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(361) 992-4182

Warehouse/ Flex Space for Sub-Lease



4922 Bush Street Unit #119 Corpus Christi, TX 7840

SPACE SIZE: 6,400 Square Feet

BASE RENT: \$5,866.00 (\$11.00/SF/YR)

LEASE TERM: One year

LEASE TYPE: Modified gross

ZONING: Light Industrial

UTILITIES: Electric, water and sewer on site

COMMENTS: Short term sub-lease warehouse/ flex space for lease. 6,400 SF Total Space: 1,640 SF Office, 4,760 SF Warehouse. Four 12'x12' Overhead Doors. 17' clear height, mostly clear span. Two offices, showroom, two bathrooms plus shop bathroom and breakroom. Modified gross lease \$5,866.00 per month tenant pays utilities.

Mark Pettigrove, Broker

Garron Dean & Associates, LLC

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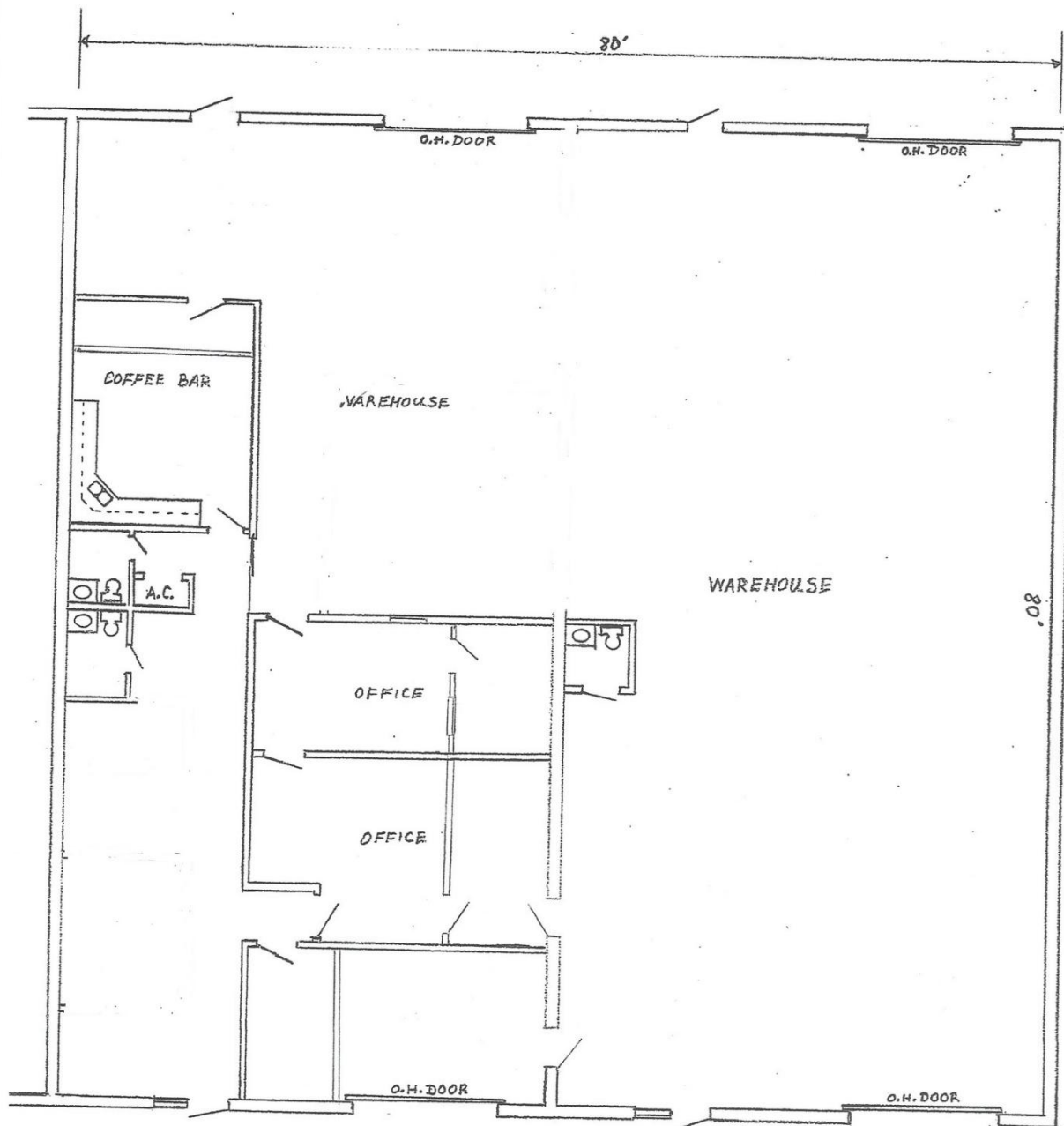
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UNIT #119
TOTAL S.F. 5400

