



**FOR
LEASE**

Corpus Christi Business Park “CCBP”

4531 Ayers Street, Corpus Christi, TX 78415

1,000; 3,168 or 4,000 sq ft office warehouse suites



Jack and Ben Super
SuperTex Properties L.P.
Super Commercial Properties
4531 Ayers Street, Suite 201, Corpus Christi, TX 78415
(361) 853-3003 Fax: (361) 853-9141 cell: (361) 215-8018



SuperTex Properties

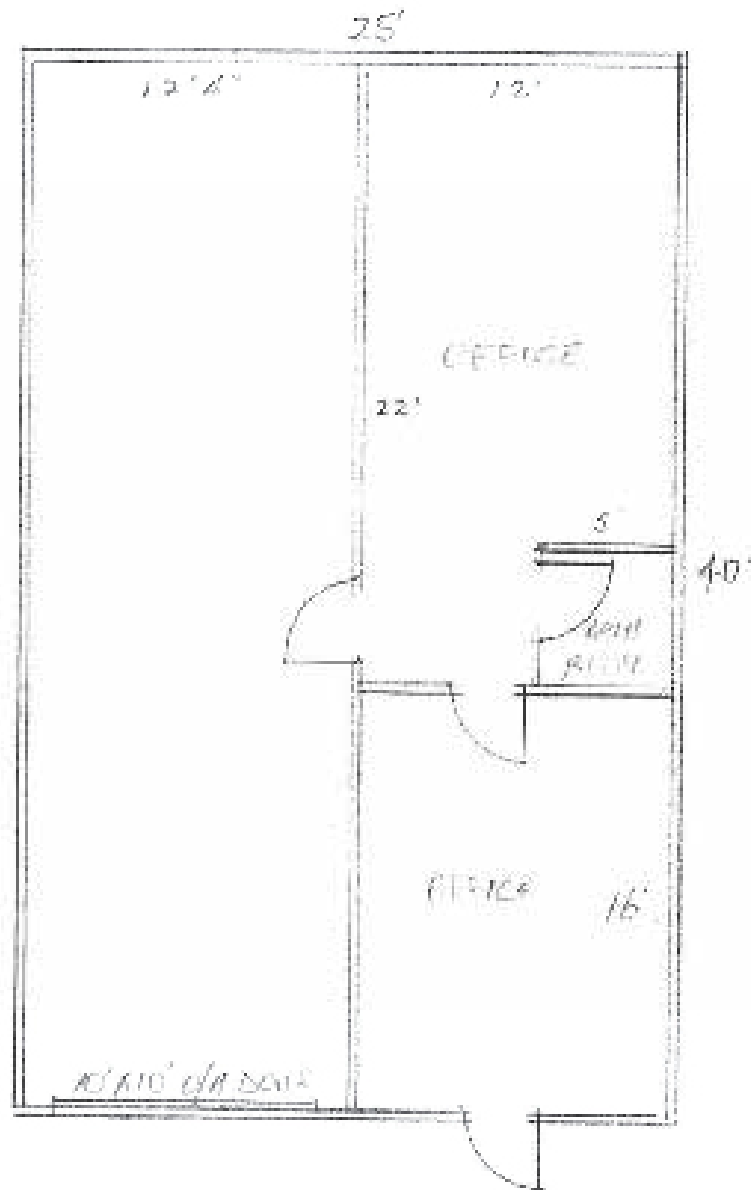
4531 Ayers, Suite 201
Corpus Christi, Texas 78415
Phone (361) 853-3003 Fax: (361) 853-9141
zjsuper@gmail.com

Corpus Christi Business Park “CCBP”

4531 Ayers Street, Corpus Christi, TX 78415
1,000; 3,168 or 4,000 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:** Suite 103; 113 or 204 - Each Suite is 1,000 sq feet
Each Suite has a minimum of one office plus one private restroom
One - 10' x 10' roll-up grade level door
\$925 per month (\$0.93 /sf) No additional CAM charges
- Suite 312; 3,168 sq feet
2,288 sq ft office, 800 sq ft warehouse plus a two private restrooms
Two - 10' x 10' roll-up grade level doors
\$2,850 per month (\$0.90 /sf) No additional CAM charges
- Suite 412; 4,000 sq feet
600 sq feet of office and 3,400 sq foot of warehouse plus one private restroom
Three - 10' x 10' roll-up grade level doors
\$3,600 per month (\$0.90 /sf) No additional CAM charges
- Features:** The warehouse height is 15 feet
Each 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
- Broker Coop:** 3% Broker Cooperation Encouraged

