

# 13102 N NAVARRO

**COMMERCIAL PROPERTY FOR LEASE**



**SOUTH  
TEXAS**  
RENTALS.COM



**13102 N Navarro**  
10040 sqft | 1.54 Acres

**N NAVARRO | 18,700+ DAILY TRAFFIC COUNT**

**SPACE INFO**

SQFT	NNN
10,040	\$13 / SF / YR



# \$13 / SF / YR

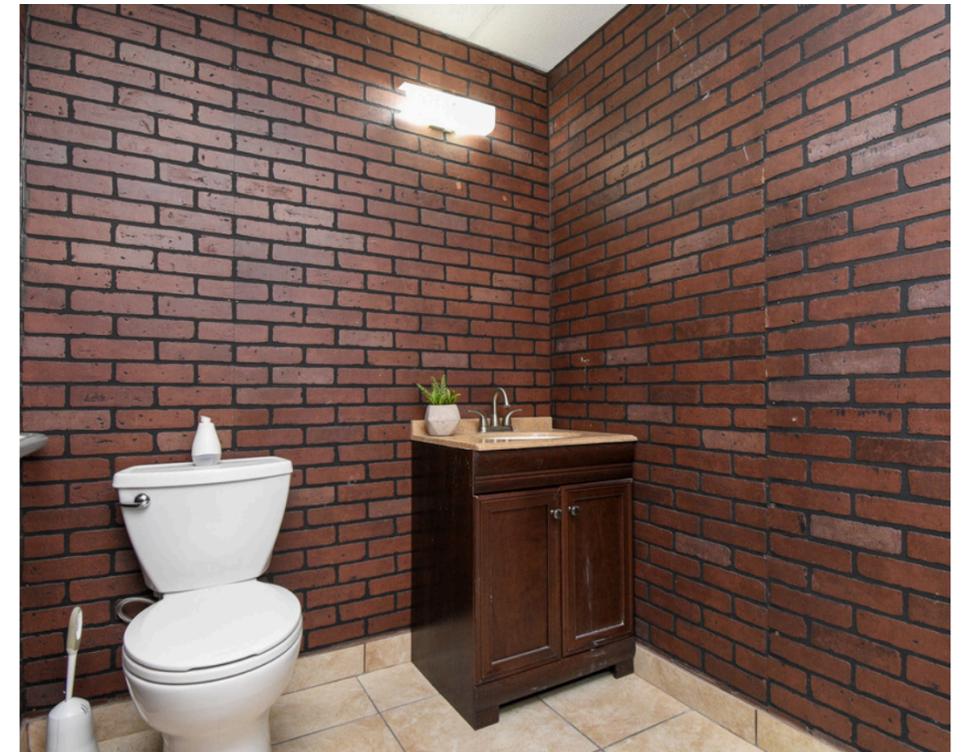
## 10040 SQFT

Prime commercial space for lease on N Navarro with 18,700+ vehicles per day. This high-visibility property features over 10,000 SF across multiple buildings on nearly two acres, offering a flexible setup for a wide range of business uses. The site includes a 5,000 SF office/retail building with lobby, private offices, bathrooms, breakroom, cubicle space, and storage, plus a 5,040 SF warehouse with two bay doors and a separate small office building. Recently updated interiors with new flooring and fresh paint. Ample parking and yard space. Located minutes from Victoria's main retail and dining corridor.

- Traffic Count: 18,704
- Total Population: 92,678 (25 mi)
- Population Projection 2026: 94,047



