

OFFERING: FOR LEASE

WAREHOUSE | 6,500 SF
CENTRALLY LOCATED INDUSTRIAL WAREHOUSE



4802 Neptune St
Corpus Christi, TX 78405



NEW SOUTHERN COMMERCIAL REAL ESTATE

Steven Saules | Agent
361-905-5000 (Direct)
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www.newsoutherncommercial.com



EXECUTIVE SUMMARY

4802 Neptune St, Corpus Christi, TX 78405

HIGHLIGHTS

- Asking \$4,000 NNN
- Proximate to I-37 and NPID
- Concrete Yard and Security Fence
- (3) 12-14" Overheads
- 3 Offices / 2 Restrooms
- Zoned Light Industrial

DETAIL

- Water - 6" Along Neptune St
- Sewer - 8" Along Centaurus Dr
- Flood Zone - 0%
- Location - City of Corpus Christi
- Tax Rate - \$2.371861
- 2025 Taxes (\$9,715.88)



For Further Information:

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LOCAL MARKET

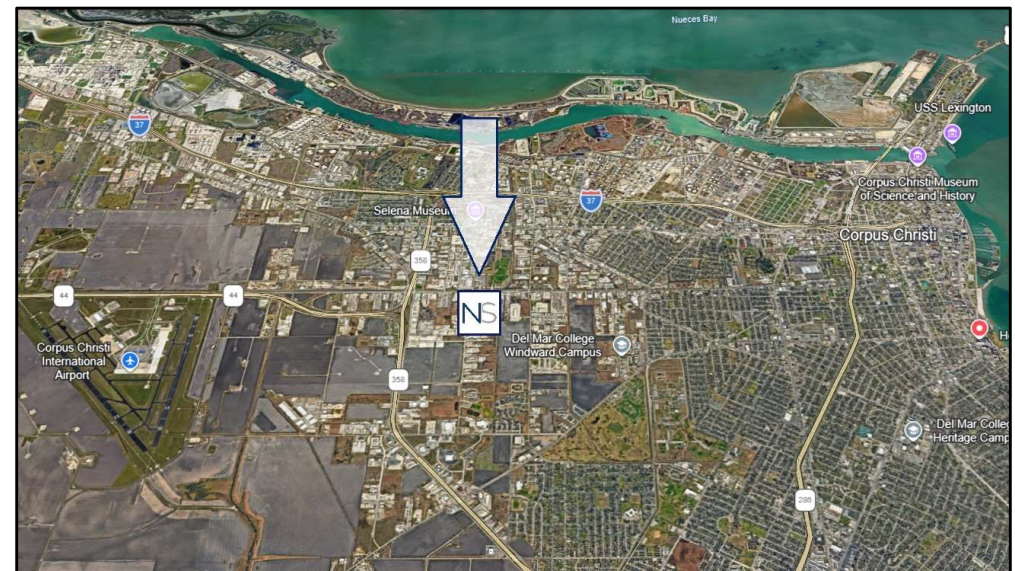
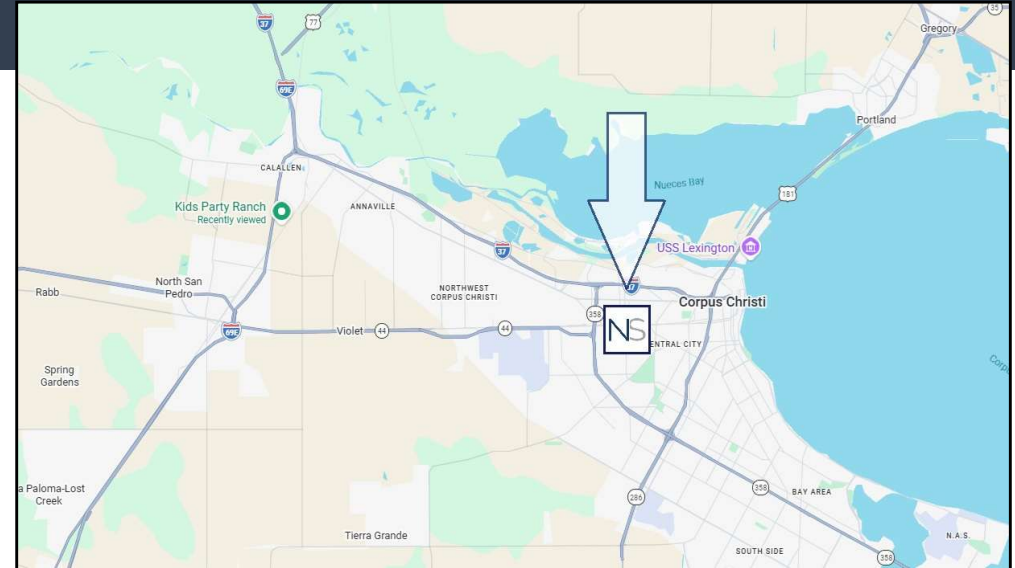
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LOCATION

