

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	\$15,000/month Gross on a 5 year term
Lot Size:	2.231 Acres
Total Property Size:	22,875 SF Total
Office Space:	2,460 SF
Warehouse Space Behind Office:	4,000 SF
Large Warehouse:	6,000 SF
Covered Dock with Floor Drains:	7,635 SF
Freezer Unit:	1,680 SF (35' x 48')
Freestanding Metal Building:	1,100 SF
Zoning:	CG-2

PROPERTY OVERVIEW

Built in 2012, this versatile commercial property offers a comprehensive mix of office, warehouse and specialized storage spaces designed to support a range of industrial and logistics operations. The site features multiple buildings and facilities, providing flexibility for businesses requiring administrative, storage and temperature-controlled environments.

PROPERTY HIGHLIGHTS

- **Loading Dock:** Equipped with a 5-bay, true 4-foot loading dock for streamlined logistics and vehicle access.
- **Overhead Doors:** Multiple 14' x 14' overhead doors to facilitate easy entry and exit for large vehicles and equipment.
- **Freezer Capabilities:** The freezer space is specifically designed to maintain temperatures as low as 20 degrees Fahrenheit, ensuring suitability for perishable goods storage.
- **Open-Air Dock Design:** Features a clear height of 12.5 feet sloping to 10.4 feet, with extended overhangs to protect against inclement weather, enhancing operational reliability.
- **Utilities:** On-site 3-phase electrical service and a 3-inch water line, supporting high-demand industrial applications.
- **Environmental Compliance:** A Phase 1 Environmental Site Assessment has been completed, providing assurance of site suitability and reducing due diligence timelines for potential occupants.
- **Security Features:** Integrated surveillance camera system installed throughout the property, enhancing safety and monitoring capabilities for operational peace of mind.

JOHN FORET

361.271.1527
john@craveyrealstate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

OFFICE SPACE

**JOHN FORET**

361.271.1527

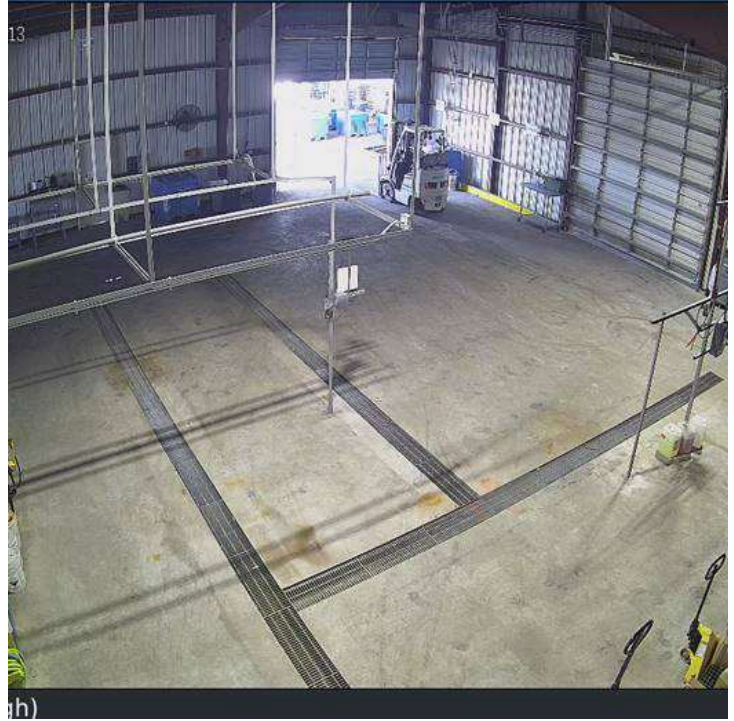
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WAREHOUSE SPACE



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FENCED LOT, FREESTANDING STORAGE & BAY LOADING DOCKS



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IDEAS FOR PROPERTY USES



LOGISTICS AND DISTRIBUTION CENTER

Leverage proximity to I-37 and the Port for e-commerce fulfillment, third-party logistics (3PL), or regional distribution—ideal for startups in supply chain tech or import/export.

