



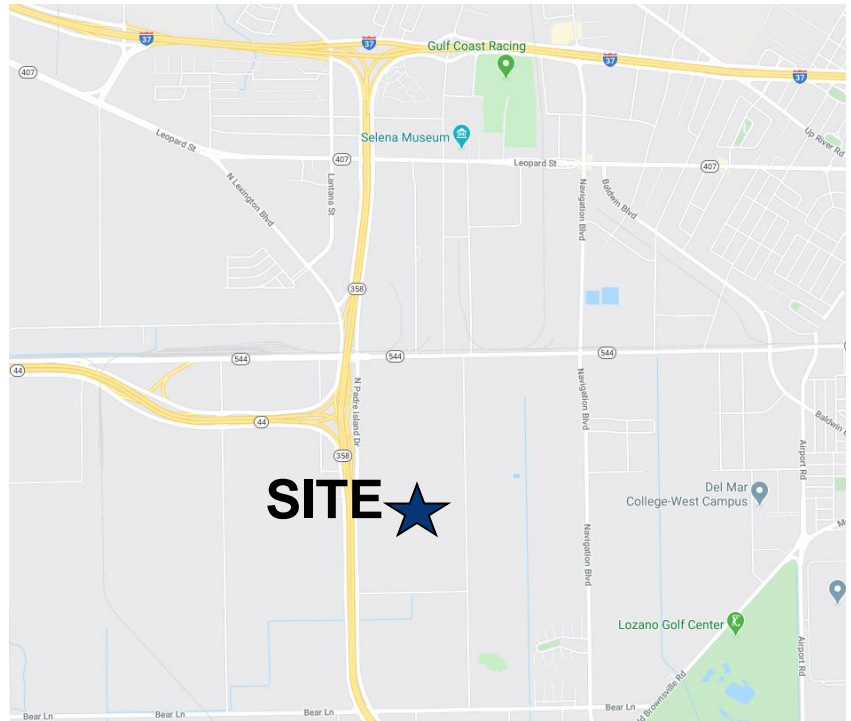
SCAN HERE
TO VIEW WEBSITE



PROPERTY SUMMARY

- Approx. 9,660 SF Total
 - Approx. 2,160 SF Office
 - Approx. 6,000 SF Warehouse
 - Approx. 1,500 SF Wash Bay
- 400 AMP 3 Phase Power
- 6 – 12' x 14' OH Doors
- Approx. 2.171 Acres Lighted, Fenced and Concrete Paved Yard
- Direct Access to NPID & Flato Rd
- Zoned IL – Light Industrial

\$15,000/Month, NNN



THE GAINES ORGANIZATION, INC.
555 N. Carancahua, Suite 830, Corpus Christi, TX 78401
361-442-2825 – Office 361-442-2961 – Fax
Josh@GainesOrg.com | www.GainesOrg.com





GAINES
ORGANIZATION

**5561 KINGPIN DR.
CORPUS CHRISTI, TX**



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The information contained herein has been given to us by the owner of the property, the Appraisal District, 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. This Property is subject to removal from the market without notice.



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INTERIOR PICTURES ARE REPRESENTATIVE OF KINGPIN INDUSTRIAL BUT MAY VARY SLIGHTLY.