# OFFICE/RETAIL



# OFFICE/RETAIL

LOBBY AREA



CONFERENCE ROOM



4 OFFICES



CUBICAL AREA



BREAKROOM



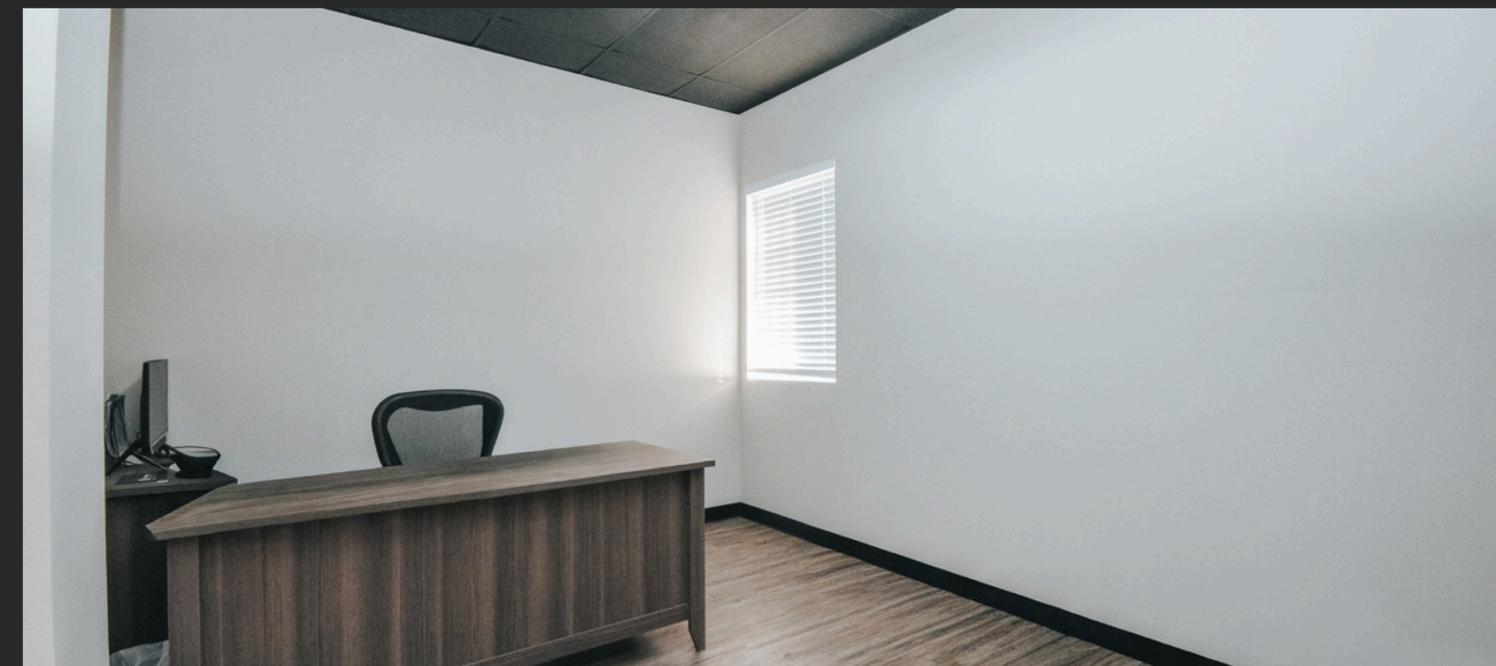
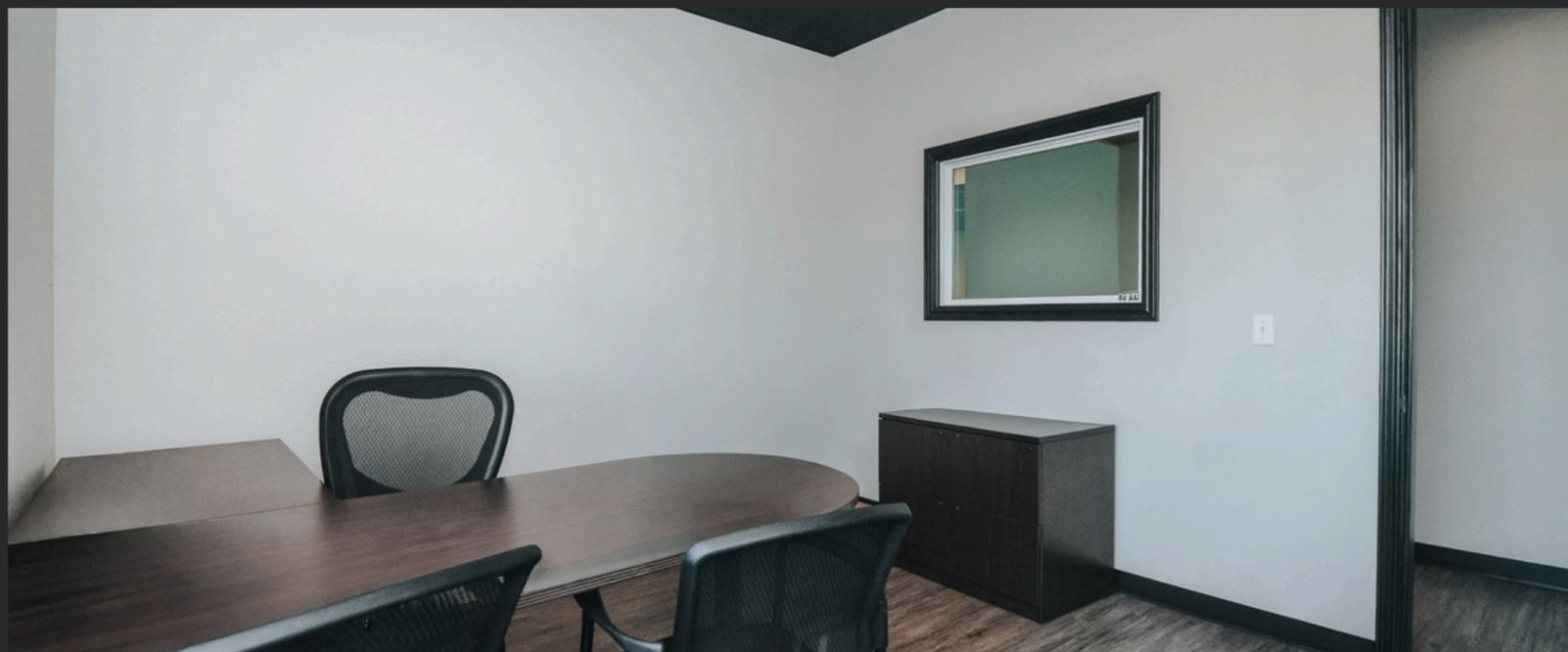
2 BATHROOMS



