



**FOR
LEASE**

Corpus Christi Business Park “CCBP”
4531 Ayers Street, Corpus Christi, TX 78415
1,000 or 2,000 sq foot office warehouse suites for lease



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Corpus Christi Business Park “CCBP”

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1,000 or 2,000 sq foot office warehouse suites for lease

- Location:** Corpus Christi Business Park “CCBP” is located on Ayers Street just off the SPID and the Crosstown Freeway Interchange.
- Description:** The Corpus Christi Business Park consists of four separate buildings comprising of over 112,000 square feet of office, showroom and warehouse space. Ideal for business, warehouse, office, or showroom needs.
- For Lease:** 1,000 sq foot office warehouse suites now available for lease:
Suite 110 - Open warehouse, storage closet and restroom
Suite 210 - Open warehouse, one office and restroom
Suite 212 - Four offices, small warehouse and restroom (will remodel)
\$975 per month (\$0.98/sf) No additional CAM charges
- 2,000 sq foot office warehouse suites now available for lease:
Suite 307 - Open warehouse, 144 sq ft office, private restroom
Suite 316 - 1,500 sq foot warehouse, 500 sq foot office and 1 restroom
\$1,850 per month (\$0.93/sf) No additional CAM charges
- Features:** The warehouse height is 15 feet
Each suite has one - 10' x 10' overhead roll-up grade level doors and 200 amps of 3 phase power.
Tenant pays for its own power
Landlord pays for water and trash removal
Ample parking on each side of the building
Situated on 6.27 acres; Zoned Business Park
Masonry and Steel construction
Built in 1985; Remodeled in 2002
Local on site owner and management
3% Broker Cooperation Encouraged

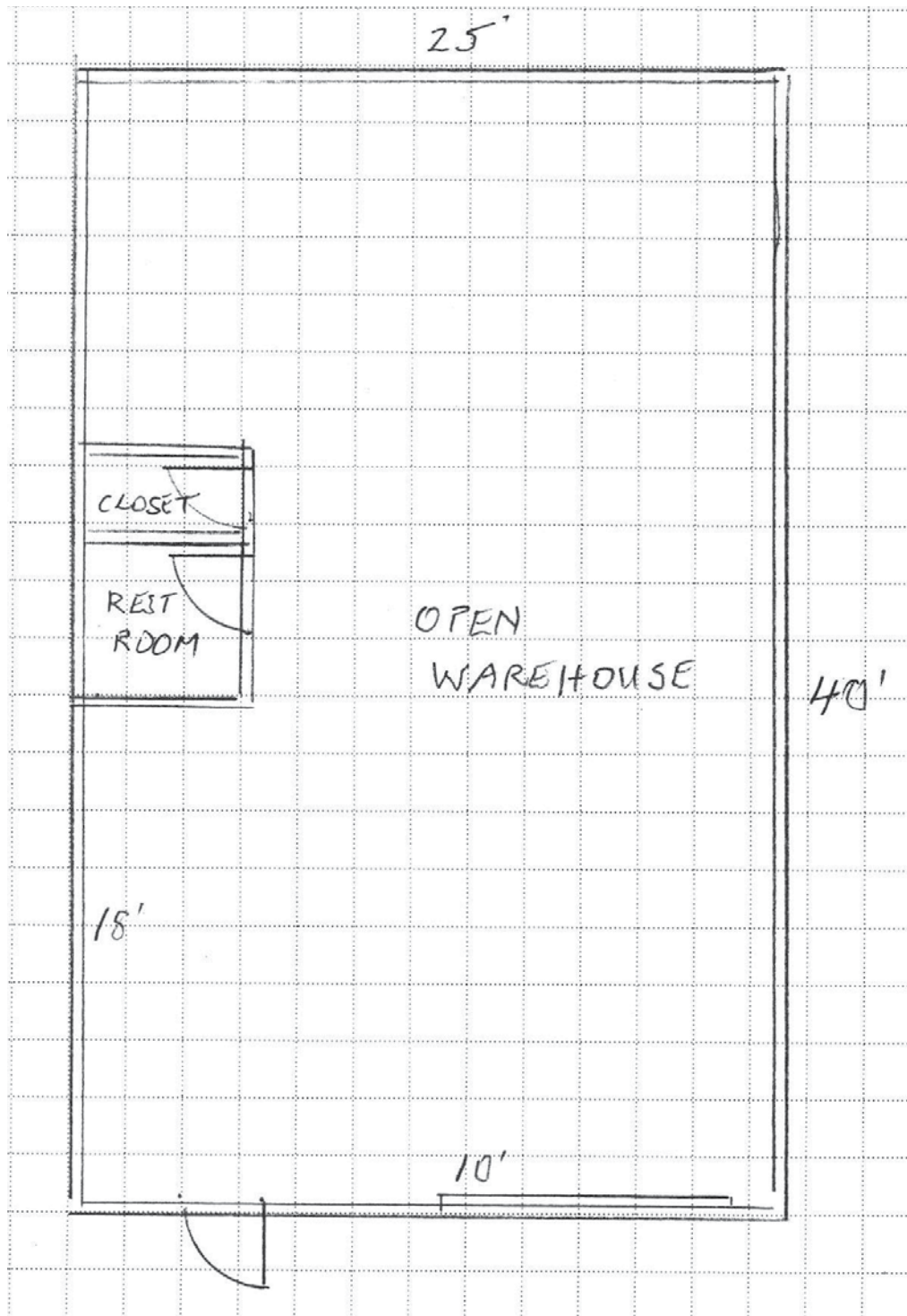
Corpus Christi Business Park "CCBP"
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Suite 110

