



**FOR
LEASE**

Park 37

5233 I.H. 37, Corpus Christi, TX 78408

1,400; 2,700 or 3,600 sq foot office warehouses

**6,000 or 6,600 sq foot fenced and paved outside
storage yards for lease**



Jack and Ben Super
 SuperTex Properties L.P.
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For Lease

Park 37

1,400; 2,700 or 3,600 sq foot office warehouses

6,000 or 6,600 sq foot fenced and paved outside storage yards for lease

Address: 5233 I.H. 37, Corpus Christi, TX 78408

Description: Park 37 is located on Interstate Highway 37 at Navigation in the Refinery district. It consists of three well maintained buildings comprising of over 67,000 square feet of warehouse & office space. Ideal for industrial, manufacturing, office, showroom and warehouse uses.

For Lease: Office Warehouse Suites

Suite B-17	1,400 Sq Feet	360 sq ft warehouse, 1,040 sq ft office, restroom, shower and a 10 ft tall overhead door \$1,500 per month (\$1.04 /sf)
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Suite B-5	2,700 Sq Feet	Large open warehouse, 1 office, restroom and two overhead doors (10ft x 10ft and 10ft x 12ft) \$2,500 per month (\$0.93 /sf)
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Suite A-6	3,600 Sq Feet	2,500 sq ft warehouse, 1,100 sq ft office, 2 restrooms and two 10ft x 10ft overhead doors \$3,300 per month (\$0.92 /sf)
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Outside Storage Yards

