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Industrial Land and Buildings For Sale



5568 & 5570 Ayers Street Corpus Christi, TX 78415

LEGAL DESCRIPTION: Southern half of Holly Industrial North half of Lot 2, City of Corpus Christi, Nueces County

SITE SIZE: Total ± 208,447 SF site (NCAD) or 4.78 Acres. Interior site with excess land

IMPROVEMENTS: 5568 Ayers is 20,640 ± SF metal building with concrete perimeter beam built in 1964 having approx. 1,336 SF in office and 18,440 SF in clear span warehouse space. 2 restrooms, and a lunch room. Has 14' eave height, 4 OHD. 5570 Ayers is a 3,000 SF shop with 20' x 16' OHD and 20' x 60' awning over slab. Partially stabilized yard and asphalt.

SALE PRICE: \$2,600,000.00

RENT PRICE: \$20,000.00 per month plus NNN

SALE TERMS: Cash, Conventional

ZONING: "IL" (Light Industrial)

UTILITIES: Electric, gas, water and sewer at front of site

TAXES: 2024 AV \$801,780 Taxes 2024 ± \$17,435

COMMENTS: Southside location. Near freeways and schools. Prime site for Developing, warehousing and distribution, or other light industrial needs.

Broker: Mark Pettigrove (361) 941-5269 Garron Dean & Associates, LLC

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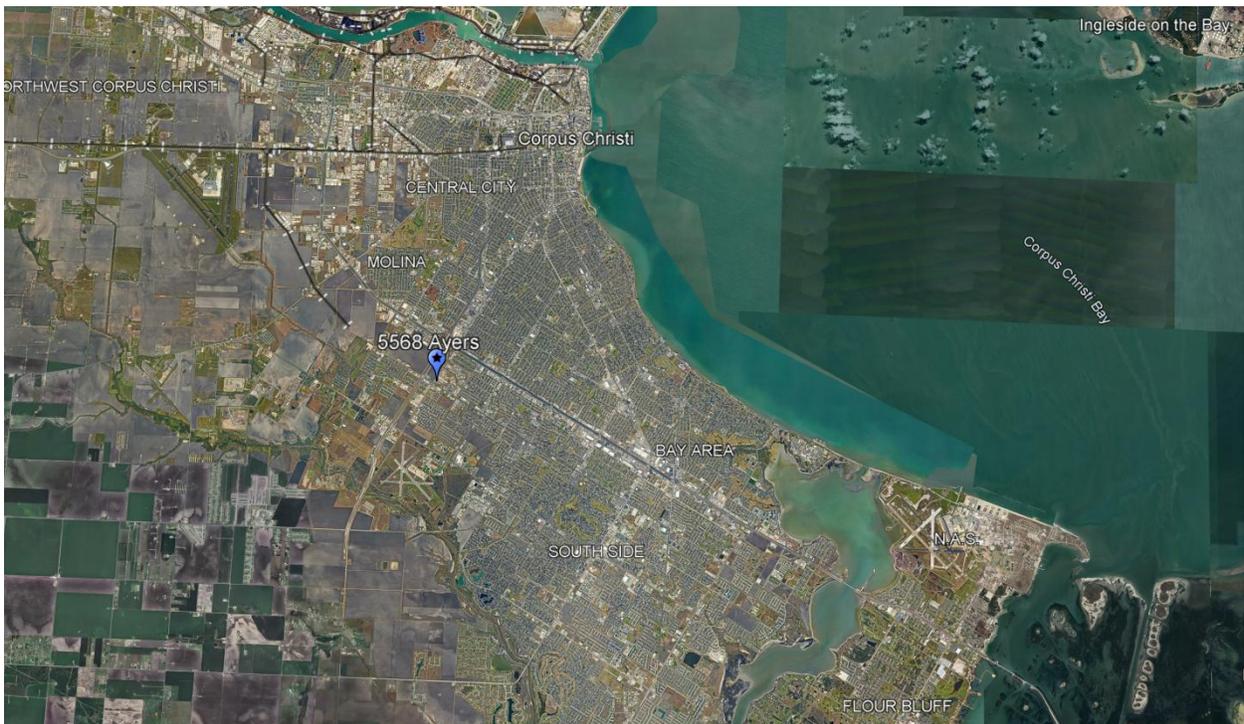
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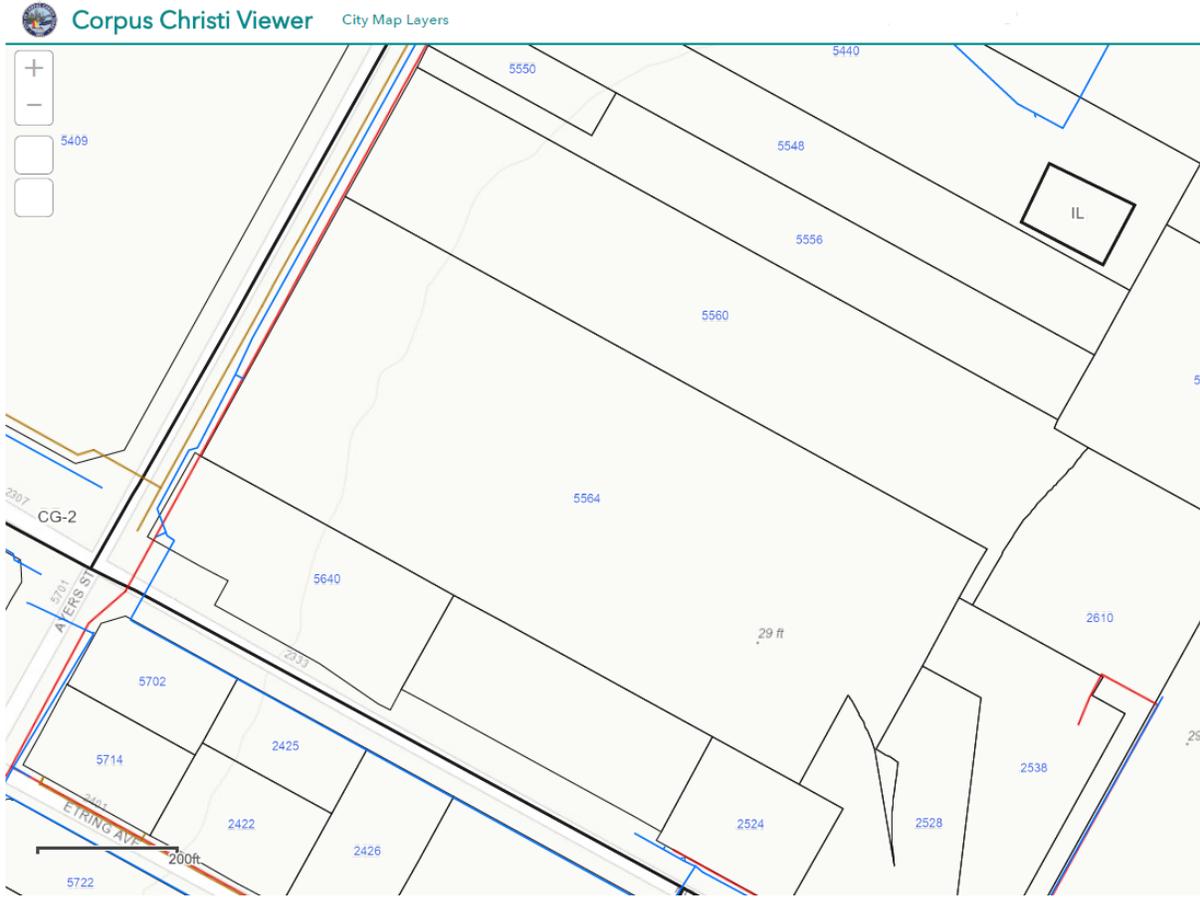


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Water, sewer and gas at front of property

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