1,000 Sq Feet

Open warehouse, storage closet and restroom

One - 10' x 10' overhead roll-up grade level doors



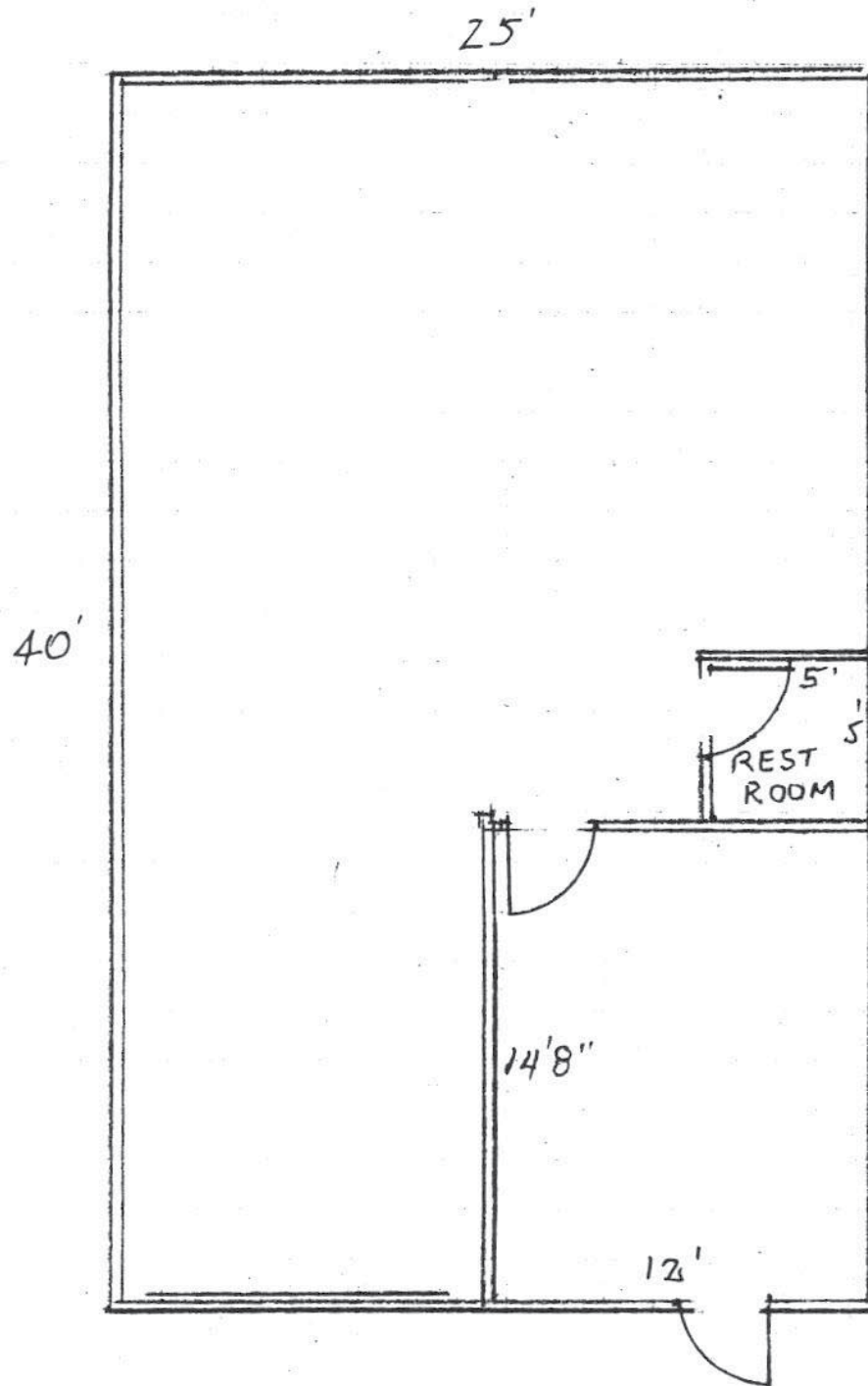
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Suite 210

