

OFFERING: FOR SALE / FOR LEASE

WAREHOUSE | 28,400 SF
11-ACRES STABILIZED / PROXIMATE TO PORT



NEW SOUTHERN COMMERCIAL REAL ESTATE

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NEW SOUTHERN
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

230 Omaha Drive, Corpus Christi, TX 78408



HIGHLIGHTS

- Asking \$2,650,000 For-Sale or \$15,000 NNN Lease
- Great Access to I-37, NPID, 286, and Port of CC
- 28,400 SF Warehouse
- Additional 52,000 SF of Canopy
- 11-Acres Stabilized
- Level Topography with Ample Drainage
- 18' Stackable Height
- Zoned Heavy Industrial (I3)

DETAIL

- Water – 8" Along Omaha
- Sewer – 12" Clay Along Omaha
- Flood Zone - 0%
- Access - 550' LF on Omaha
- Location – City of Corpus Christi
- Tax Rate - \$2.213261
- ISD – Corpus Christi



For Further Information:

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LOCAL MARKET

230 Omaha Drive, Corpus Christi, TX 78408

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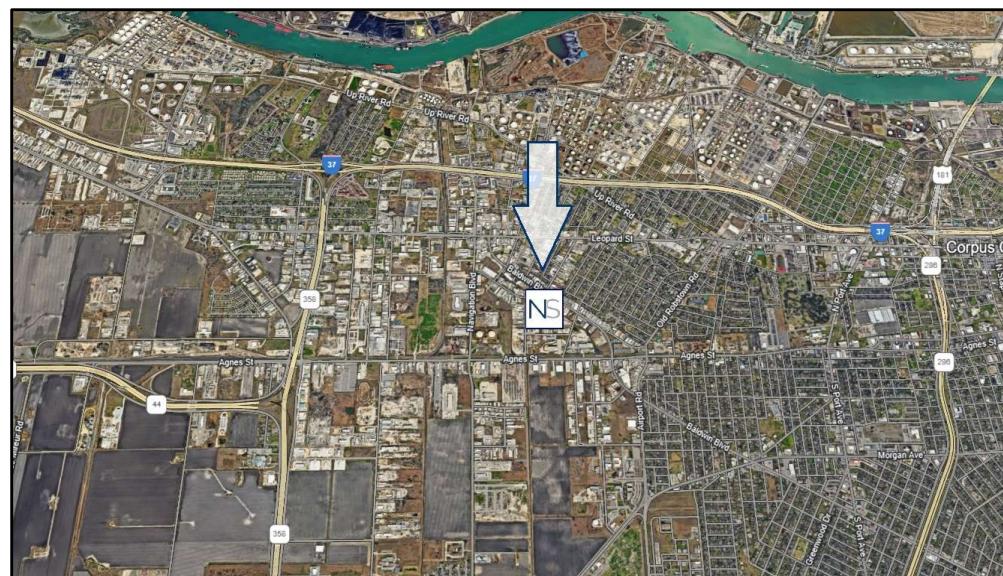
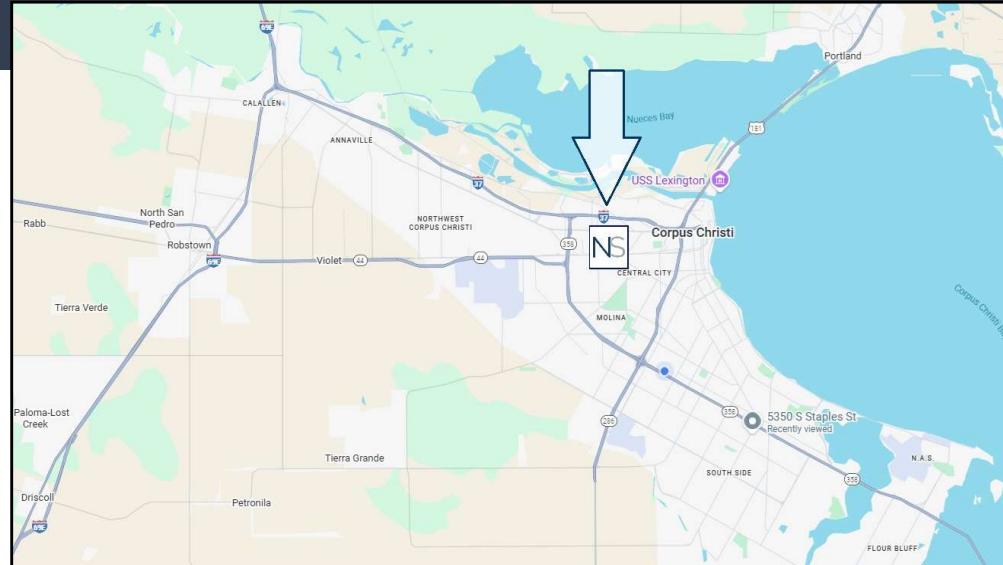
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LOCATION

- Highly accessible Heavy Industrial (I3) yard and warehouse centrally located in the industrial corridor
- Auto Yard located between Leopard and Agnes within 5-miles of major refineries and the Port of Corpus Christi - which is currently undergoing a \$650 million infrastructure expansion as the nation's largest energy export gateway

EMPLOYERS

- 4-miles west of Port of Corpus Christi (nation's largest U.S. port by total revenue tonnage)
- 18-miles northeast of new \$1.0 billion Tesla Lithium Refinery
- 18-miles north of new OXY carbon capture plant (phase 1 starting 2026)
- 19-miles southeast of \$2.0 billion Steel Dynamics Mill (1.2 million SF)



For Further Information:

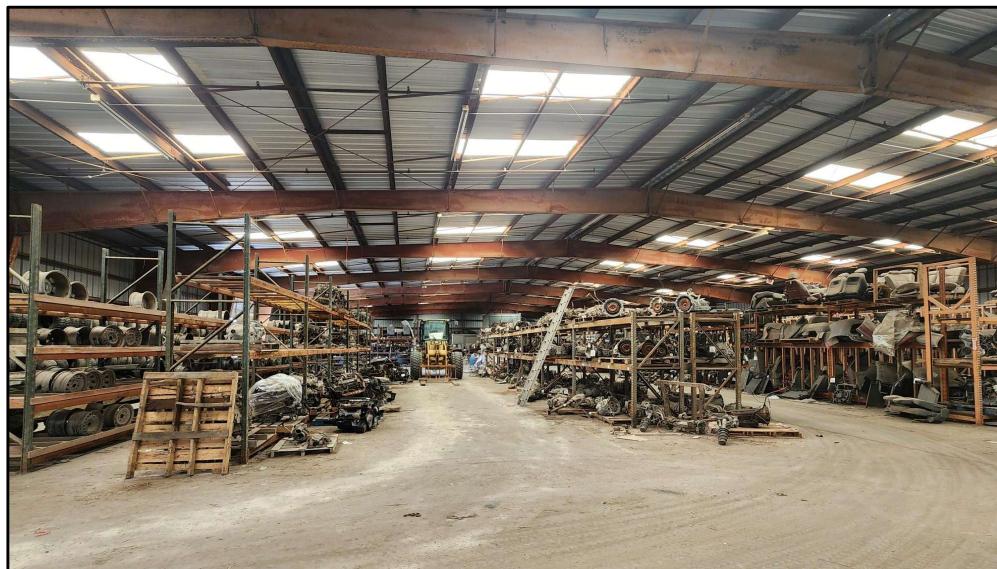
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PROPERTY IMAGES

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