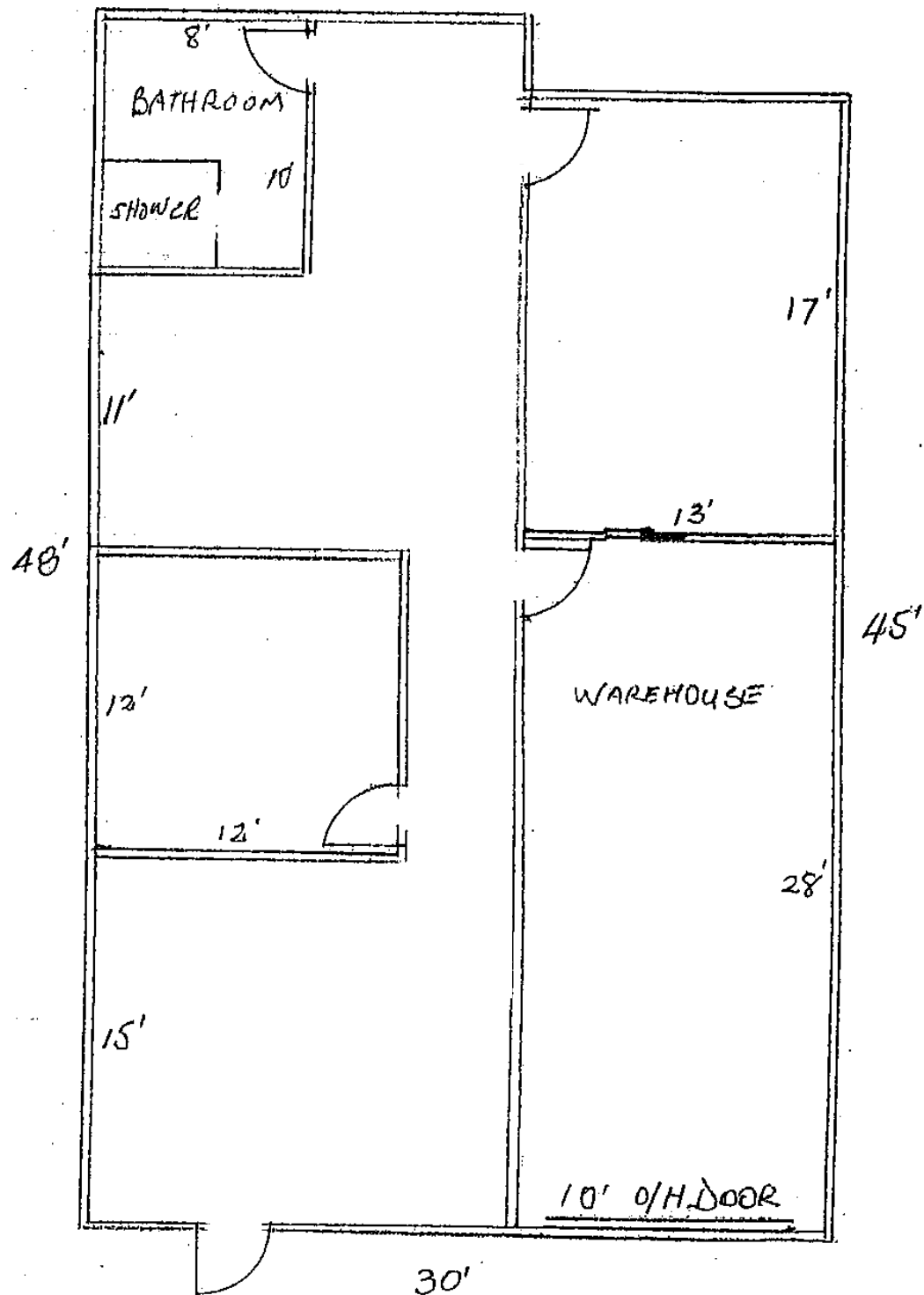
Front Yard	6,000 Sq Feet	In front of the building facing the street \$900 per month (\$0.15 /sf)
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Back Yard	6,600 Sq Feet	In the back of Building C \$900 per month (\$0.14 /sf)
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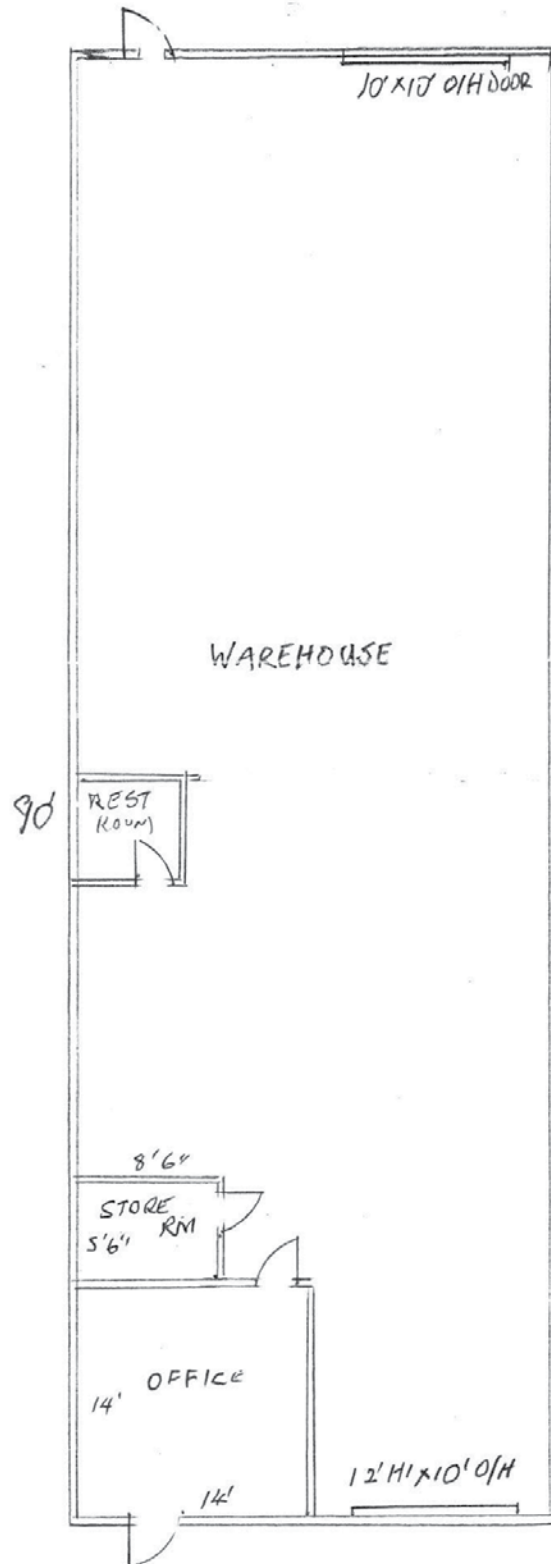
Features: Flexible lease terms
Situated on 4.75 acres; Zoned Industrial (I-2)
Ample parking on each side of the building
Concrete Tilt-up;
Built in 1984;
Remodeled in 2000
Local management

