



# SuperTex Properties

4531 Ayers, Suite 201

Corpus Christi, Texas 78415

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For Lease

## Park 37

1,250 or 1,800 sq foot warehouse suites for lease plus

6,000 or 6,600 sq foot fenced and paved

outside storage yards for lease

Address: 5233 I.H. 37, Corpus Christi, TX 78408

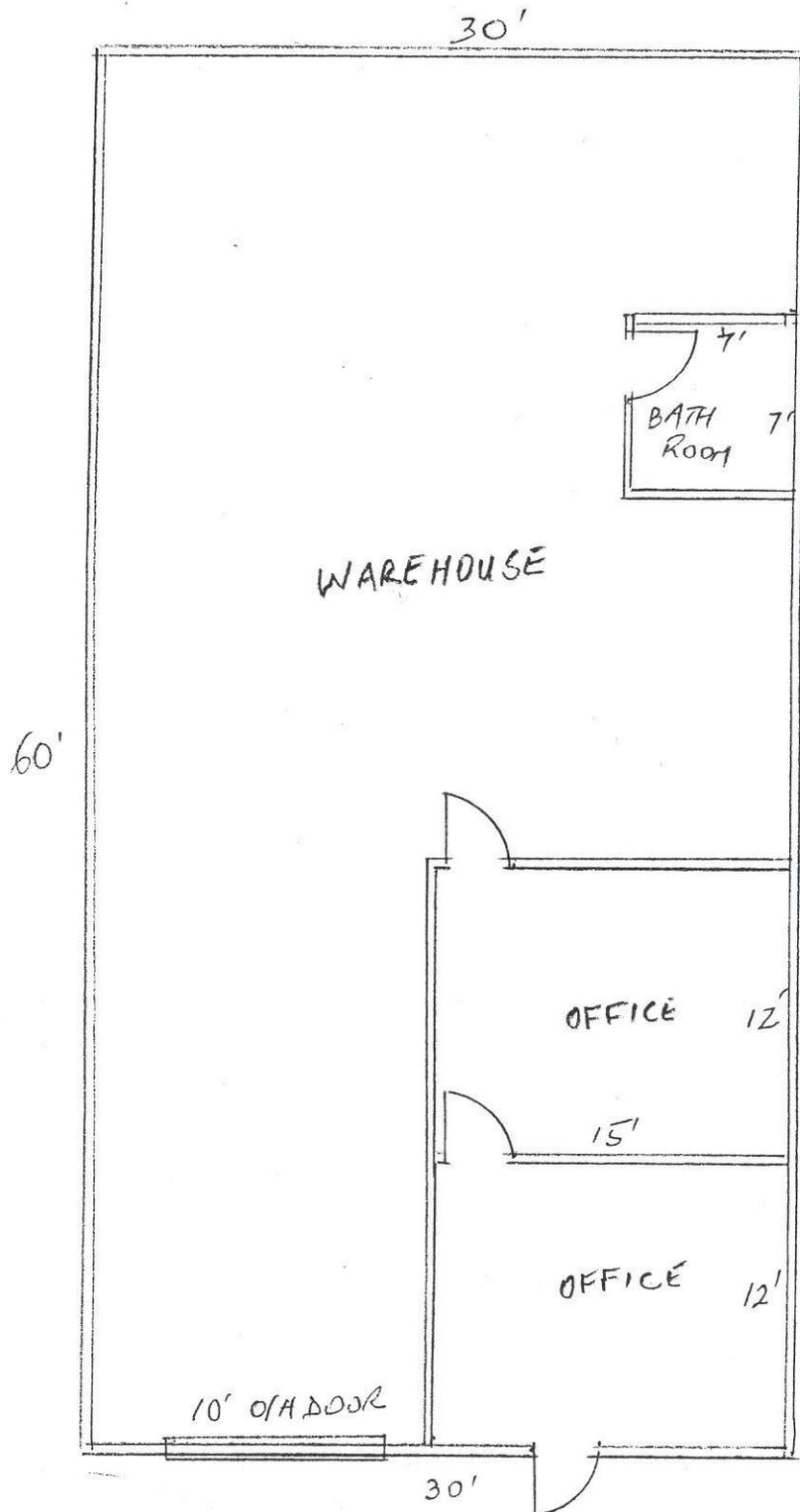
Description: Park 37 is located on Interstate Highway 37 at Navigation in the Refinery district. It consists of three well maintained buildings comprising of over 67,000 square feet of warehouse & office space. Ideal for industrial, manufacturing, office, showroom and warehouse uses.

