

# FOR SALE

900 N STAPLES ST, CORPUS CHRISTI, TX 78401



54,362 SF Freestanding Industrial Property

## ABOUT THE PROPERTY:

900 N Staples Street is a 54,362 SF warehouse property just outside of downtown Corpus Christi, Texas. Perched on a high point, this Property offers outstanding visibility from IH-37 and provides quick access to Hwy 286, Hwy 181, Port of Corpus Christi, and the new Harbor Bridge project. The Property is occupied by a strong national credit tenant, General Insulation Company, ensuring stable in-place cash flow within a rapidly appreciating submarket of Corpus Christi.

## FEATURES:

- 54,362 SF standalone building covering one city block
- National credit tenant in place
- 7-year WALT
- 2.16-AC fenced lot
- High visibility on IH-37 (60,000 VPD)
- Fully sprinklered
- Dock high, semi-dock, and grade-level loading



# BUILDING OVERVIEW

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# AERIAL & HIGHWAY ACCESS



# LEASE INFORMATION



Premises	54,362 SF
Base Rent	\$25,595/Month
Lease Commencement	Oct 1, 2025
Lease Expiration	Dec 31, 2032
Lease Term	87 Months
Renewal Options	Two 5-year renewal options at FMV
Rent Increases	3.50%
Lease Type	NNN

General Insulation Company, Inc., a privately owned Massachusetts corporation, is a wholesale distributor that stocks and fabricates a wide variety of industrial, commercial, and fire-stopping insulation products for the construction market. Operating more than 45 locations across North America, GIC serves a broad range of customers, including mechanical, insulation, and sheet-metal contractors, as well as utility plants, petrochemical plants, original equipment manufacturers (OEMs), and plumbing supply houses.







## CONTACT OUR TEAM



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