

# SuperTex Properties

4531 Ayers, Suite 2101

Corpus Christi, Texas 78415

Phone (361) 853-3003 Fax: (361) 853-9141

2525 Lipan Street Warehouses,  
Corpus Christi Texas 78405.  
14,500 Square feet

Location: Lipan Street just west of the corner of Port Avenue, with quick access to the Crosstown and IH-37 freeways, to the Port and to downtown.

Construction: Concrete and red block.

Building Size: 14,500 square feet, . 81'x 179' deep

Offices: 1700 sq ft and a mezzanine above.

Warehouse size: 12,800 square feet ; 17'6'' ceiling height.

Loading Docks: One in front of the building 4 feet high.

Drive In Ramps: One on the side of the building

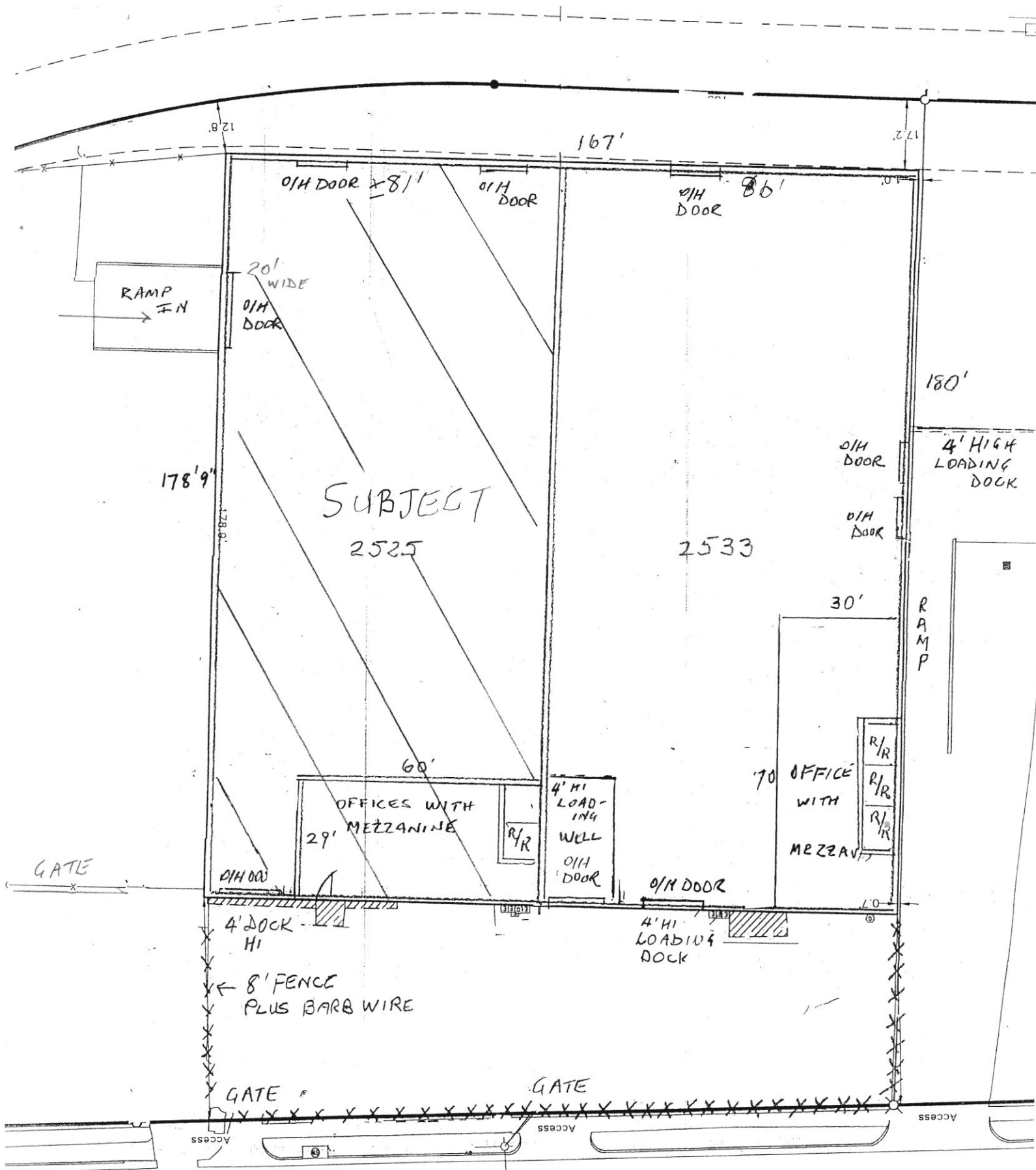
Electricity: 480 volt 200 amp panel and a transformer to a 110 volt panel

Fencing 8' high chain link with three strands of barbed wire.

