

FOR SALE



1302 CATHEAD ROAD

Corpus Christi, Texas 78362



PROPERTY SUMMARY

Property Type	Industrial Outdoor Storage (IOS)
Total Land Area	±4.06 Acres (±176,900 SF)
Building Area	±8,200 SF
Year Built	2015
Zoning	IL (Light Industrial)
Lot Coverage	5%
Occupancy	100% Leased
Lease Structure	Triple Net (NNN)

INVESTMENT HIGHLIGHTS

- Lease Details - Rent \$13,750/mo | 5-year lease starting Jan 2026 with 3.5% annual escalations and one (1), five (5) year option at greater of 3.5% escalation or FMV
- 2015 construction — metal building with stone accents and modern office
- Mission-critical facility for national industrial services tenant (45+ year history)
- High tenant relocation barriers due to specialized on-site capital investment
- Wildcat Industrial Park — proximate to Gulf Coast refineries and port facilities

PRICE UPON REQUEST

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CORPUS CHRISTI MARKET HIGHLIGHTS

- #1 US port for energy exports and #4 largest port in the US by total tonnage
- Multi-billion-dollar LNG expansion underway (Cheniere Trains 8 & 9)
- \$400MM in major port infrastructure investment recently completed
- Home to Valero, CITGO, Flint Hills, and Cheniere LNG facilities within 15-mile radius