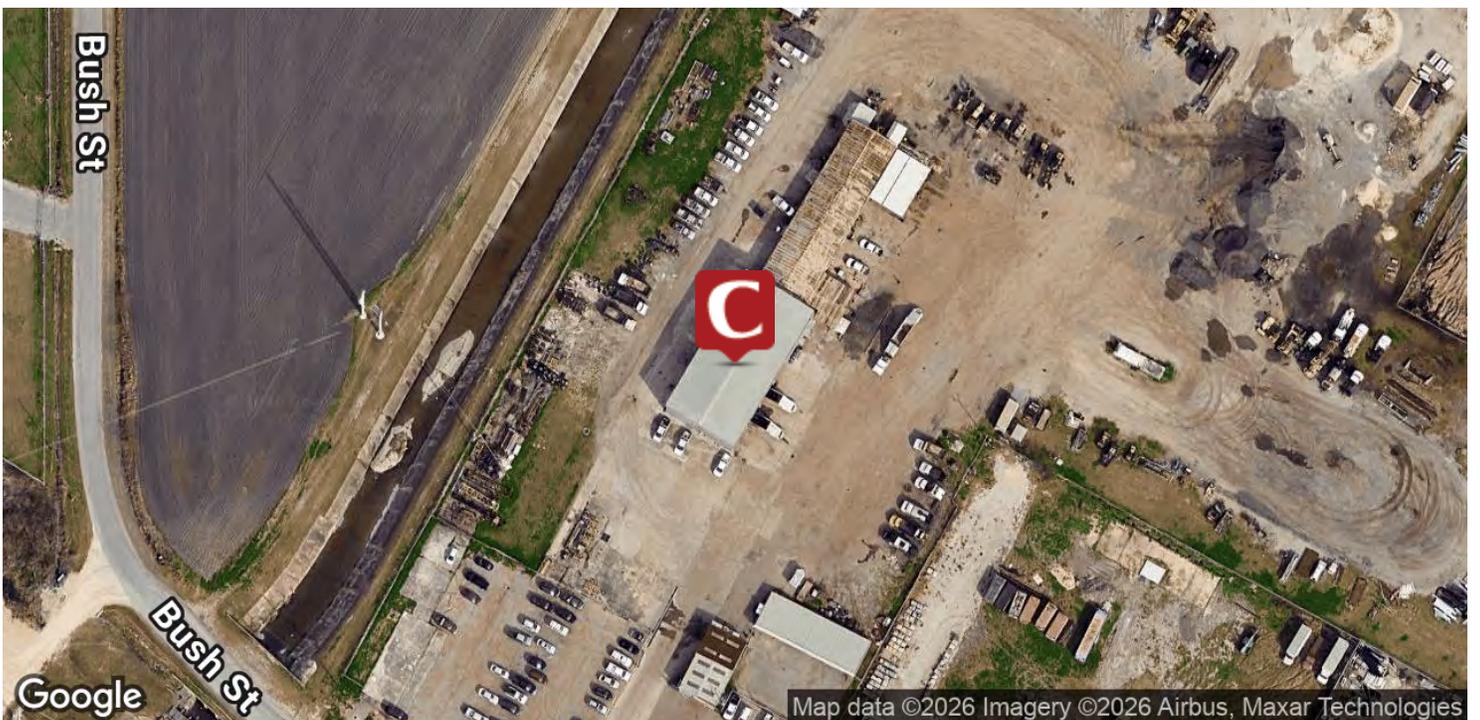
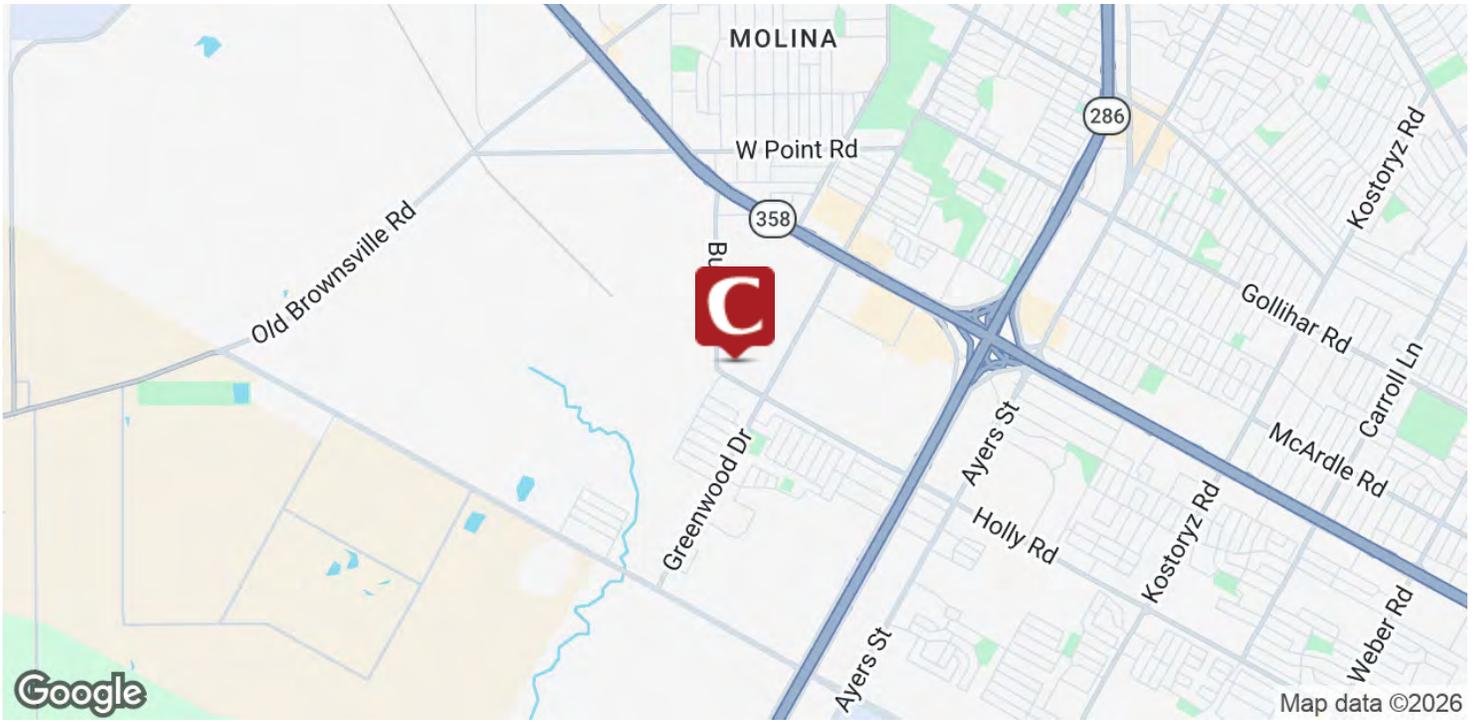
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LOCATION MAP



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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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