

OFFERING: FOR LEASE

WAREHOUSE | 10,120 SF
2.35-ACRES / I-37 FRONTAGE

962 Savage Lane
Corpus Christi, TX 78407



NEW SOUTHERN COMMERCIAL REAL ESTATE

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



EXECUTIVE SUMMARY

962 Savage Lane, Corpus Christi, TX 78407

HIGHLIGHTS

- Asking \$16,300 NNN Lease / 10,120 SF Warehouse
- Great Access to I-37, NPID and Port
- 2,500 SF Mezzanine
- 2.35-Acres Concrete Yard
- (11) 12-14" Overheads
- 7 Offices / 4 Restrooms
- 400' LF on I-37

DETAIL

- Water – 6-8" Along Savage Ln
- Sewer – 10" Along Savage Ln
- Flood Zone - 0%
- Access – Savage Lane
- Location – City of Corpus Christi
- Tax Rate - \$2.213261
- ISD – Corpus Christi



For Further Information:

Steven Saules | 361-905-5000 | steven@newsoutherncommercial.com

LOCAL MARKET

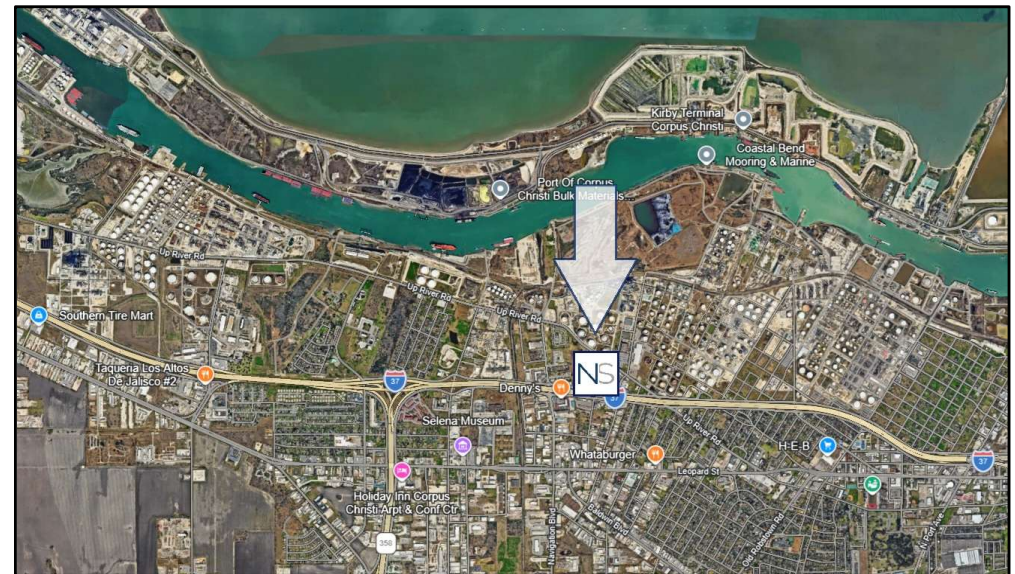
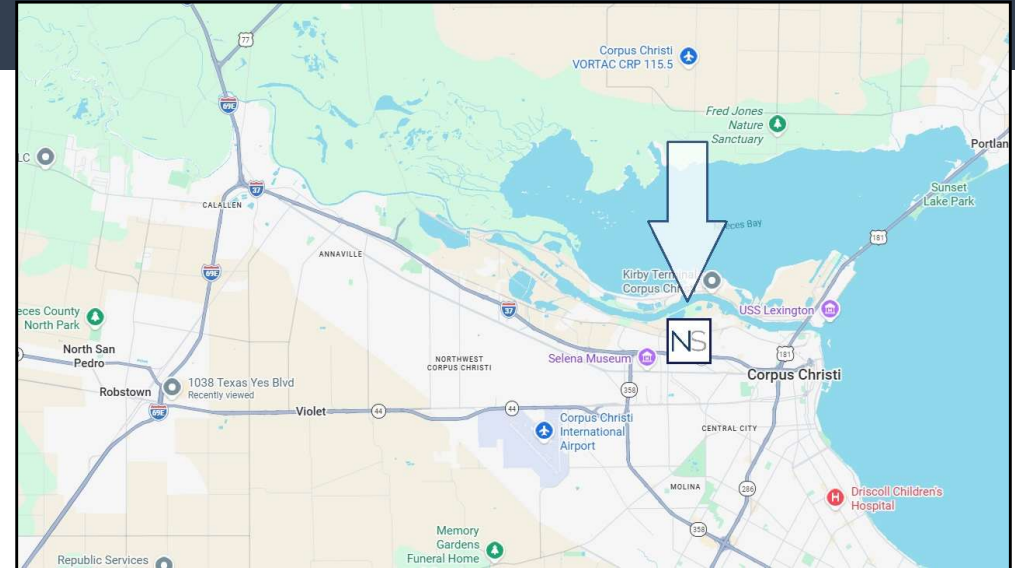
962 Savage Lane, Corpus Christi, TX 78407

LOCATION

- Highly accessible Light Industrial (I3) property with frontage on I-37 in Corpus Christi, TX.
- Located proximate to I-37, NPID, Agnes, Hwy-44 and Leopard.
- Great access to the Corpus Christi Port, new Harbor Bridge, and refineries.

EMPLOYERS

- 3-miles southwest of Port or Corpus Christi (nations largest U.S. port by total revenue tonnage)
- 17-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 south of \$2.0 billion Steel Dynamics Mill (1.2 million SF)



For Further Information:

Steven Saules | 361-905-5000 | steven@newsoutherncommercial.com

PROPERTY IMAGES

962 Savage Lane, Corpus Christi, TX 78407



For Further Information:

Steven Saules | 361-905-5000 | steven@newsoutherncommercial.com