- Easy Access to Navigation and I-37
- Centrally located commercial and light industrial property
- Great access to I-37, NPID, Agnes, Hwy-44 and Leopard
- Proximate to Corpus Christi Port, Harbor Bridge, and refineries

EMPLOYERS

- 5-miles southwest of Port or Corpus Christi (nations largest U.S. port by total revenue tonnage)
- 17-miles east of new \$1.0 billion Tesla Lithium Refinery
- 18-miles north of new OXY carbon capture plant (phase 1 starting 2026)
- 20-miles southeast of \$2.0 billion Steel Dynamics Mill (1.2 million SF)

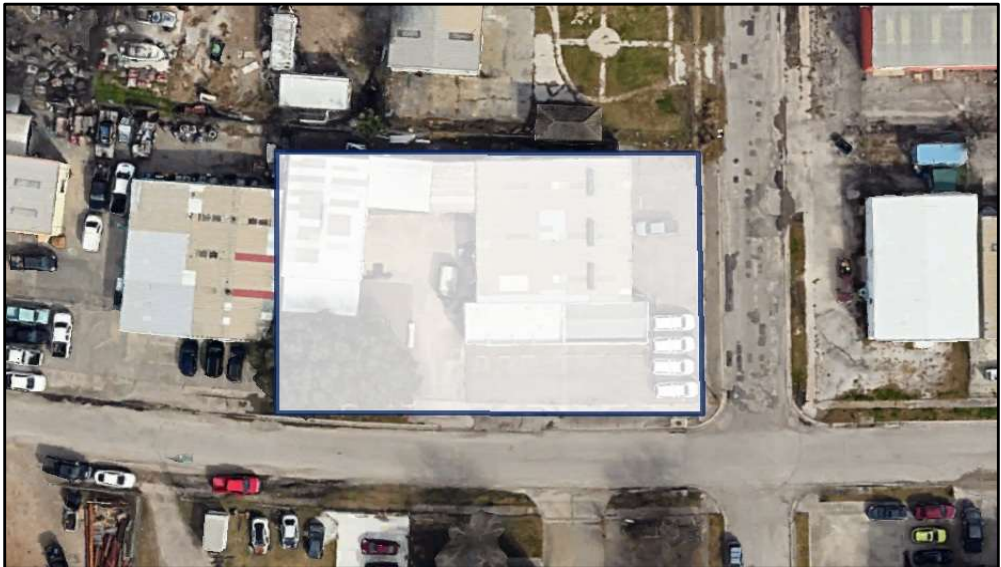


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PROPERTY IMAGES

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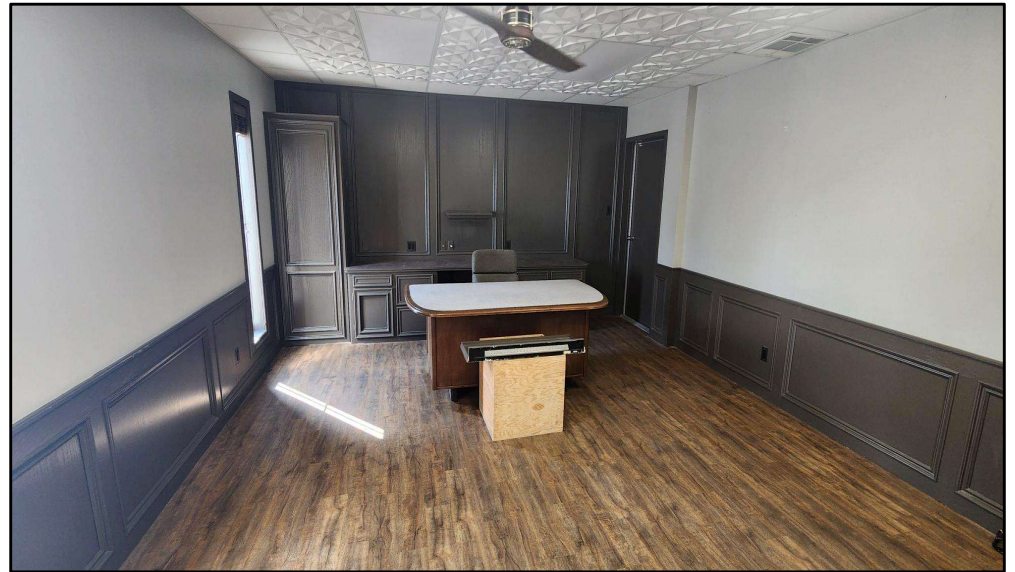


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