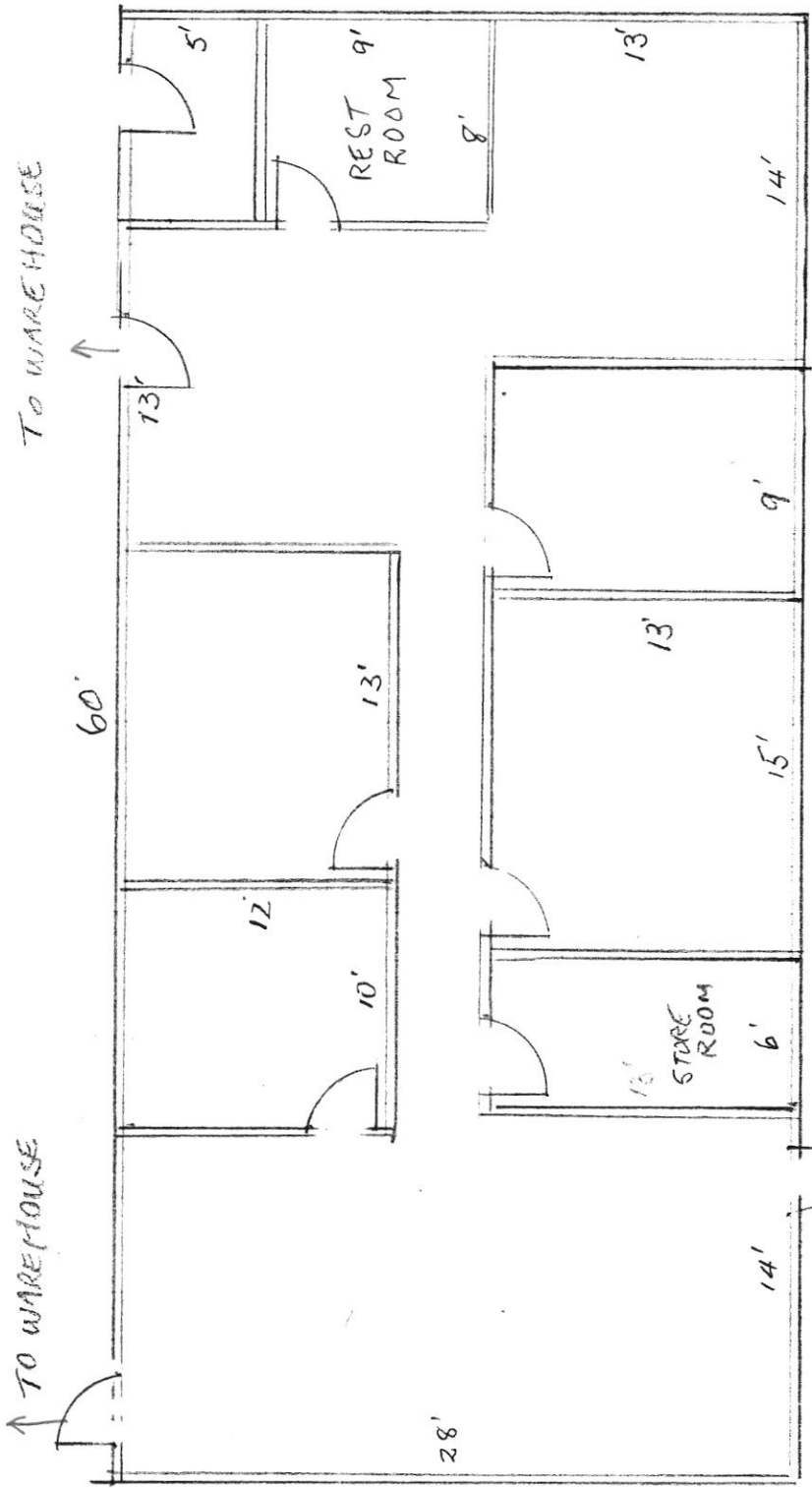
Parking: Fenced parking spots in front of the building.

Yard: On the east side of the building with entry to the in ramp.