For Lease:	Suite B-14	1,800 Sq Feet	360 sf office, 1,440 sf warehouse door, private restroom and 1 overhead door. \$1,750 per month (\$0.97 /sf)
	Suite C-19	1,250 Sq Feet	100% office \$1,150 per month (\$0.92 /sf)
	Front Yard	6,000 Sq Feet	In front of the building facing the street \$900 per month (\$0.15 /sf)
	Back Yard	6,600 Sq Feet	In the back of Building C \$900 per month (\$0.14 /sf)

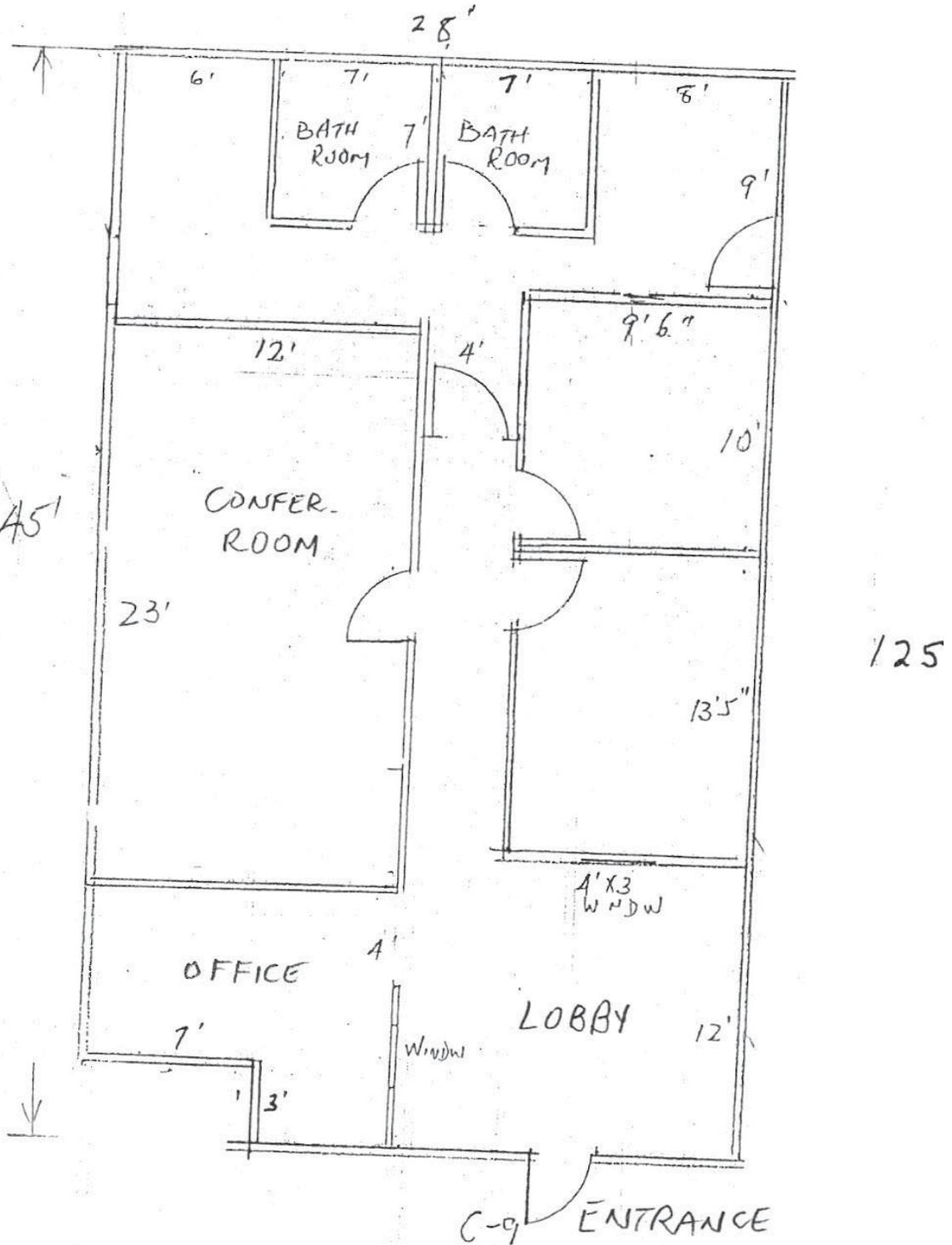
Features: Flexible lease terms  
Situated on 4.75 acres; Zoned Industrial (I-2)  
Ample parking on each side of the building  
Concrete Tilt-up;  
Built in 1984;  
Remodeled in 2000  
Local management