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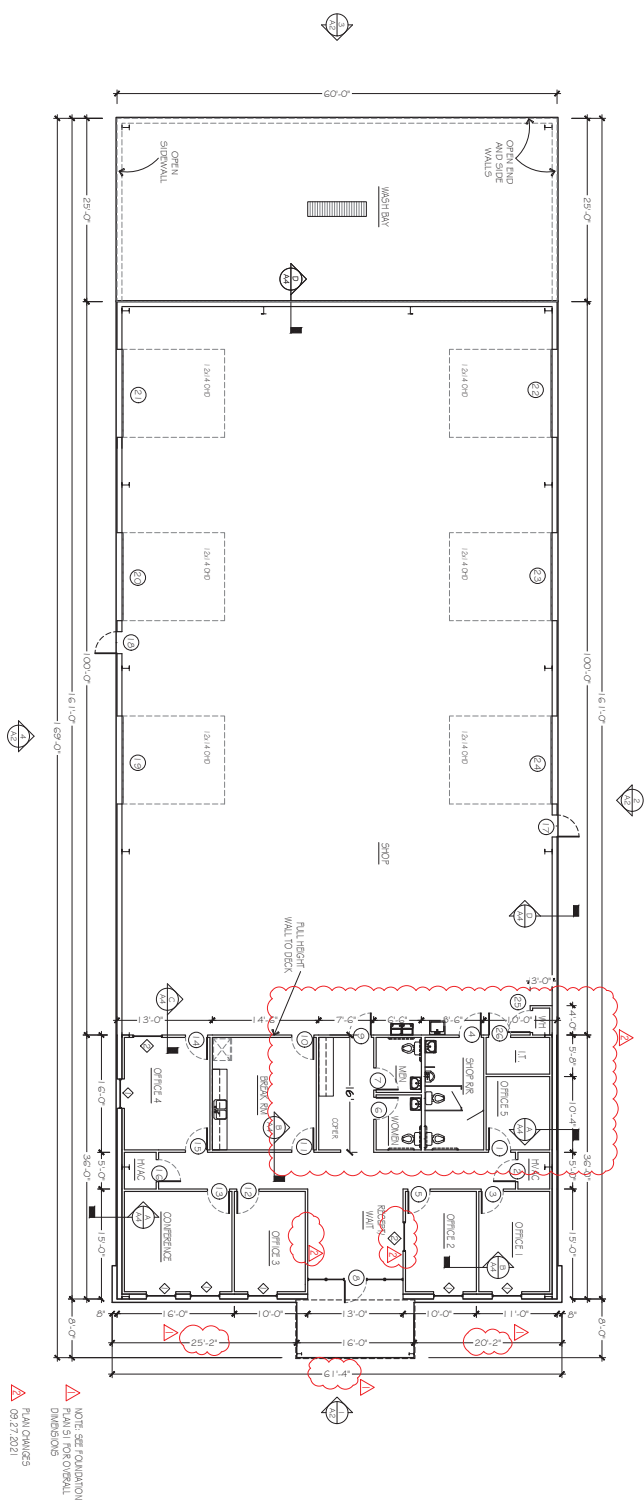
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▲ NOTE: SEE FOUNDATION PLAN FOR CONSTRUCTION DIMENSIONS
 ▲ PLAN CHANGES 08/27/2021

FLOOR PLAN (1)
 SCALE: 1/8" = 1'-0"
 DATE: 08/27/2021

DIB #3384

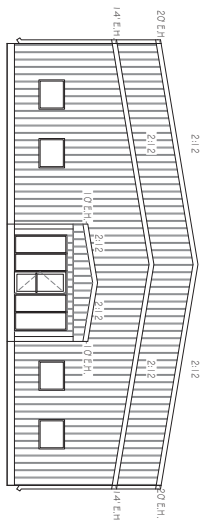
SHEET NO.
A1

DRAWN BY: [blank]
 CHECKED BY: [blank]
 DATE: 08/27/21
 SCALE: [blank]
 ASSIGNED TO: [blank]

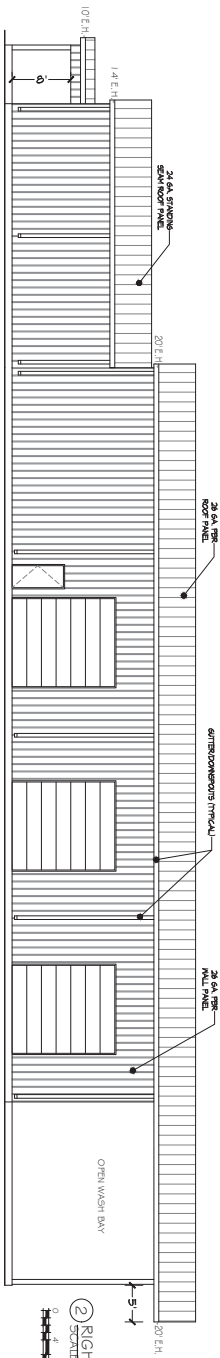
TRANSPORT ENTERPRISES, LTD.
 5561 KINGPIN DR.
 CORPUS CHRISTI, TEXAS 78405

DICKSON
 BUILDERS, INC.
 11198 Up River Road
 Corpus Christi, Texas 78410
 (361) 241-4292

