



## 5582 OLD BROWNSVILLE RD CORPUS CHRISTI, TX 78417

### OVERVIEW

<b>Lease Rate:</b>	\$13.20 SF/yr NNN
<b>Building Size:</b>	10,000 SF
<b>Available SF:</b>	10,000 SF
<b>Year Built:</b>	1980
<b>Zoning:</b>	Light Industrial

Prime Location in Corpus Christi, Texas

This centrally located commercial property in Corpus Christi, Texas, offers a prime opportunity for businesses seeking ample space and modern amenities. Situated off Old Brownsville Road, the building boasts 10,000 square feet of versatile space, including 18 offices and 4 garage bays. The property spans 10 acres, with 5 acres securely fenced and accessible via an electric gate. The first floor features 9 offices, a reception area, a kitchen, and 2 bathrooms, while the second floor comprises an additional 9 offices and a bathroom. Available for \$11,000 per month with NNN terms, the property requires a minimum 7-year lease. Est. taxes \$22,000/year

**Chris Montalvo, Broker**

361-765-1725

Chris@CorpusChris.com

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## Property Summary

Discover an exceptional commercial building conveniently situated off Old Brownsville Road in Corpus Christi, Texas. This expansive property offers 10,000 square feet of versatile space, perfect for various business needs.

## Key Features

- Total Area: 10,000 sq ft
- Office Space: 18 offices in total
- Garage Bays: 4 spacious bays
- Land Area: 10 acres
  - 5 acres securely fenced with an electric gate

## Floor Layout

- First Floor:
  - 9 offices
  - Receptionist area
  - Fully equipped kitchen
  - 2 bathrooms
- Second Floor:
  - 9 offices
  - 1 bathroom

## Lease Terms

- Monthly Rent: \$11,000 (Triple Net Lease - NNN)
- Lease Duration: Minimum 7-year lease required

This prime property is perfect for businesses seeking a central location with ample space and secure facilities. Contact us today to schedule a viewing and secure this outstanding commercial space for your business.

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