1,000 Sq Feet

Open warehouse, one office and restroom

One - 10' x 10' overhead roll-up grade level doors



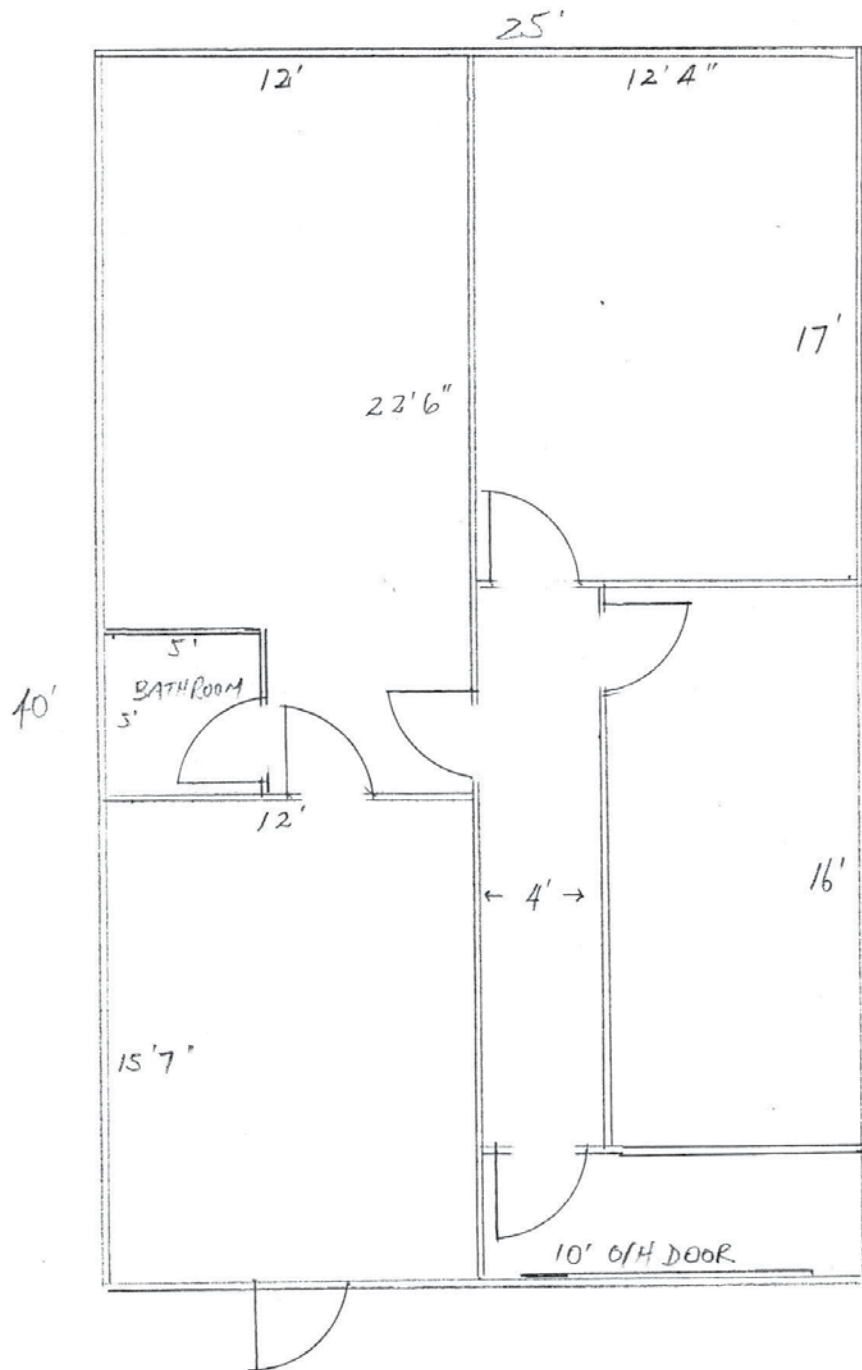
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Suite 220

1,000 Sq Feet