Broker Coop: 3% Broker Cooperation Encouraged

**Park 37**  
5233 I.H. 37, Corpus Christi, TX 78408  
Suite B-14  
1,800 Sq Feet  
360 sf office, 1,440 sf warehouse door & 1 overhead door



**Park 37**  
5233 I.H. 37, Corpus Christi, TX 78408  
Suite C-9  
1,250 Sq Feet  
100% Office



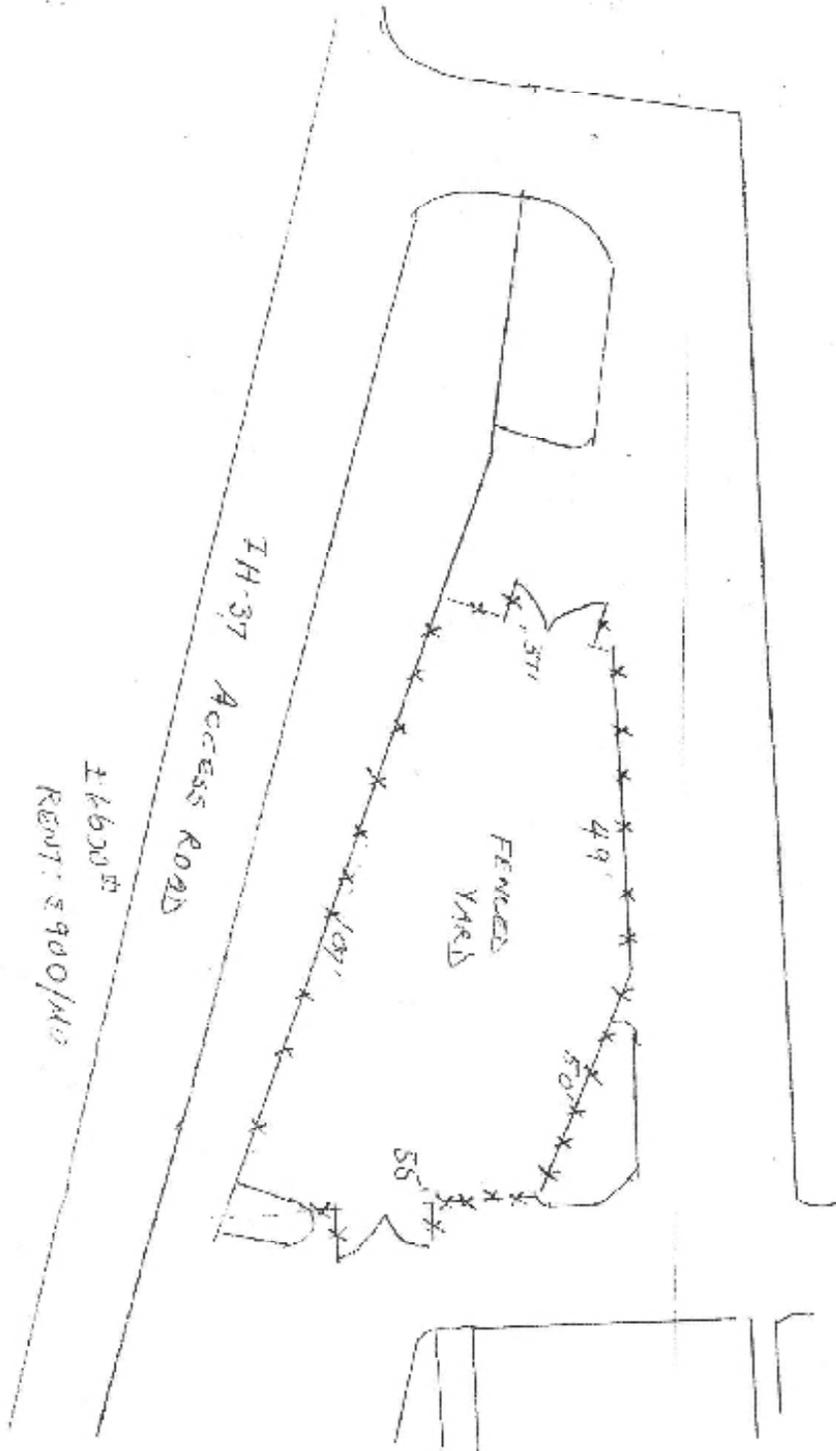
**Park 37**

5233 I.H. 37, Corpus Christi, TX 78408

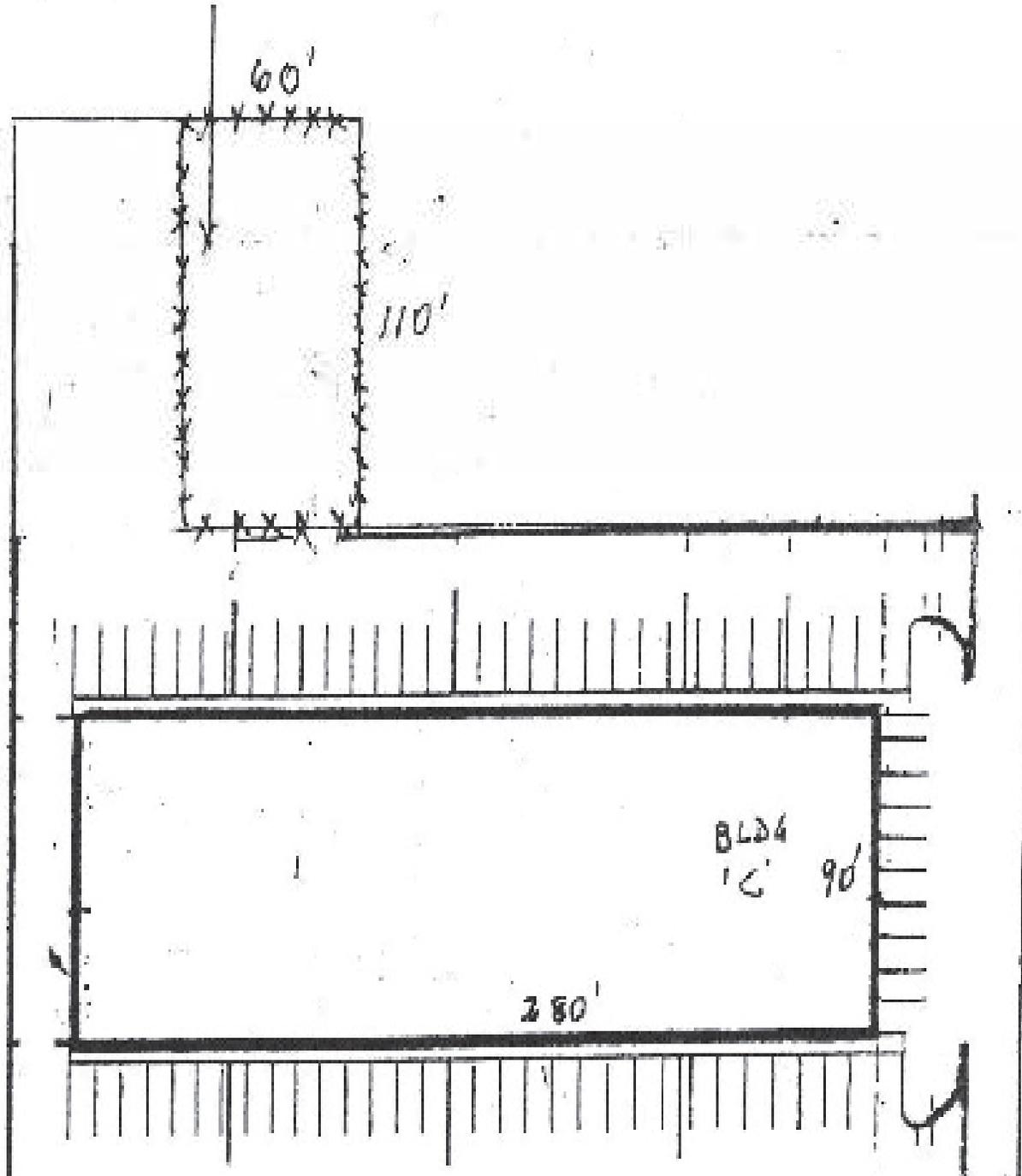