Broker Coop: 3% Broker Cooperation Encouraged

Park 37
5233 I.H. 37, Corpus Christi, TX 78408
Suite B-17
1,400 Sq Feet
360 sq ft warehouse, 1,040 sq ft office, restroom, shower
One 10ft tall overhead door



Park 37
5233 I.H. 37, Corpus Christi, TX 78408
Suite B-5
2,700 Sq Feet
Large open warehouse, 1 office, restroom
Two overhead doors (10ft x 10ft and 10ft x 12ft)



Park 37

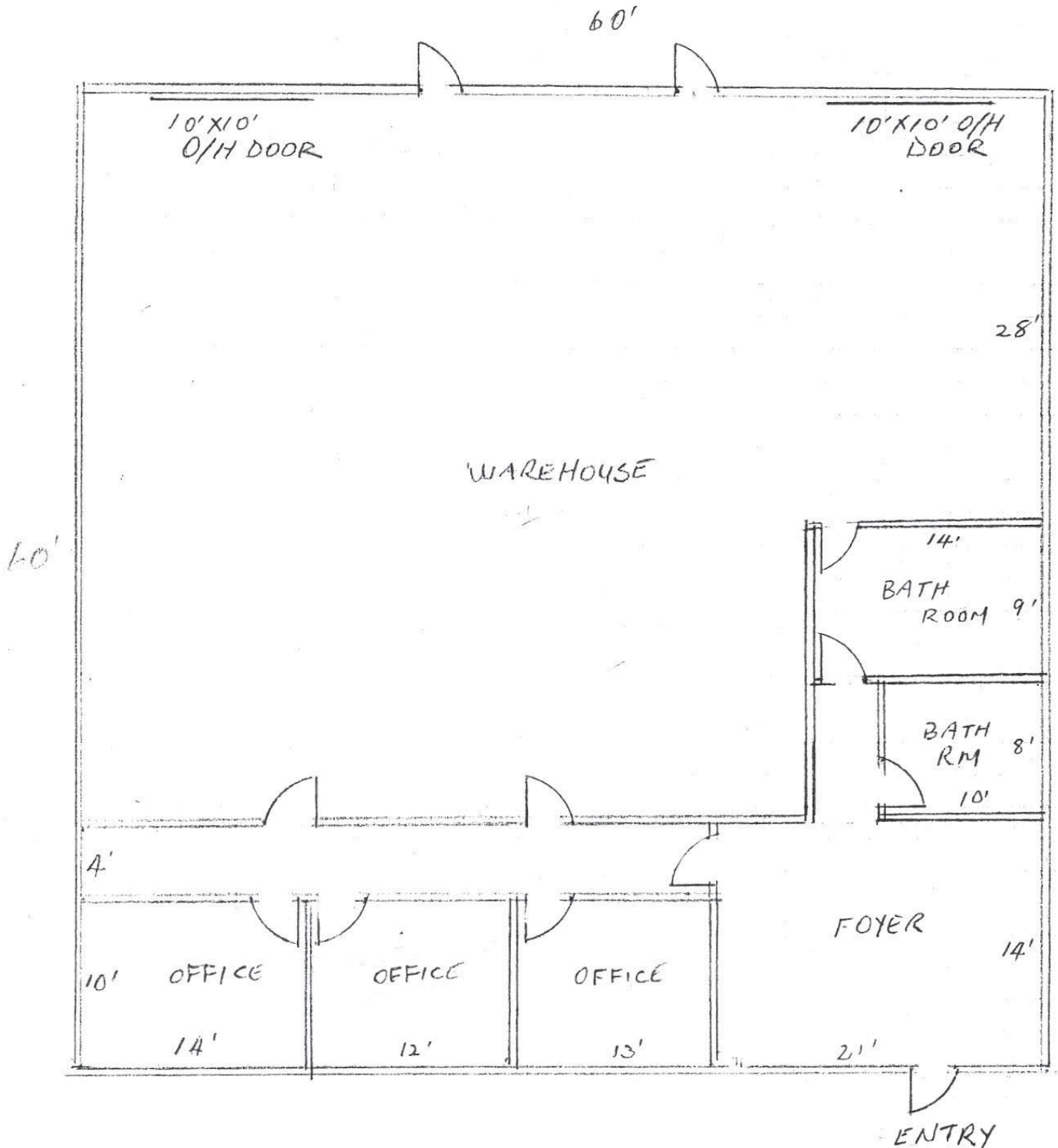
5233 I.H. 37, Corpus Christi, TX 78408

Suite A-6

3,600 Sq Feet