Four offices, small warehouse and restroom (will remodel)

One - 10' x 10' overhead roll-up grade level doors



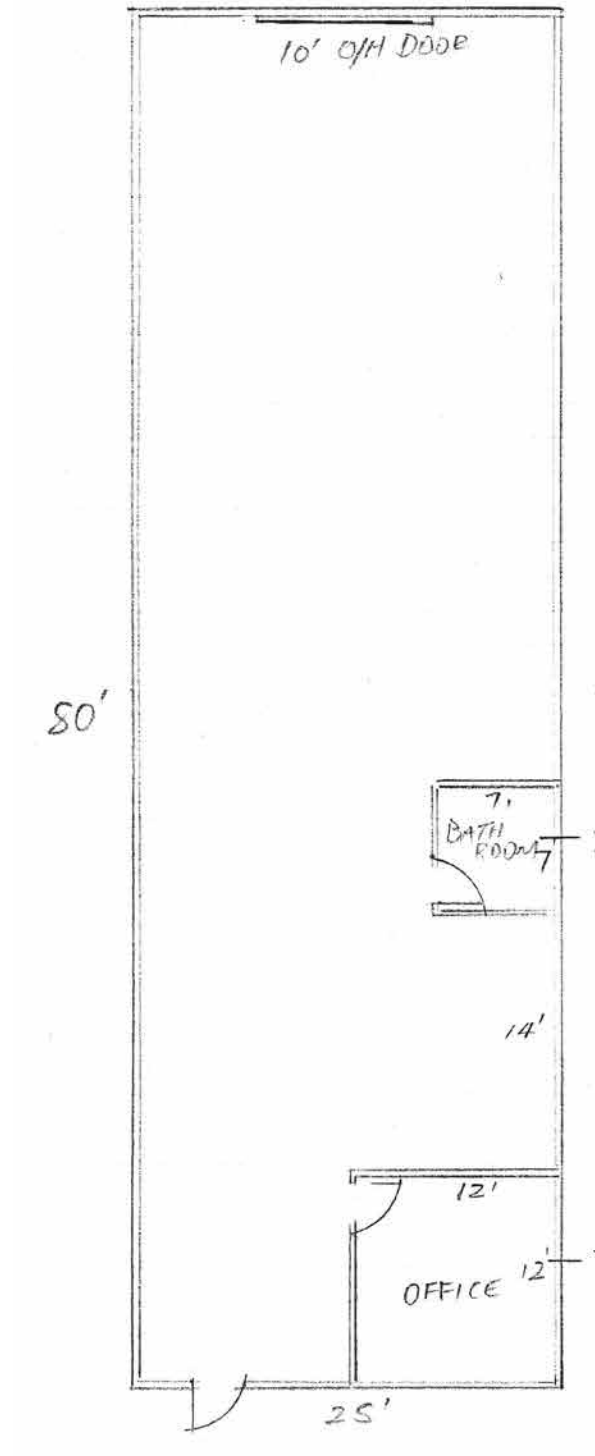
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Suite 307