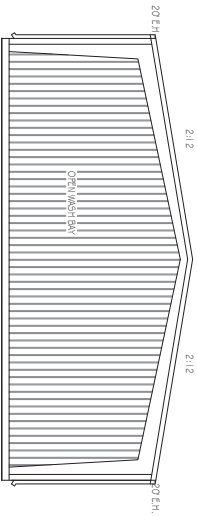
▲ 81721



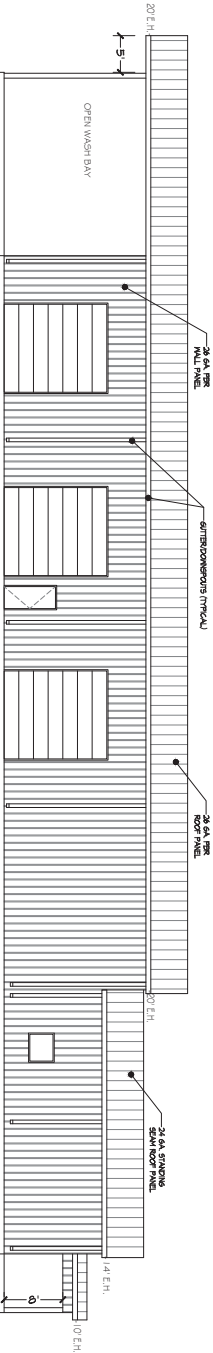
① FRONT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"
0' 4' 8' 12' 24'



② RIGHT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"
0' 4' 8' 12' 24'



③ REAR ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"
0' 4' 8' 12' 24'



④ LEFT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"
0' 4' 8' 12' 24'

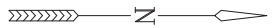
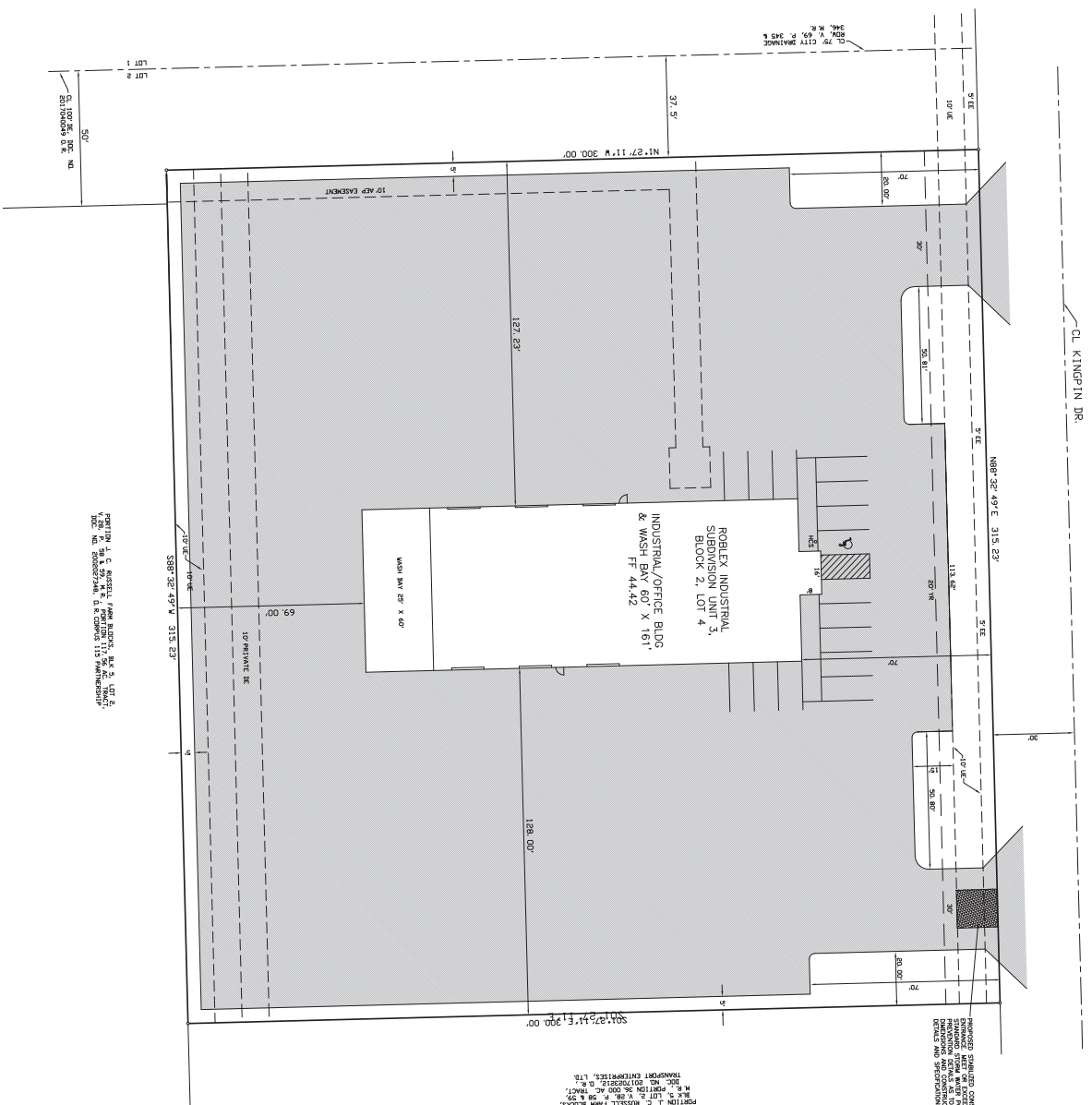
© 2018 DICKSON BUILDERS, INC.