2,500 sq ft warehouse, 1,100 sq ft office, 2 restrooms

Two 10 ft x 10 ft overhead doors



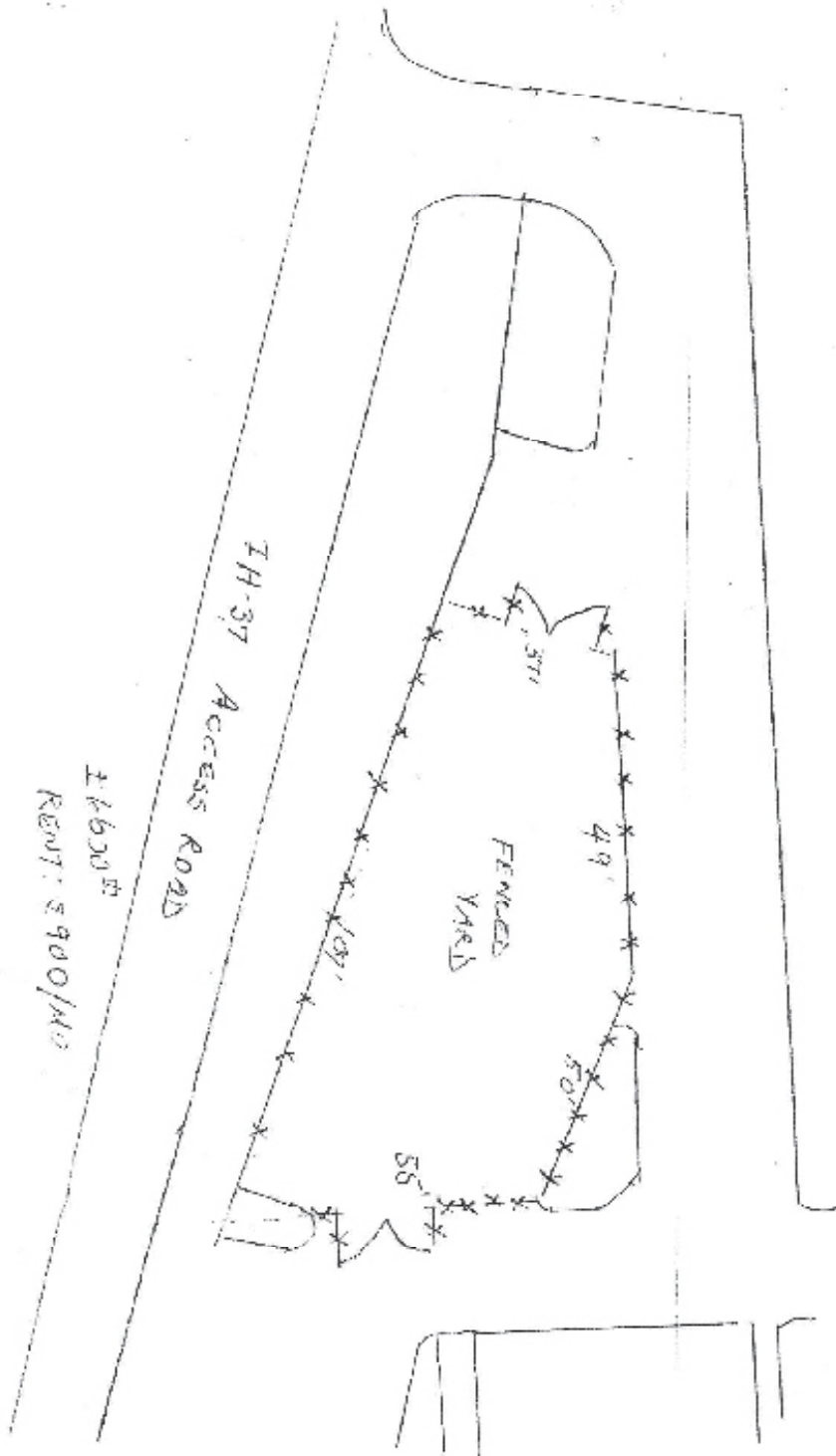
Park 37

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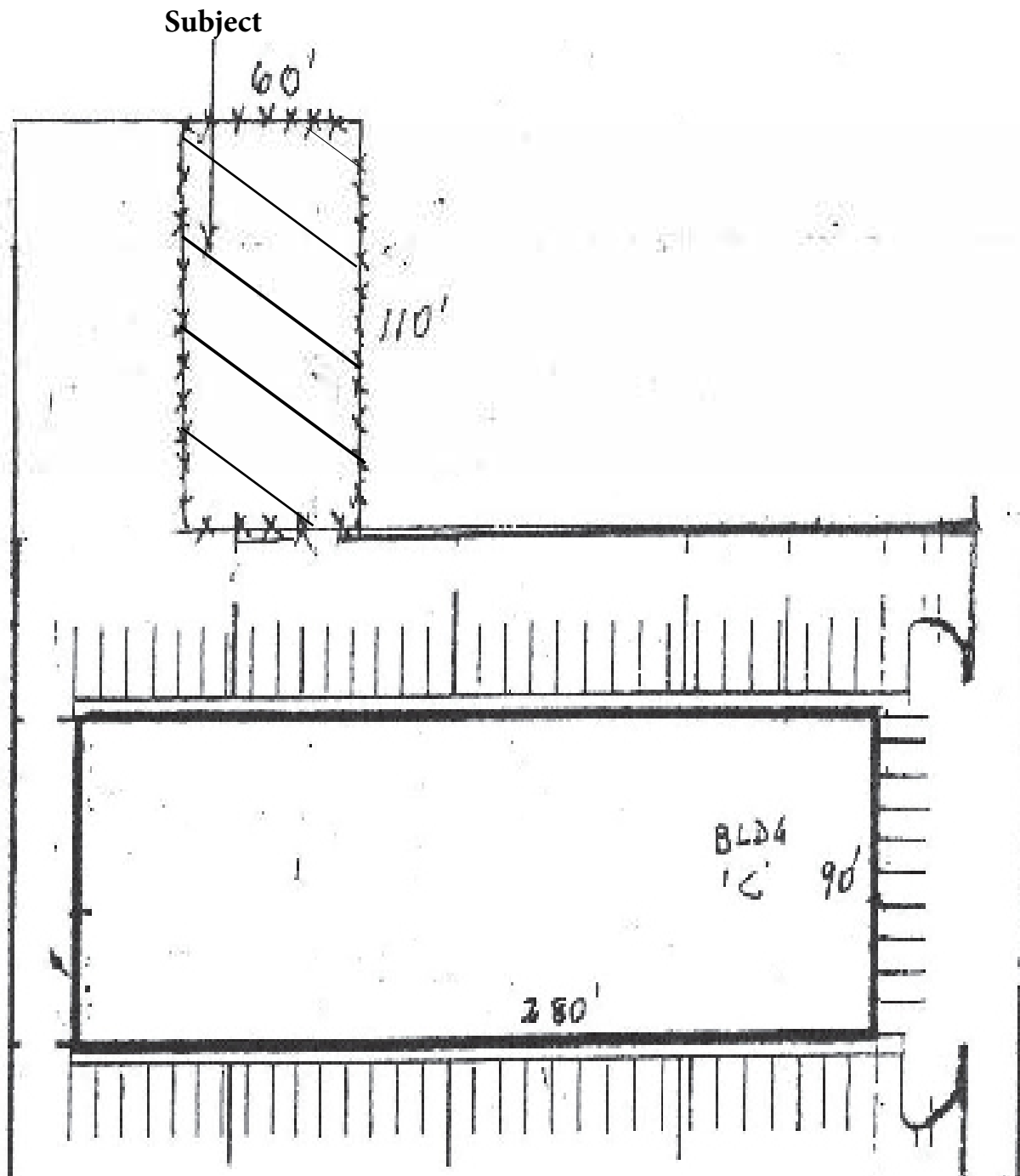
Front Yard