4922 BUSH ST.

SCALE $\frac{3}{32} = 1'-0"$

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Nueces CAD Web Map



3/4/2026, 9:03:34 AM

1:1,128
0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km
Microsoft, Vantor

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.
Nueces County Appraisal District, BIS Consulting - www.bisconsulting.com

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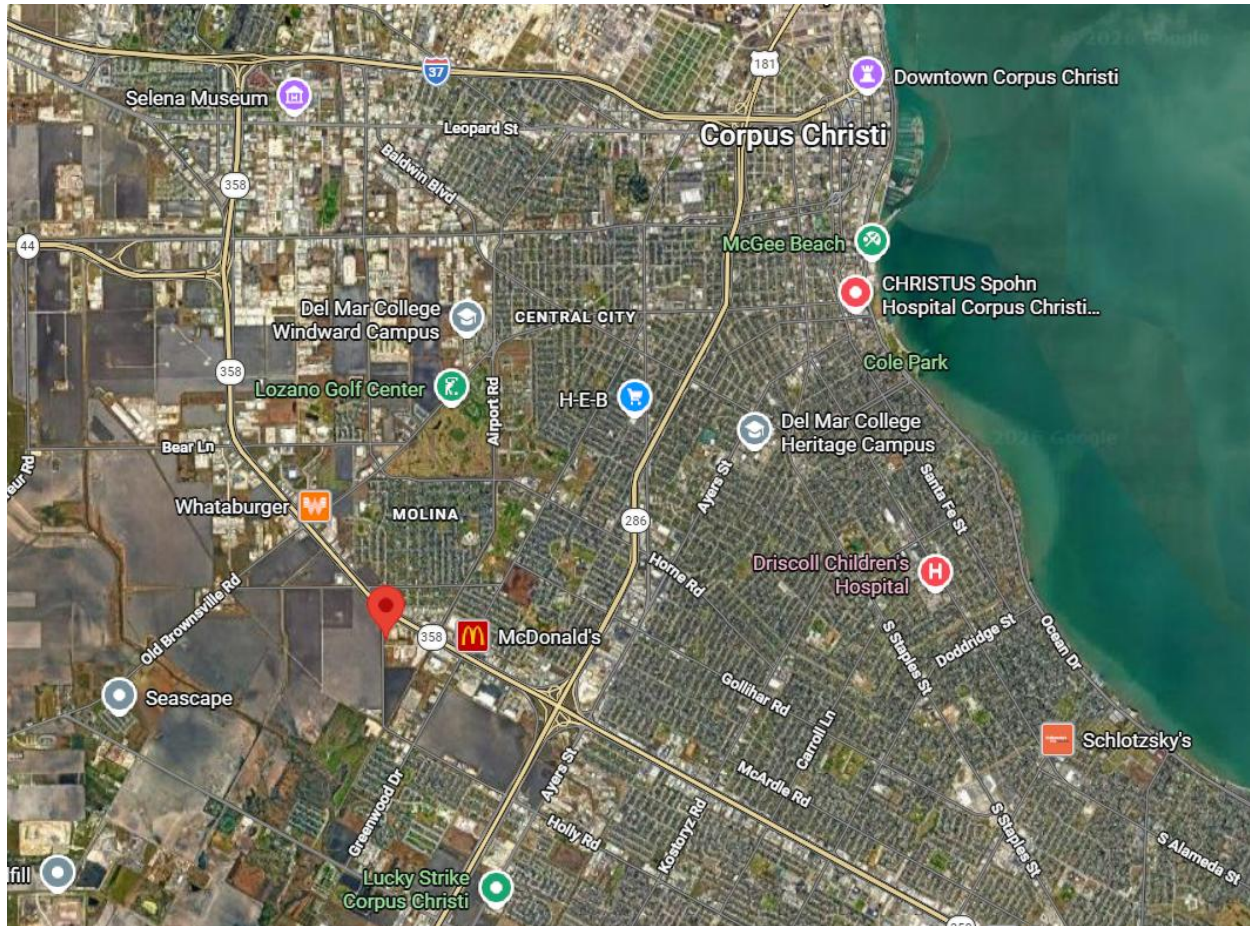
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