Corpus Christi Business Park "CCBP"
4531 Ayers Street, Corpus Christi, TX 78415
Suite 103
1,000 Sq Feet
Half office and half warehouse - Private restroom
One - 10' x 10' roll-up grade level door



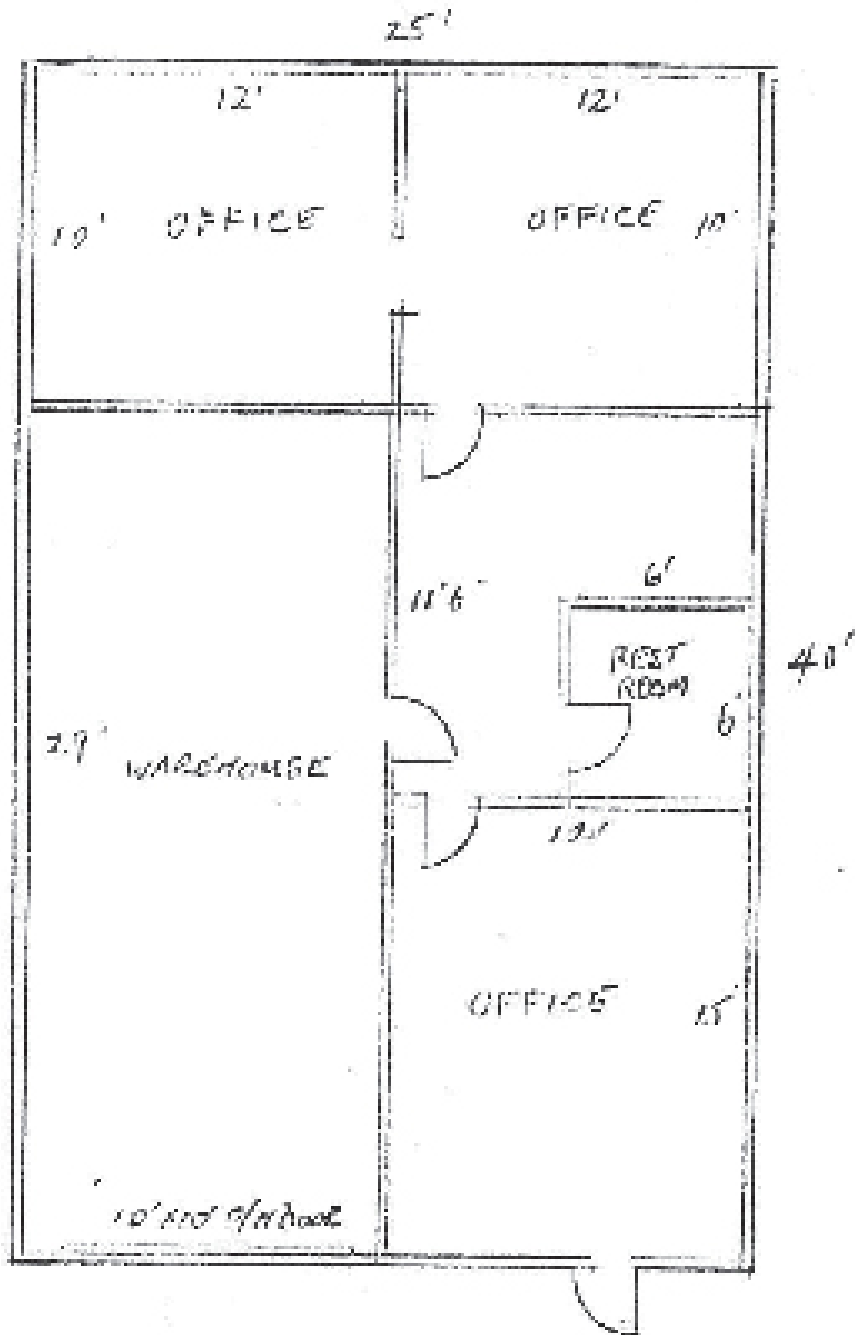
Corpus Christi Business Park "CCBP"
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Suite 113