6,000 Sq Feet

In front of the building facing the street



Park 37
5233 I.H. 37, Corpus Christi, TX 78408
Back Yard
6,600 Sq Feet
In back of Building C



I-H-37

ACCESS ROAD

NAVIGATION

Front Storage
Yard
For Lease

For
Lease

For
Lease
For
Lease

SUBJECT

SITE PLAN

PARK 37

5233 IH-37

CORPUS CHRISTI

TX 78408

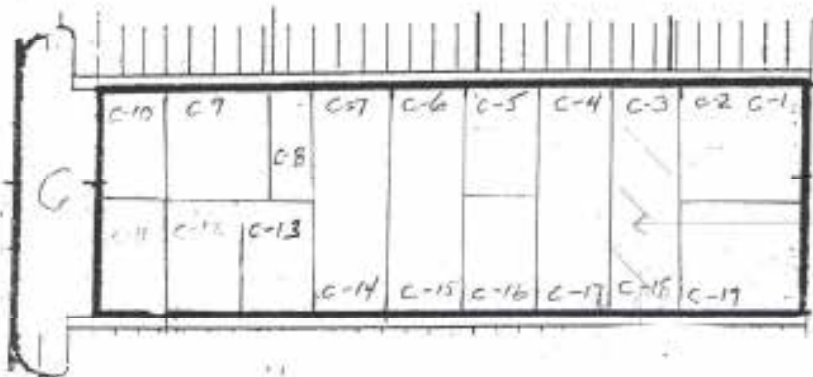
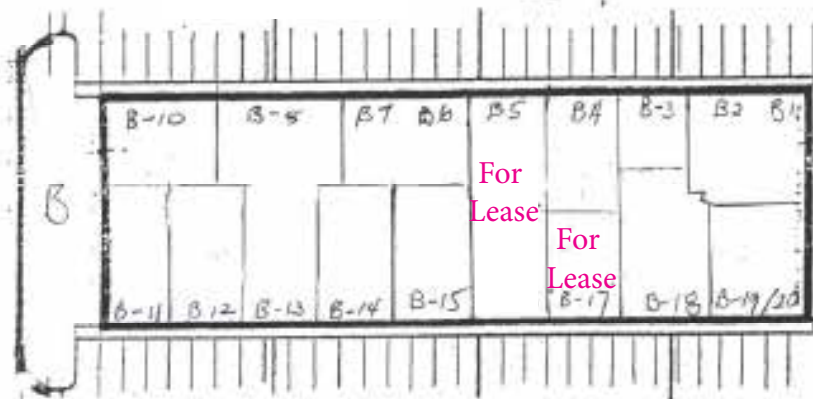
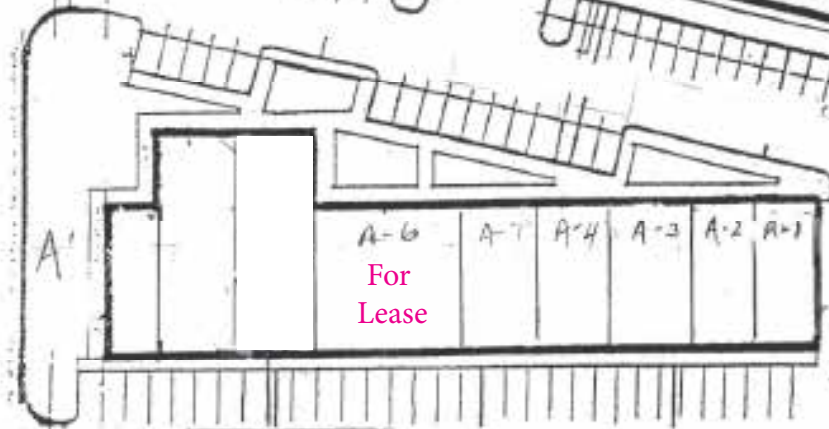
350'

Back
Storage
Yard
For
Lease

EXHIBIT 'A'

PAGE 1 OF 3

KRILL STREET





Park 37 Front Yard; 6,000 Sq Feet



Park 37 Back Yard; 6,600 Sq Feet



Park 37



Park 37



Park 37



Park 37



Park 37
5233 I.H. 37, Corpus Christi, TX 78408
Industrial, office, showroom and warehouse