Monthly Lease rate: \$8500 Modified gross - no CAM fees. Tenant pays utilities.



FLOOR & SITE PLAN  
 2525 & 2533 LIPAN  
 CORPUS CHRISTI TX  
 EXHIBIT 'A'



MAIN ENTRY

2525 LIPAN - OFFICE FLOOR PLAN

1" = 8 FT

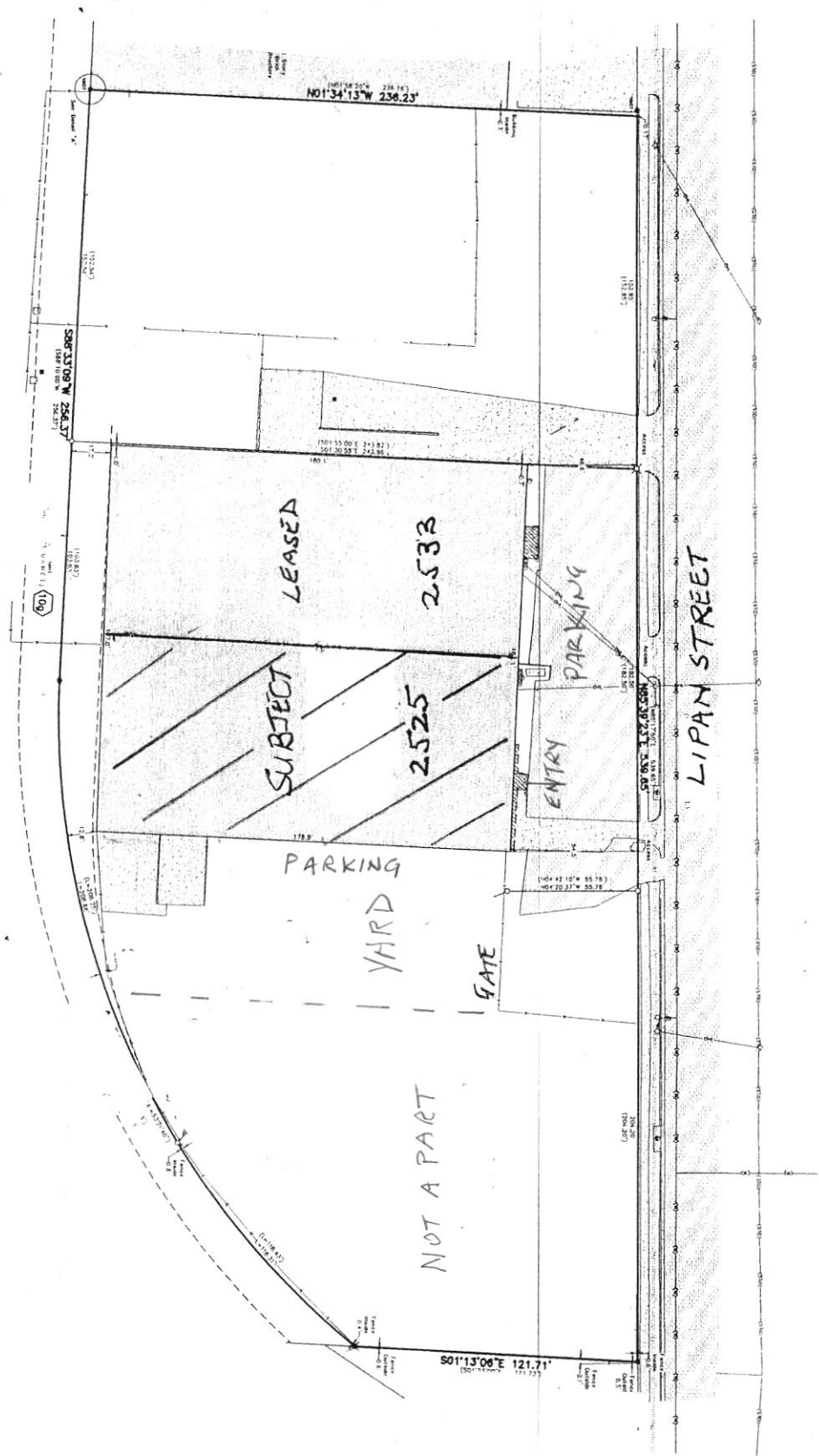
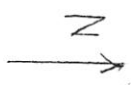


EXHIBIT 'A'

SITE PLAN 2525 LIPAN CORPUS CHRISTI