1,000 Sq Feet

3 private offices totaling 640 sq foot plus 350 sq feet open warehouse

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

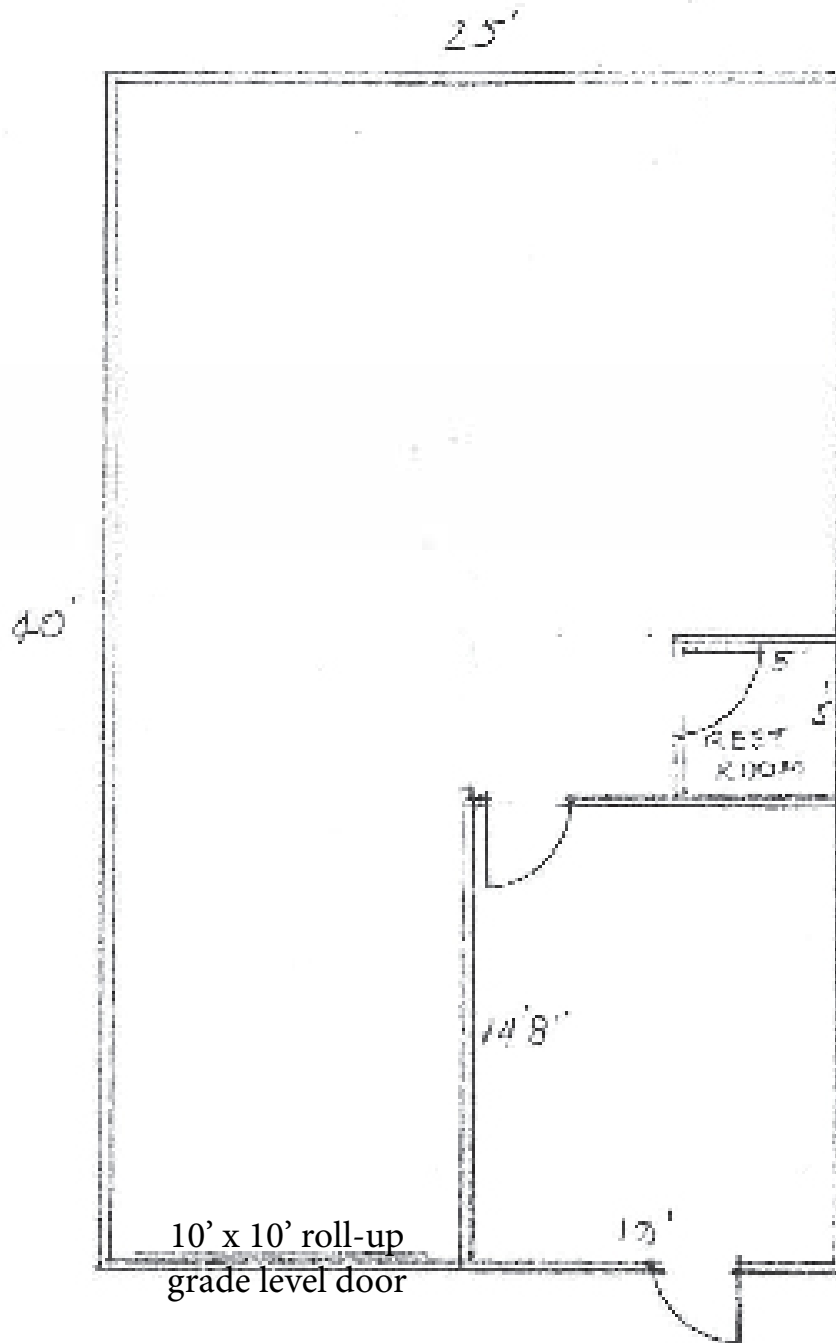


Corpus Christi Business Park "CCBP"
4531 Ayers Street, Corpus Christi, TX 78415
Suite 204