Front Yard

6,000 Sq Feet

In front of the building facing the street



**Park 37**  
5233 I.H. 37, Corpus Christi, TX 78408  
Back Yard  
6,600 Sq Feet  
In back of Building C



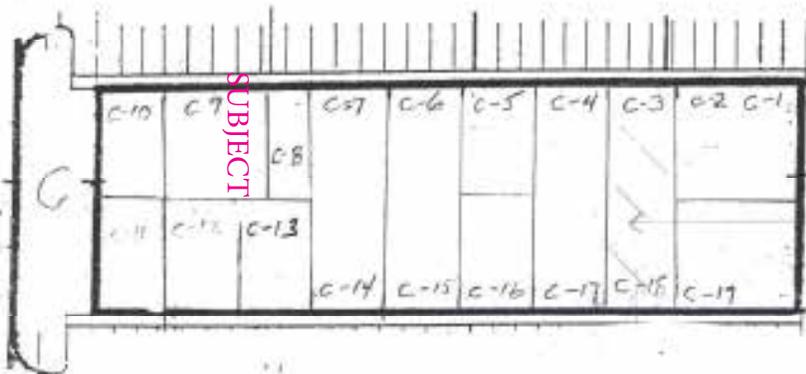
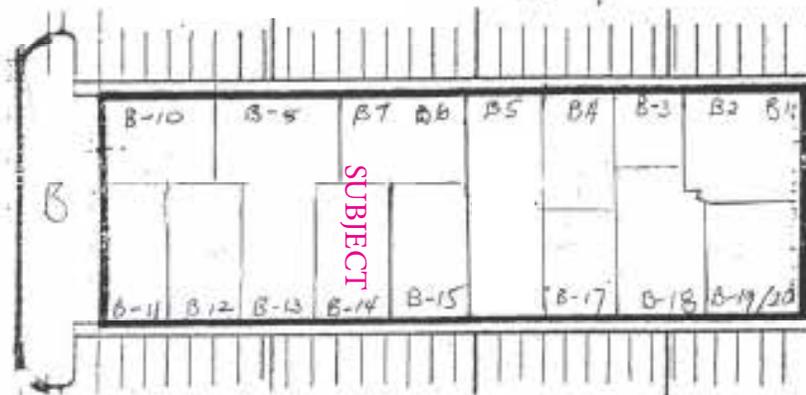
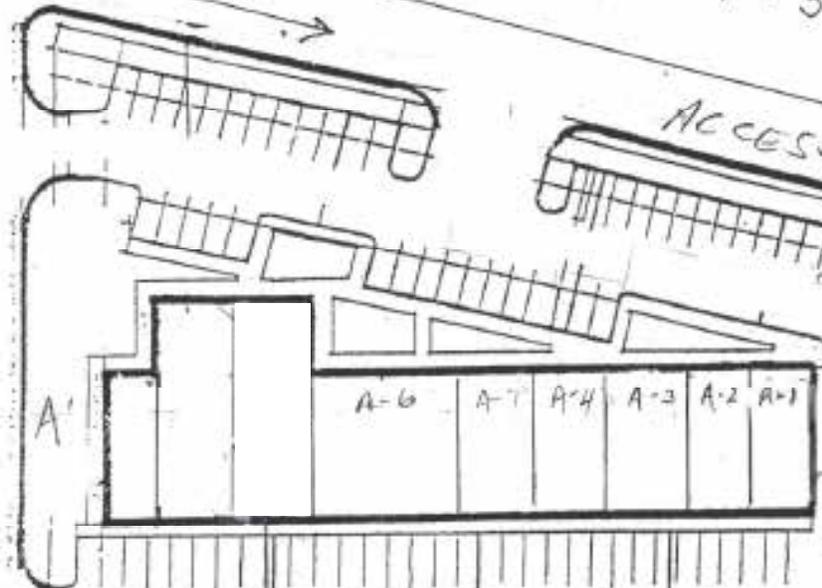
I-H-37

ACCESS ROAD

NAVIGATIL

Front Storage  
Yard  
For Lease

KRILL STREET



SUBJECT

SITE PLAN

PARK 37

5233 IH-37

CORPUS CHRISTI

TX 78408

Back  
Storage  
Yard  
For  
Lease

EXHIBIT 'A'

PAGE 1 OF 3

350'



Park 37 Suite B-14; 1,800 sq feet



Park 37 Suite B-14; 1,800 sq feet



Park 37 Suite B-14; 1,800 sq feet



Park 37 Front Yard; 6,000 Sq Feet





Park 37 Back Yard; 6,600 Sq Feet



Park 37



Park 37



Park 37



Park 37



**Park 37**  
**5233 I.H. 37, Corpus Christi, TX 78408**  
**Industrial, office, showroom and warehouse**