LIGHT MANUFACTURING OR ASSEMBLY

Set up operations for custom fabrication, electronics assembly, or food processing, taking advantage of the warehouse space and highway access for raw materials and shipping.

STORAGE AND WAREHOUSING BUSINESS

Convert to self-storage units or climate-controlled warehousing, targeting local businesses or residents in the growing Central City area.

AUTOMOTIVE OR EQUIPMENT REPAIR/SERVICE

High-traffic location suits a repair shop, auto parts distribution, or heavy equipment leasing—zoning often allows such uses with outdoor storage.

MIXED-USE COMMERCIAL HUB

If zoning permits, blend warehouse with retail/office space for an entrepreneurial incubator, such as co-working for makers, or a hybrid gym/equipment storage facility.

ENERGY SECTOR SUPPORT

Host operations for oilfield services, renewable energy storage, or petrochemical supply, capitalizing on Corpus Christi's role as an energy hub.

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IDEAL SITE FOR FOOD PROCESSING & COLD STORAGE

Cold Storage Capabilities:

- **Advanced Freezer Storage:** Dedicated 1,680 SF freezer space designed to maintain 20°F, ensuring optimal preservation of perishable goods.
- **Open-Air Dock with Weather Protection:** 7,635 SF of covered dock space with floor drains and a clear height of 12.5' (sloped to 10.4'), designed for efficient loading and unloading in all weather conditions.
- **Five 4' Loading Bays:** Facilitates seamless logistics for large-volume food distribution.

Processing & Storage Efficiency:

- **Warehouse & Processing Space:** A combination of 6,000 SF of warehouse and 4,000 SF of additional storage behind the office allows for a streamlined workflow in food processing and packaging.
- **3-Phase Electric System:** Supports high-power processing equipment and refrigeration systems, ensuring uninterrupted operation.
- **3" Water Line on Site:** Ample water supply for sanitation and food processing needs.

Compliance & Safety Features:

- **Regulatory Ready:** The facility meets local, state and federal food safety requirements.
- **Sanitation Infrastructure:** Floor drains in dock space facilitate easy cleaning, maintaining hygiene and food safety standards.
- **Phase 1 Environmental Survey Complete:** Ensures compliance with environmental regulations, reducing risk for buyers and investors.

Expansion & Customization Potential:

- **Flexible Design:** The diverse mix of office, warehouse and cold storage space allows for various food processing applications including meat, seafood, produce and dairy.
- **Space for Growth:** The facility's layout supports future upgrades such as additional cold storage, automation or expanded processing areas.
- **Strategic Location:** Situated in Corpus Christi, this facility provides excellent connectivity to major transportation routes, facilitating distribution across Texas and beyond.

This turnkey solution is a rare opportunity for food processing, cold storage and distribution businesses looking to establish or expand their operations in the Texas Gulf Coast region.

For more details or to schedule a tour, contact us today!

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STRATEGIC LOCATION & ACCESSIBILITY

Prime Position on a Major Thoroughfare: Located directly on Leopard Street, a key east-west artery that historically served as the main entrance to Corpus Christi before the construction of Interstate 37. This provides high visibility and easy access for trucks, customers and employees.

Proximity to Major Highways:

- o Immediate access to Interstate 37 (I-37), which runs north-south through Corpus Christi and connects to San Antonio (about 140 miles north) and other regional hubs.

- o Close to US Highway 181 and US Highway 77/State Highway 44, facilitating quick travel to nearby cities like Houston (via US 77) or the Port of Corpus Christi.

- o Intersections with key roads like Navigation Boulevard, Port Avenue, and Lexington Road enhance local connectivity for logistics and commuting.

Central City Placement: Situated in the industrial corridor of Central City, just northwest of downtown Corpus Christi, offering a balance of urban amenities and industrial zoning. It's near the Port of Corpus Christi (one of the largest U.S. ports by tonnage), making it ideal for businesses tied to shipping, energy, or manufacturing sectors.

