

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1.00/SF/month (NNN)
Building Size:	22,490 SF
Drive-Thru Overhead Doors:	(2) 16' x 16'
Eave Height:	16' (21' at Peak)
Flooring:	Concrete
Lighting:	Fluorescent
Year Built:	1982
Zoning:	Heavy Industrial

PROPERTY OVERVIEW

This 22,490 SF dry storage building is located within a fully fenced, 39 acre industrial facility situated on a stabilized and fenced yard. It features two 16' x 16' drive-thru overhead doors, a 16' eave height (21' at peak), a durable concrete floor and two large fans for air circulation. Fluorescent lighting and dedicated men's and women's restrooms add to its functionality.

This versatile building is ideal for warehousing, distribution, equipment storage or light industrial operations. Additional yard space is available. Five adjacent platted lots (2.6–2.8 acres each) offer build-to-suit opportunities along Chaparosa Street.

LOCATION OVERVIEW

Strategically positioned along US Hwy 77/I-69 in Robstown, Texas, this property offers excellent access and visibility. Located just four miles from Corpus Christi, it provides connectivity to major transportation routes, facilitating efficient logistics and distribution. In addition to its I-69 frontage, the site also features access from County Road 48 and Chaparosa Street, enhancing accessibility for trucks and equipment. This prime location is well-suited for industrial users seeking proximity to regional markets, ports and major highways.

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Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