2,000 Sq Feet

Open warehouse, 144 sq ft office, private restroom

One - 10' x 10' overhead roll-up grade level doors



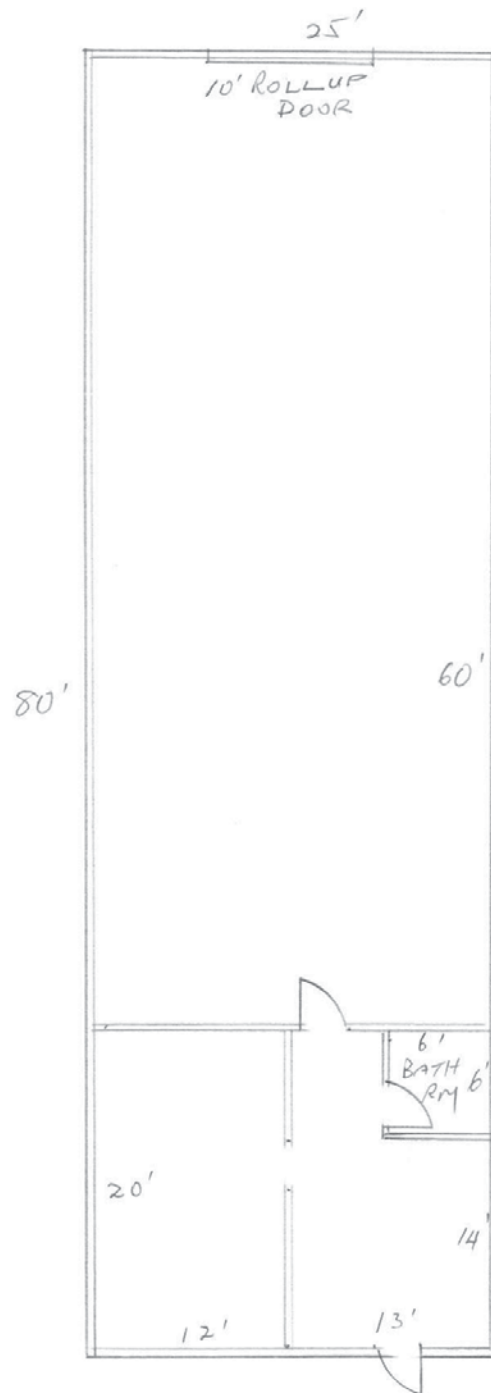
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Suite 316