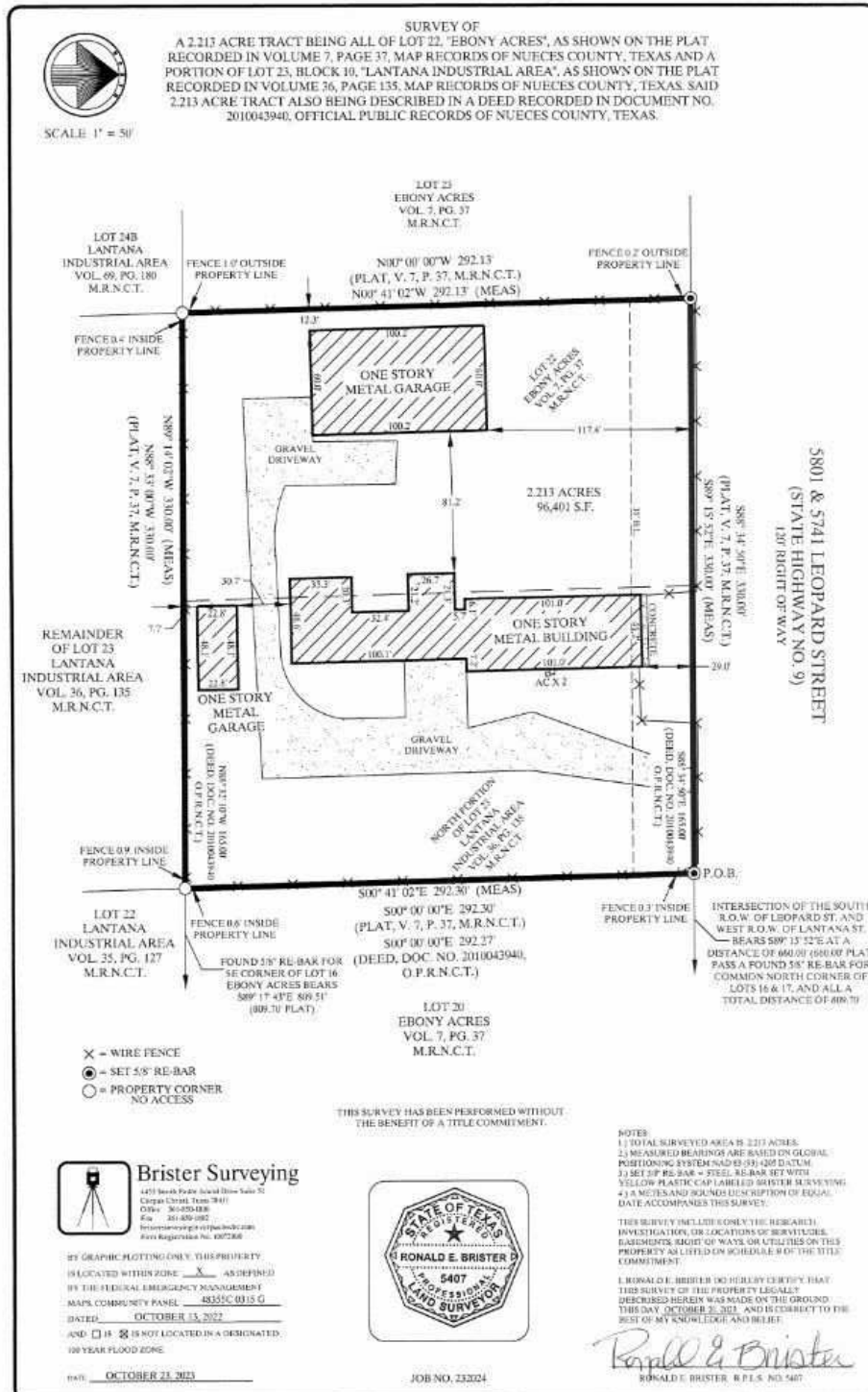


- **Size and Layout:** Over 22,000 SF of flexible space on a spacious lot, allowing for expansion, outdoor storage or multiple tenants. The building's 2012 construction ensures compliance with modern standards, including potential for high ceilings, loading docks and efficient workflows.
- **High Traffic and Visibility:** Leopard Street sees significant daily traffic, boosting exposure for any business with signage or storefront elements.
- **Economic Context:** Corpus Christi's growth in energy, petrochemicals and logistics industries supports demand for industrial properties like this one.

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361.271.1527
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SURVEY



JOHN FORET

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AERIAL VIEW



Aerial image taken prior to recent renovations and improvements. Property features may not be accurately depicted.

