

2434 Etring Ave

Corpus Christi, TX



Warehouse + Outdoor Storage
Industrial Asset
Appx. 20,696 SF | 2.5 Acres

20,696 SF
IMPROVED AREA

2.5 ACRES
LAND

Light Industrial
ZONING

SH 258 & 358
ACCESS

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Disclaimer

THE OFFERING

AIP Industrial is pleased to present 2434 Etring Ave in Corpus Christi available for sale or lease.

This offering presents a well-equipped, **heavy-duty industrial facility** situated on approximately **2.531 acres**, purpose-built to support demanding operational requirements. Previously occupied by a drilling company, the property features robust infrastructure and a highly functional layout ideal for a variety of industrial users.

The **fully fenced and secure yard** is paved with **12- to 18-inch reinforced concrete**, designed to accommodate heavy equipment and high-load traffic. An oversized entry gate allows for efficient truck ingress, egress, and maneuverability.

The property features roughly **20,696 SF of improved area**. The primary improvement is a 12,552-square-foot warehouse, which includes 1,220 square feet of office space and 11,332 square feet of warehouse area. The facility is equipped with a **2-ton overhead crane** and **480V, 3-phase electrical service**, and **four grade level roll up doors**.

Additional structures include a 4,208-square-foot metal building/shed which features a **second 2 ton overhead crane**. A third Quonset style building provides an additional 3,936-square-foot of storage and/ or work space.

Strategically located near **SH 258 with immediate access to SH 358**, the property benefits from excellent regional connectivity.



FOR SALE: \$2,350,000

FOR LEASE: \$15,000/ Mo NNN

PROPERTY SNAPSHOT

Address	2434 Etring Ave, Corpus Christi, TX
Size	20,696 SF Improved Area
Land	2.5 Acres
Zoning	Light Industrial
Access	SH 258 & SH 358
Parcel IDs	200022123 & 200107878
Annual Property Taxes	Appx. \$17,041
Power	480V 3-phase
Cranes	Two functional 2-ton overhead cranes
Surface	12"-18" thick reinforced pavement
Security	Monitored alarm system & video surveillance cameras
HVAC	3 split system air conditioning

HEAVY DUTY INDUSTRIAL PROPERTY WITH AMPLE YARD & STORAGE SPACE

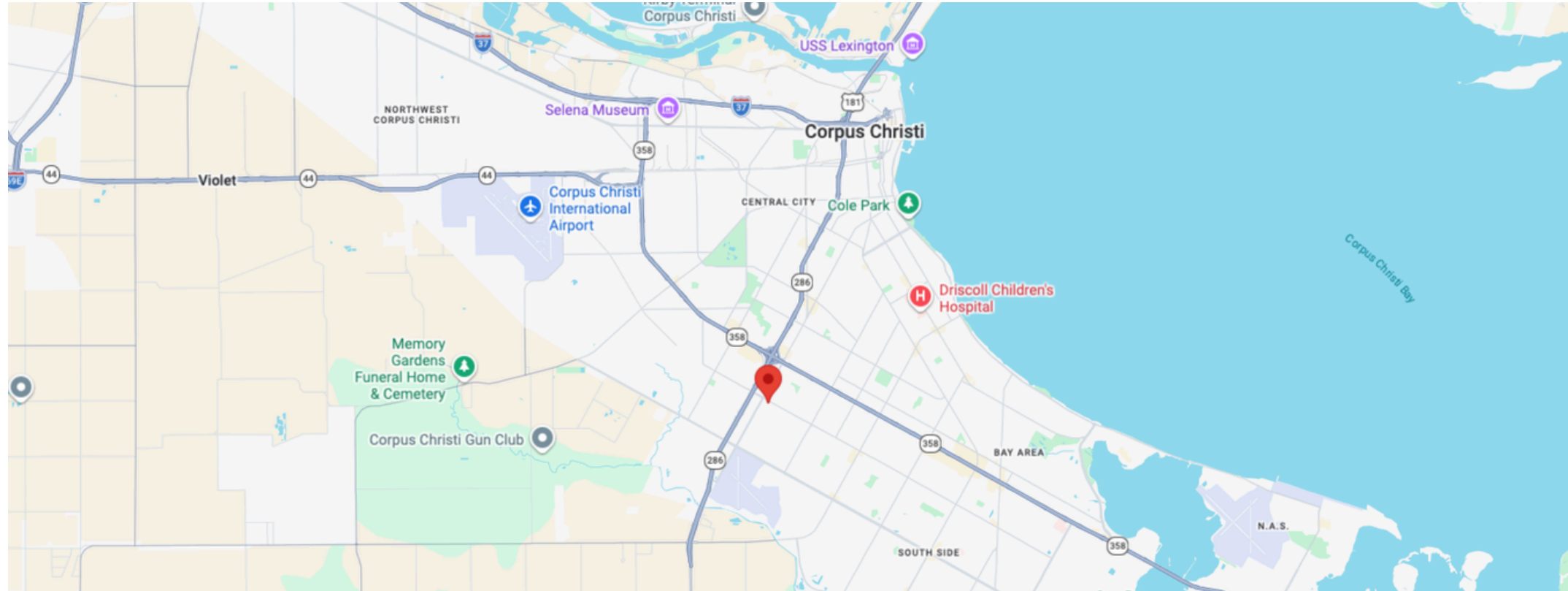
- Appx. 20,696 SF total improved area
- 2.5 acres
- Light Industrial Zoning
- 12"-18" thick reinforced pavement
- Oversized entry gate
- Fully fenced and secure yard
- Two 2 ton overhead cranes
- 480V 3-phase power
- Four grade level roll up doors
- Immediate access to SH 258 & SH 358







LOCATION & TRADE AREA



Strategic Positioning With Connectivity to SH 258 & SH 358

Strategically positioned in Corpus Christi, the property offers access to transportation arteries, including SH 258 and SH 358, enabling seamless connectivity. Its proximity to Corpus Christi International Airport and the Port of Corpus Christi enhances logistics efficiency, supporting industrial users with links to highway, air, rail, and global shipping networks.

Corpus Christi Strategic Hub

Corpus Christi is a premier industrial hub with strategic access to global trade routes via its deepwater port, major highways, and rail networks. Its proximity to energy basins, robust petrochemical infrastructure, skilled workforce, and business-friendly environment make it an ideal location for logistics, manufacturing, and export-driven industries.

DEMOGRAPHICS

	1-Mile	3-Mile	10-Mile
2024 Population	39,597	191,299	273,580
2024 Households	12,943	68,203	98,408
Median Age	37	37	37
Median HH Income	\$56,088	\$58,629	\$64,062
Daytime Employees	14,508	95,427	150,797

Source: CoStar

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AIP INDUSTRIAL

In Association with Scott Reid & ParaSell, Inc. | A Licensed Texas Broker #9009637

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