1,000 Sq Feet

1 private office and the remainder open warehouse plus private restroom

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



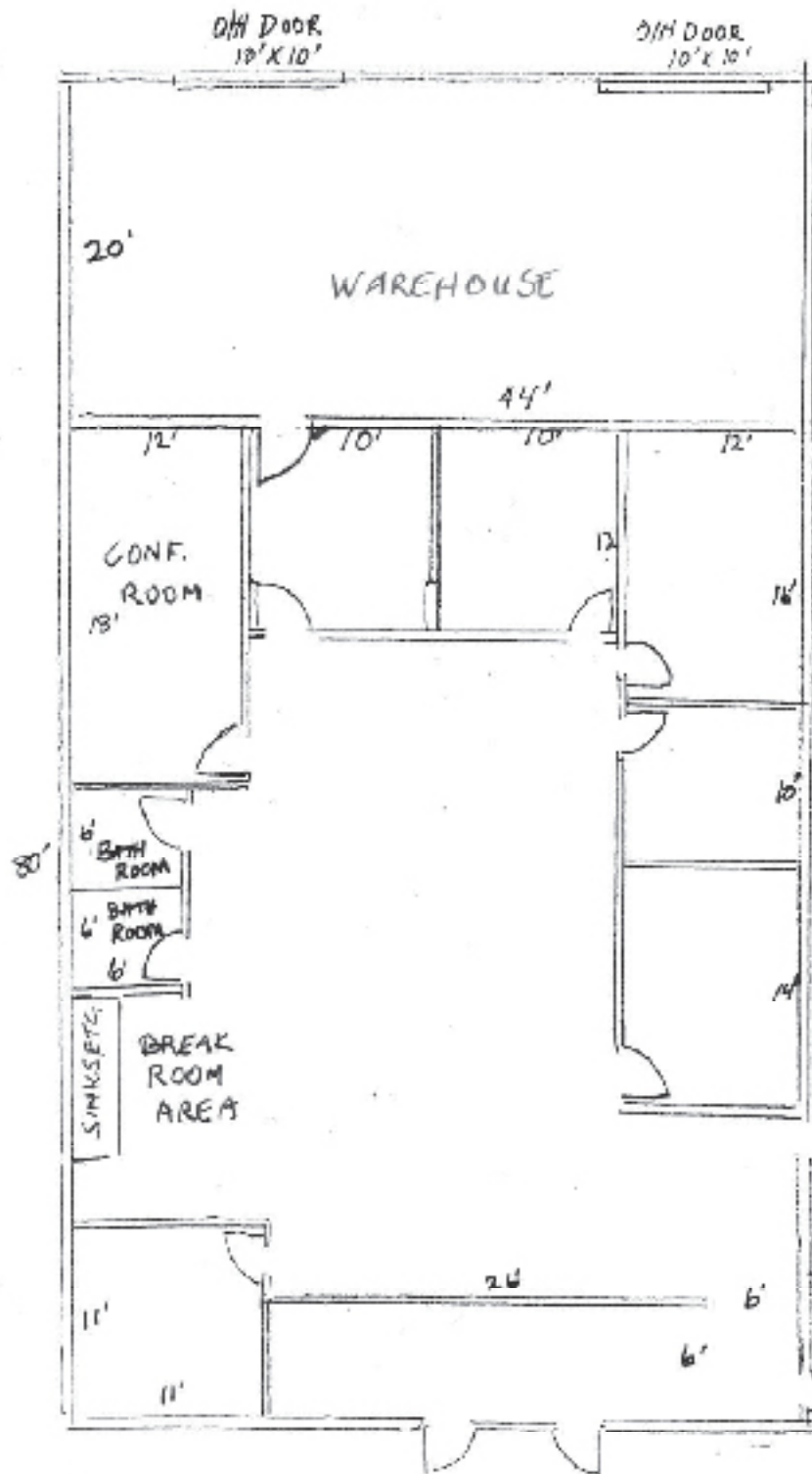
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Suite 312