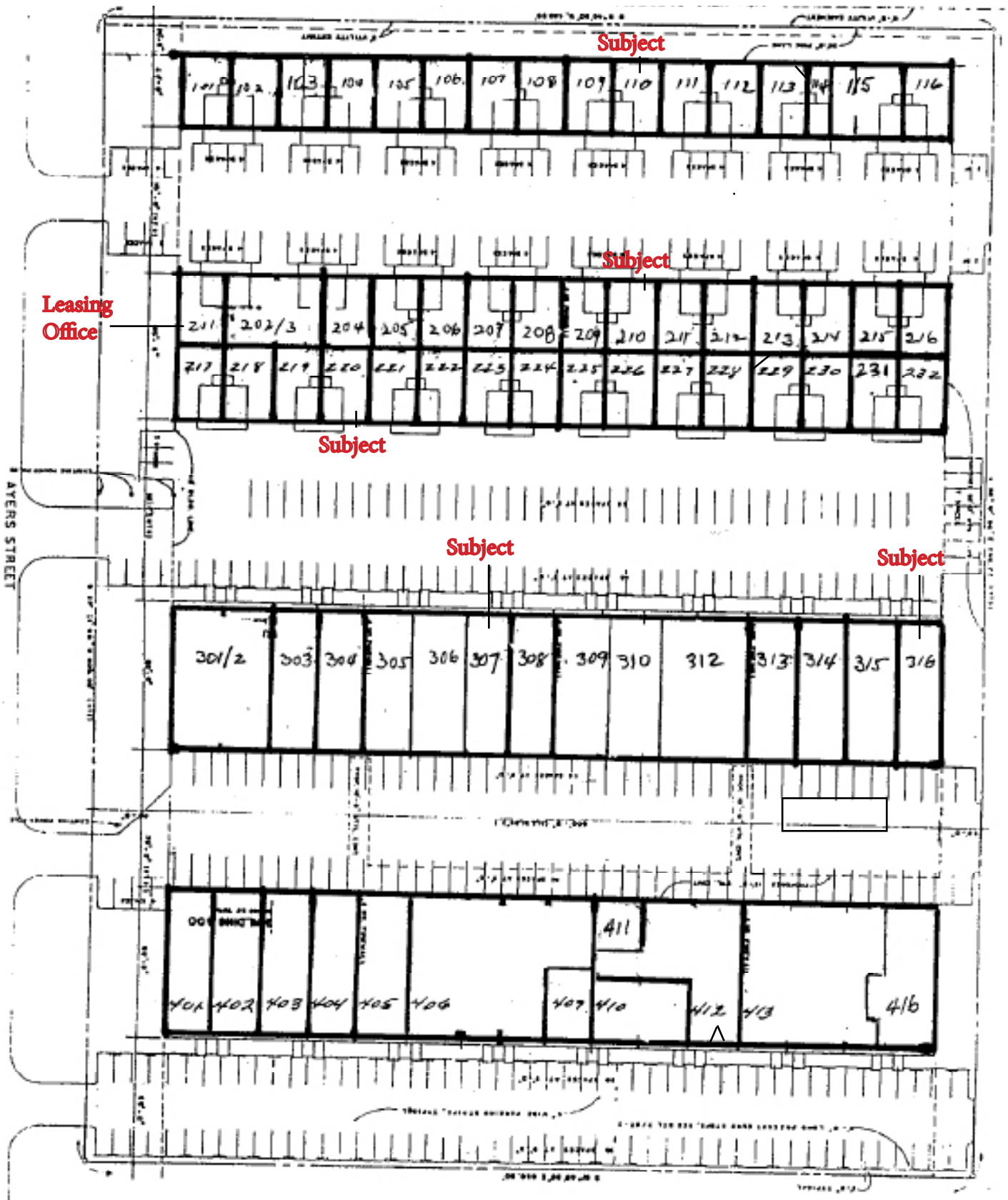
2,000 Sq Feet

1,500 sq foot warehouse, 500 sq foot office and 1 restroom

One - 10' x 10' overhead roll-up grade level door



Corpus Christi Business Park "CCBP"
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Site Plan





CCBP Suite 411; 2,000 sq feet



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