TRANSPORT ENTERPRISES, LTD.
LOT #4 - LEASE BUILDING
5561 KINGPIN DR.
CORPUS CHRISTI, TEXAS 78405

DICKSON
BUILDERS, INC.
11198 Up River Road
Corpus Christi, Texas 78410
(361) 241-4292

DRAWN: _____
 CHECKED: _____
 DATE: 11/16/2020
 SCALE: AS NOTED
 SHEET NO. **A2**
 OF SHS

DIB #3370

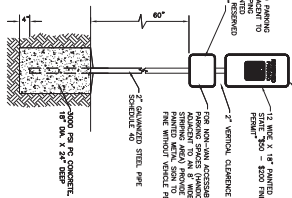


0 10' 20' 40'
SCALE 1" = 20'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE PROVISIONS OF THE OPEN RECORD ACT, CHAPTER 552, OF THE TEXAS CONSTITUTION AND THE OPEN INFORMATION ACT, CHAPTER 552, OF THE TEXAS CONSTITUTION OR BEING PURPOSES.



- NOTES**
1. THIS = UNIMPROVED EXISTING SIGN.
 2. SIGN SHALL COMPLY WITH THE TEXAS SIGN REGULATIONS AND ALL APPLICABLE MUNICIPAL ORDINANCES AND ZONING.
- TYPICAL ACCESSIBLE PARKING SIGN**



CCR 015700 TEMPORARY CONTROLS

ALL STORM WATER POLLUTION CONTROL MEASURES SHALL BE IN PLACE AND OPERATIONAL PRIOR TO THE START OF CONSTRUCTION. THE OPERATIONAL STATUS OF ALL TEMPORARY CONTROLS SHALL BE MONITORED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. DOCUMENTS, SIGNAGE AND SURVEILLANCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

SEDIMENTATION SCREENING FENCE

SEE CITY STANDARD STORM WATER POLLUTION PREVENTION PLAN FOR SCREENING FENCE PER SPECIFICATIONS.

BEST MANAGEMENT PRACTICES (BMP) PREVENTION MEASURES

1. EROSION CONTROL - CONSTRUCTION DISTURBED AREAS SHALL BE STABILIZED WITH EROSION CONTROL MATS OR STRIPES. EROSION CONTROL MATS SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD. EROSION CONTROL MATS SHALL BE PERIODICALLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. SILT SCREENS - CONSTRUCT SILT SCREENS AT LOCATIONS AS SHOWN IN THE ATTACHED PLAN. THE SCREENS SHALL BE THE EQUIVALENT OF CITY STANDARD SPECIFICATION FOR SILT SCREENS. THE SCREENS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TRASH AND DEBRIS WILL BE MAINTAINED AT ALL TIMES IN THE FENCE OF 315'.
3. SILT SCREENS - CONSTRUCT SILT SCREENS AT LOCATIONS AS SHOWN IN THE ATTACHED PLAN. THE SCREENS SHALL BE THE EQUIVALENT OF CITY STANDARD SPECIFICATION FOR SILT SCREENS. THE SCREENS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TRASH AND DEBRIS WILL BE MAINTAINED AT ALL TIMES IN THE FENCE OF 315'.
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DATE	NO.	DESCRIPTION	BY	CHECKED
03/11/21	1	ISSUED FOR PERMITS	JW	AW
03/11/21	2	REVISED PER COMMENTS	JW	AW
03/11/21	3	REVISED PER COMMENTS	JW	AW
03/11/21	4	REVISED PER COMMENTS	JW	AW

BASS & WELSH ENGINEERING
 7X SURVEY REG. NO. 100227-00, TX ENGINEERING REG. NO. 100227-00
 CIVIL ENGINEERING CONSULTING PLANS
 ROBLEX INDUSTRIAL SUBDIVISION UNIT 3,
 BLOCK 2, LOT 4, CORPUS CHRISTI, TX
 UTILITY AND DIMENSION PLAN, STORM WATER
 POLLUTION PREVENTION PLAN



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

The Gaines Organization, Inc.	9003379	N/A	(361)442-2825
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Gaines	525644	josh@gainesorg.com	(361)442-2825
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trac.texas.gov
IABS 1-0 Date