FOR LEASE

4599 I-69/ US HWY 77 | DRY STORAGE BUILDING

DRY STORAGE BUILDING | 22,490 SF



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

AERIAL MAP



MATTHEW CRAVEY, SIOR, CCIM

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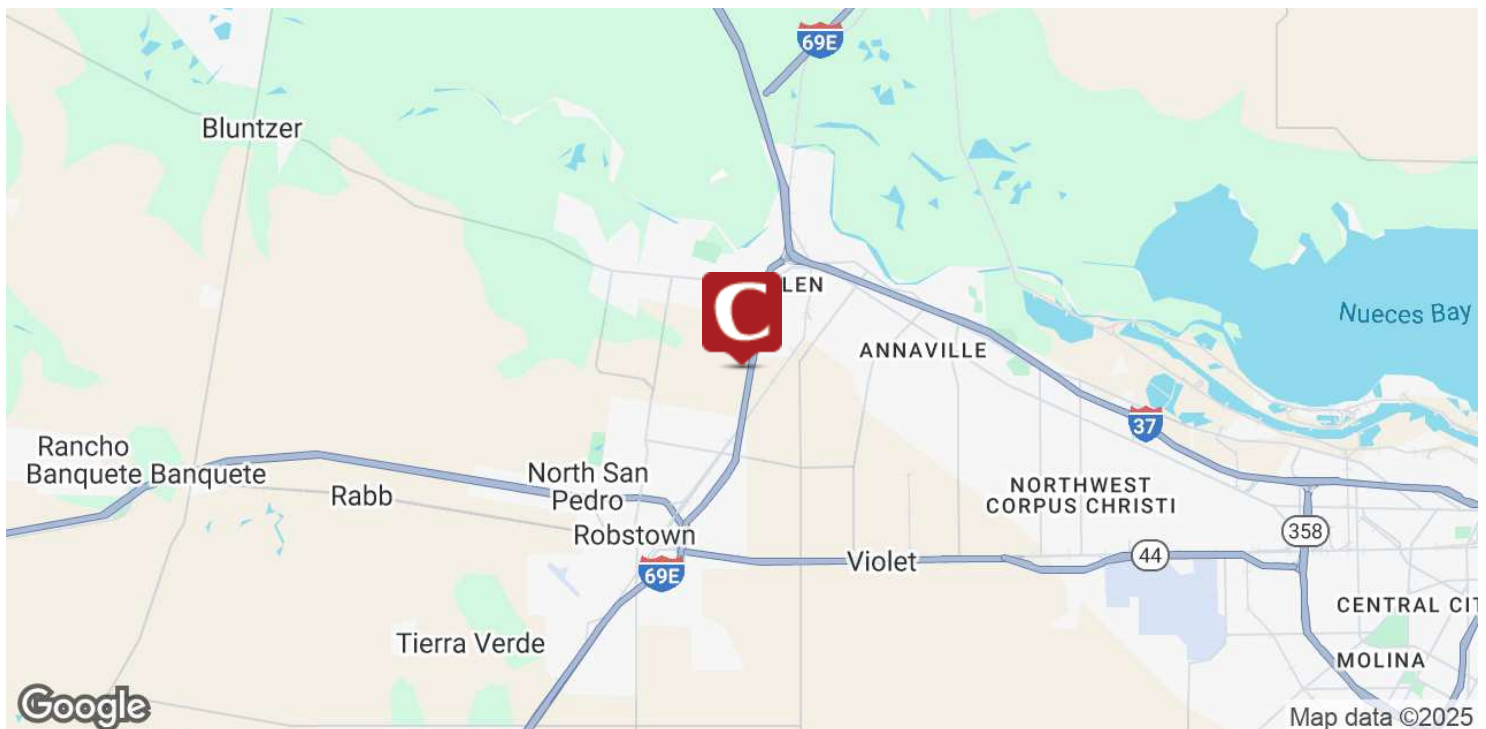
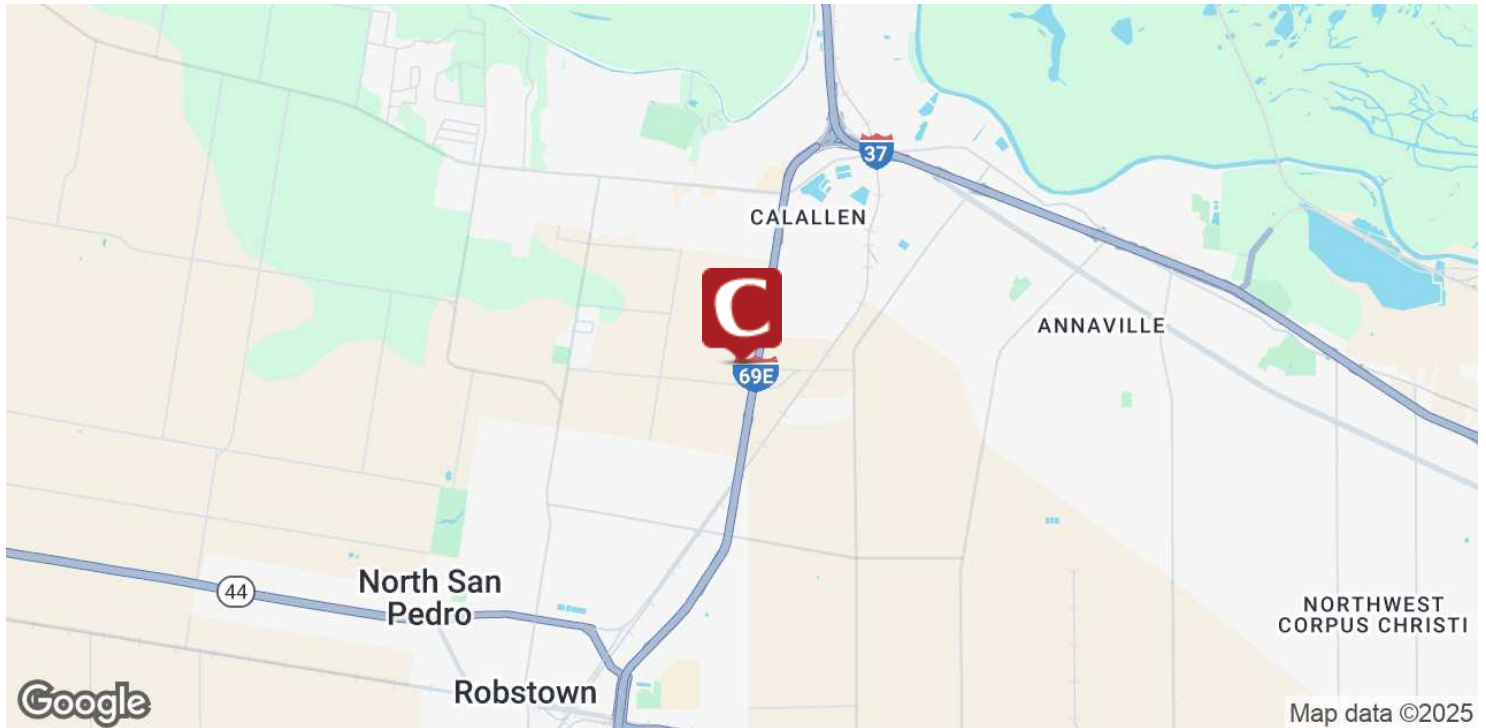
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LOCATION MAPS



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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Cravey Real Estate Services, Inc.</u>	<u>0409080</u>	<u>matt@craveyrealstate.com</u>	<u>361.289.5168</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Cravey Real Estate Services, Inc.</u>	<u>0203443</u>	<u>matt@craveyrealstate.com</u>	<u>361.289.5168</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Matthew Cravey</u>	<u>0203443</u>	<u>matt@craveyrealstate.com</u>	<u>361.221.1915</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Matthew Cravey, SIOR, CCIM</u>	<u>203443</u>	<u>matt@craveyrealstate.com</u>	<u>361.221.1915</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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