3,168 Sq Feet

2,288 sq ft office, 800 sq ft warehouse plus a two private restrooms

Two - 10' x 10' roll-up grade level door



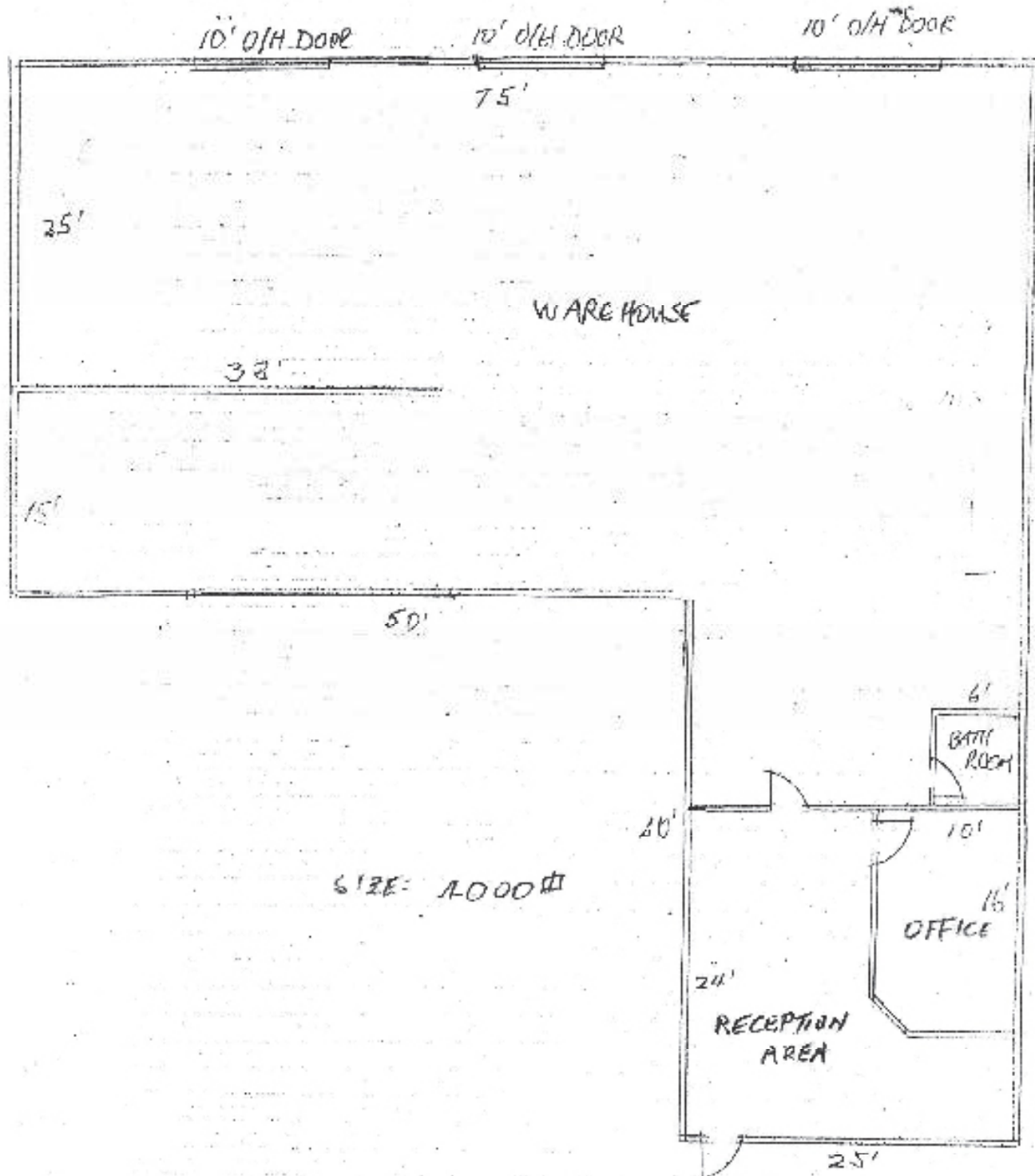
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Suite 412

