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Garron Dean
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(361) 992-4182

Gym/ Fitness Space for Lease



1001 2nd Street Building #3 Corpus Christi, TX 78404

SPACE SIZE: 4,108 Square Feet

BASE RENT: \$3,200 (\$9.60/SF/YR)

LEASE TYPE: Modified Gross Lease- Tenant pays utilities

ZONING: "CG-2" (General Commercial District)

UTILITIES: Electric, gas, water and sewer on site

COMMENTS: Gym / Fitness Space For Lease. \$3,200/Month Modified Gross Lease.

Approximately 4,000 SF total featuring 3,300 SF of naturally ventilated open gym space with three overhead doors, plus 700 SF climate-controlled room ideal for office, massage, or private training. Highlights: 10' ceiling height *Open floor plan *Rubber mat flooring in place *Gym equipment could be included *One ADA restroom *General Commercial zoning (wide range of uses permitted). Lease Terms: \$3,200 per month (\$9.60 PSF annually) Modified Gross (Tenant pays utilities) 2-3 year term preferred. Security deposit equal to one month's rent
Ideal for CrossFit, functional fitness, martial arts, strength training, or other commercial uses.

Mark Pettigrove, Broker

Garron Dean & Associates, LLC

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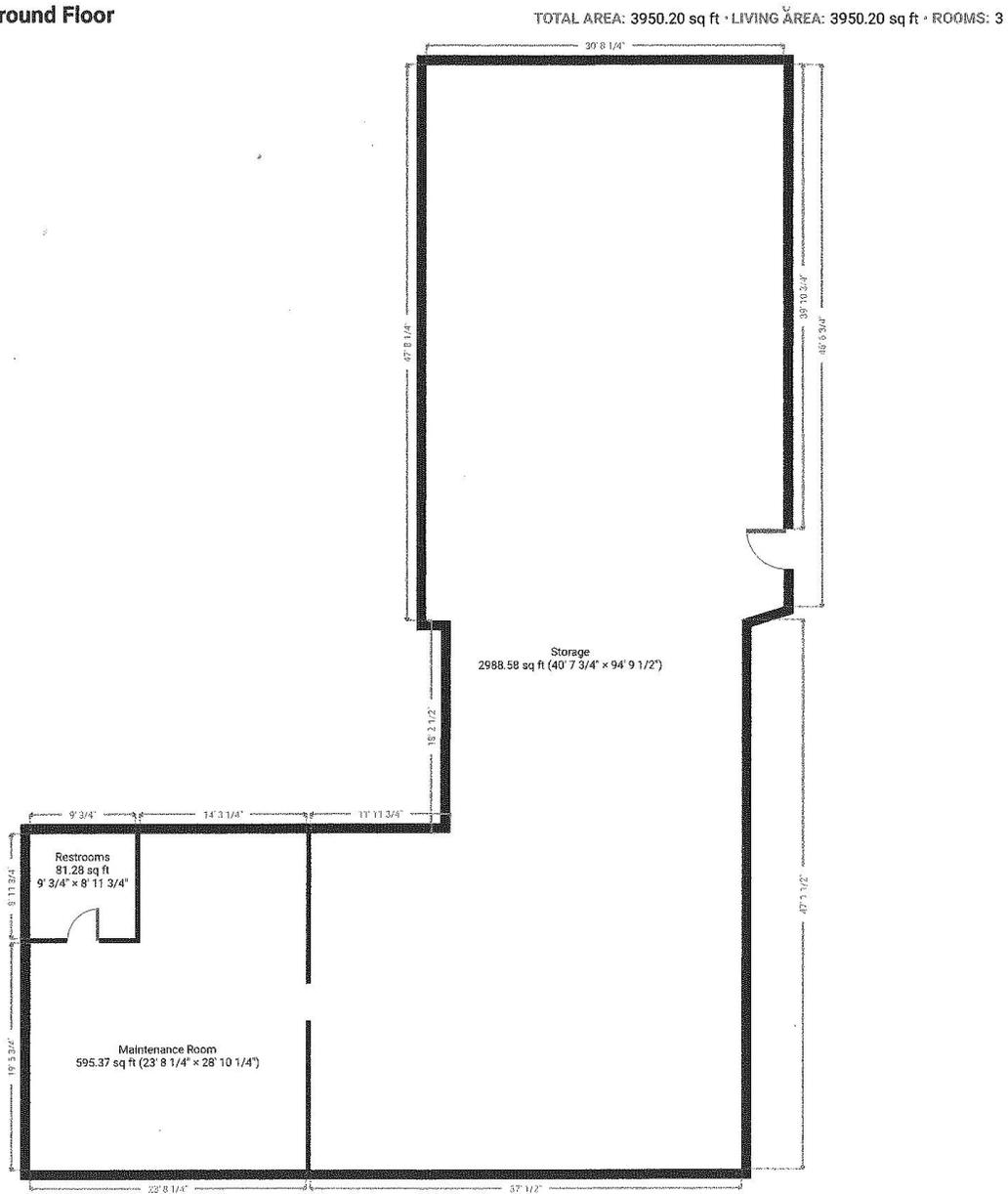
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Warehouse

1001 Second St, 78404 Corpus Christi, TX, United States
TOTAL AREA: 3950.20 sq ft · LIVING AREA: 3950.20 sq ft · FLOORS: 1 · ROOMS: 3

▼ Ground Floor



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