# LOBBY AREA



# OFFICES



# BREAKROOM & CUBICAL AREA



# SHIPPING & RECEIVING



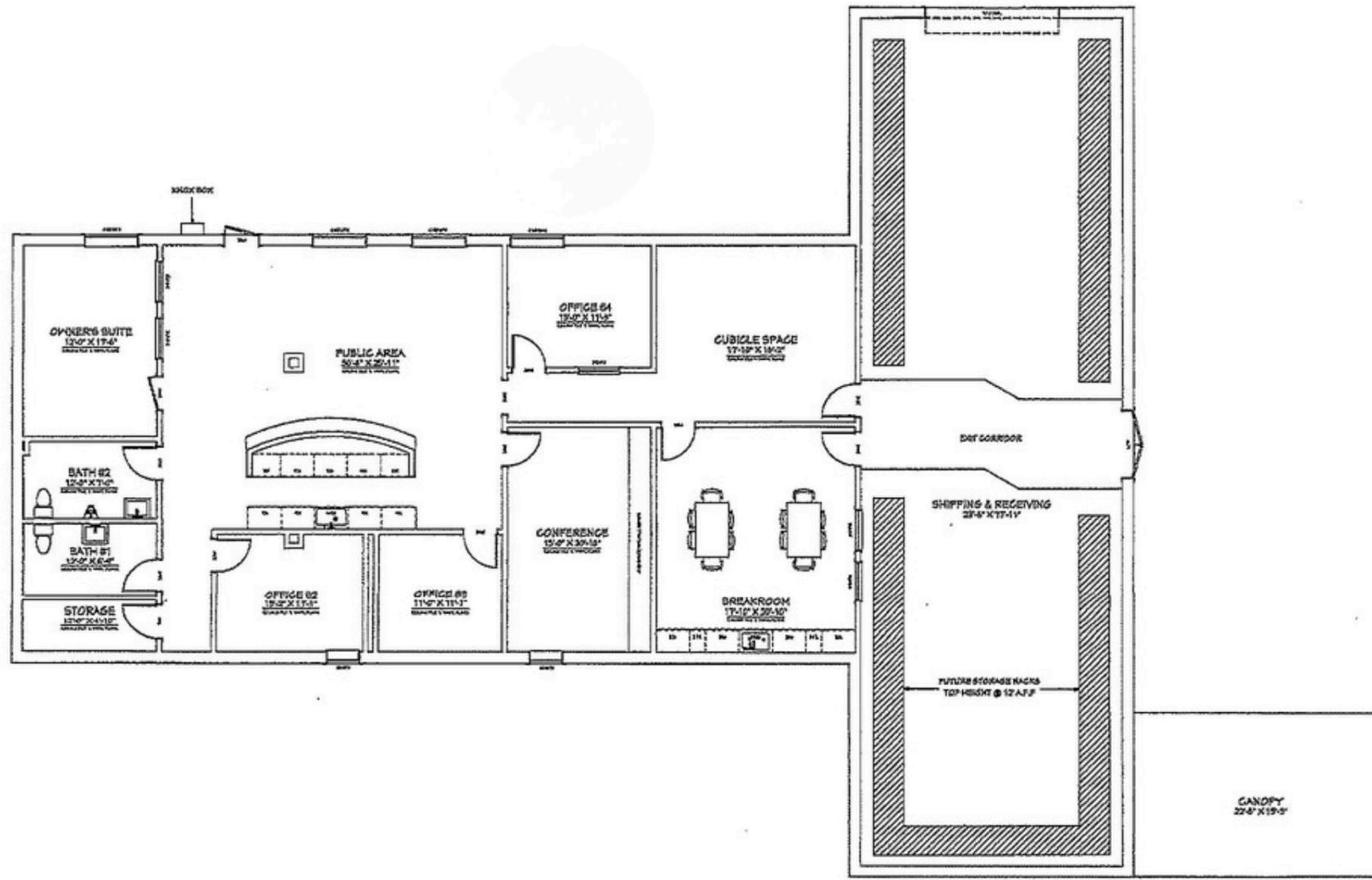
# WAREHOUSE & OFFICE BUILDING



# WAREHOUSE & OFFICE BUILDING



# FLOORPLAN



# CONTACT



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TEXAS**  
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