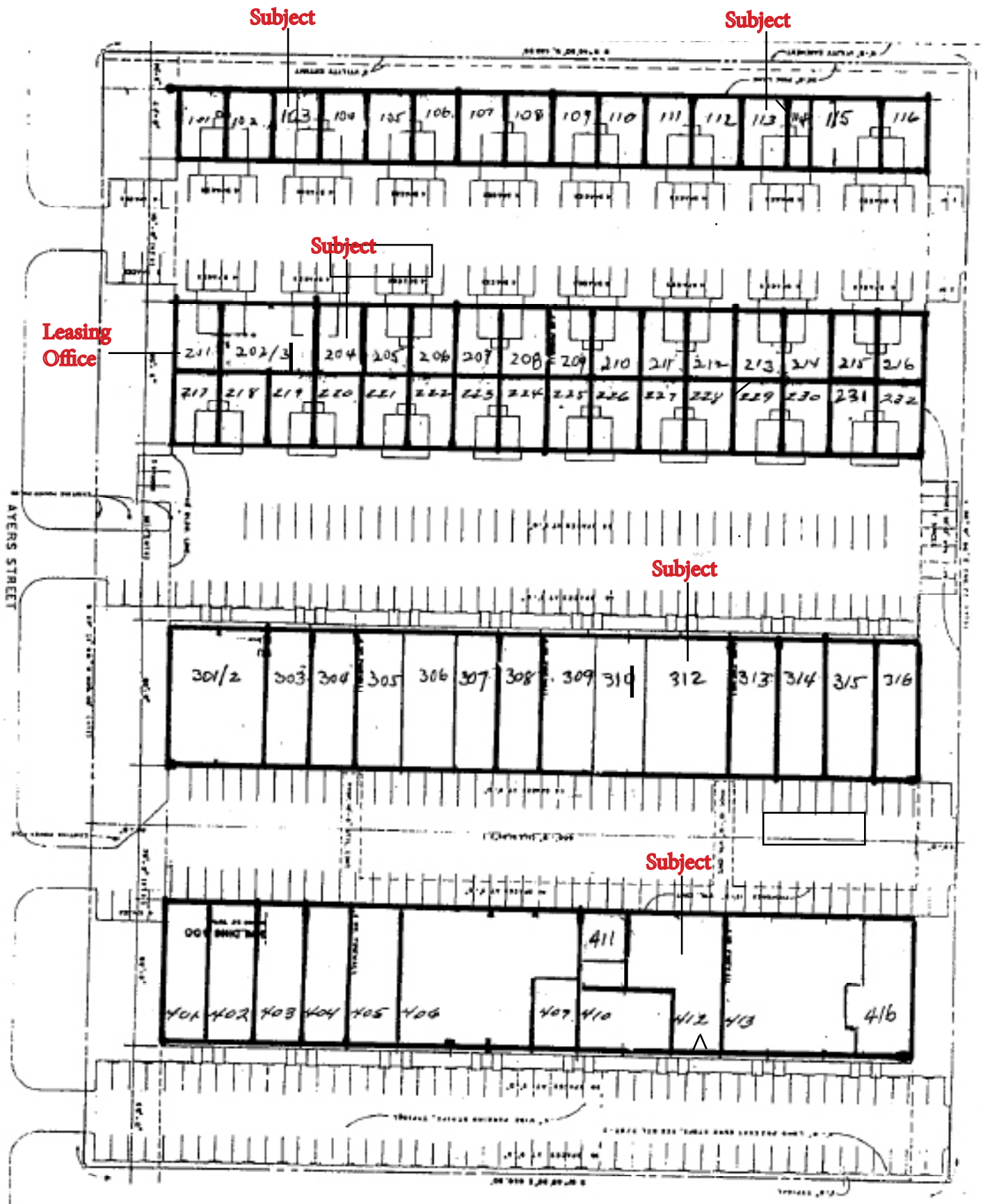
4,000 Sq Feet

600 sq feet of office and 3,400 sq foot of warehouse

Three - 10' x 10' roll-up grade level doors



Corpus Christi Business Park "CCBP"
4531 Ayers Street, Corpus Christi, TX 78415
Site Plan





CCBP Suite 103; 1,000 sq feet



CCBP Suite 103; 1,000 sq feet



CCBP Suite 113; 1,000 sq feet







CCBP Suite 204; 1,000 sq feet



CCBP Suite 204; 1,000 sq feet



CCBP Suite 312; 3,168 sq feet



CCBP Suite 312; 3,168 sq feet



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CCBP Suite 312; 3,168 sq feet