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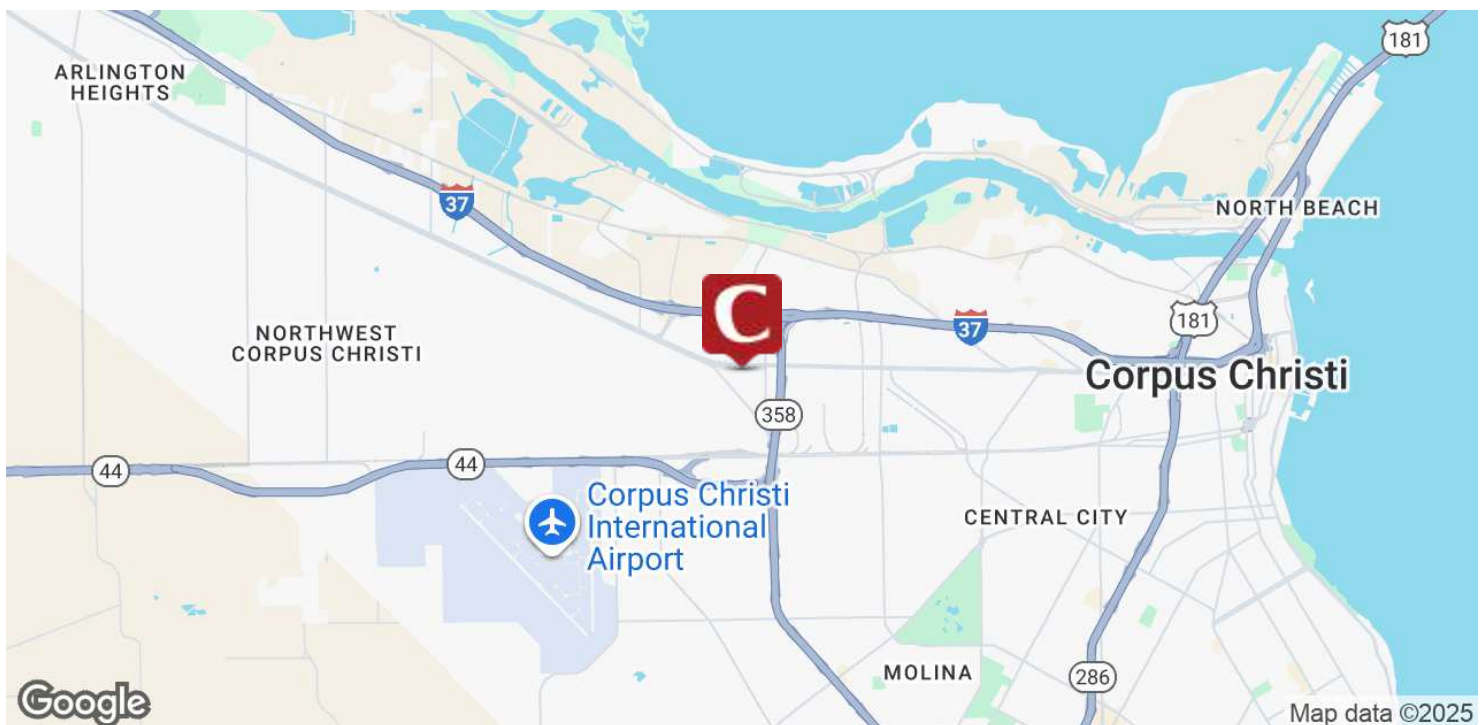
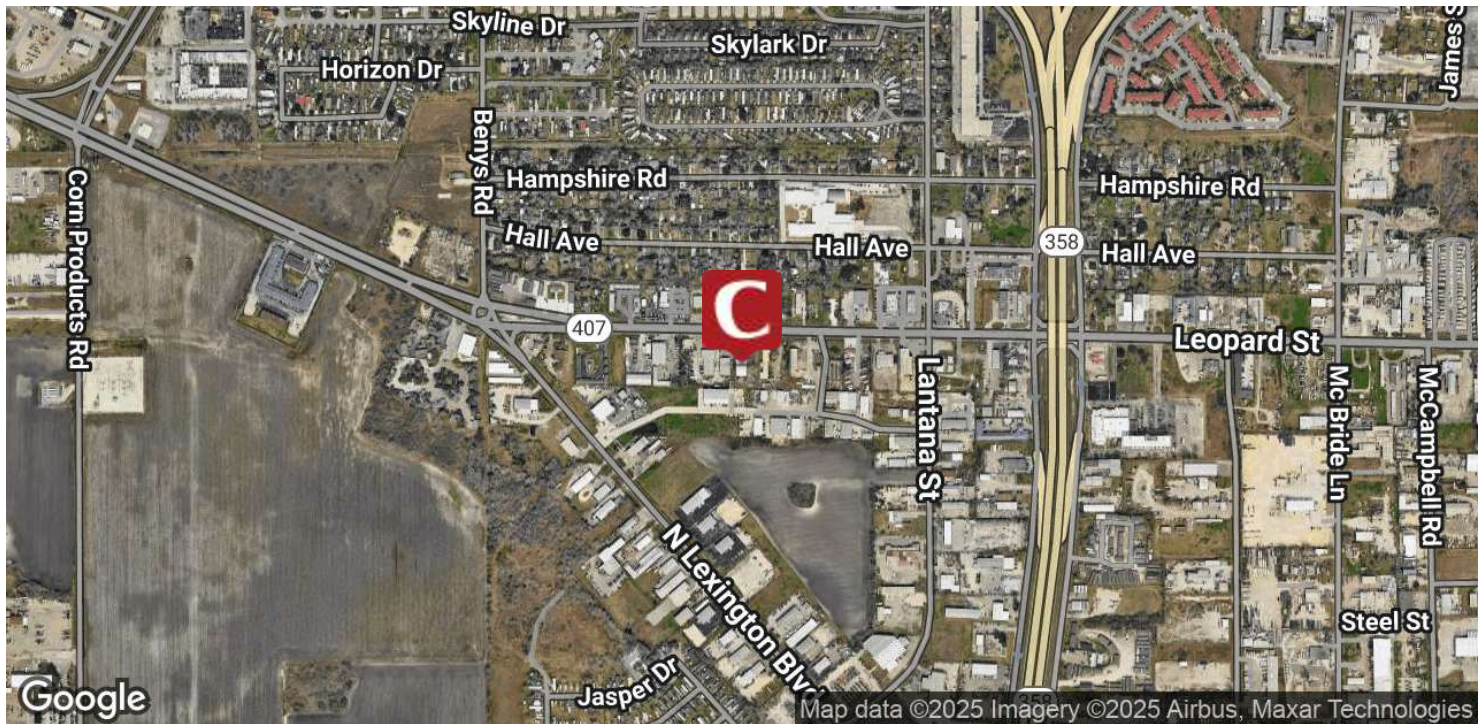
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LOCATION MAP

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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.

Cravey Real Estate Services, Inc.	0409080	matt@craveyrealstate.com	361.289.5168
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealstate.com	361.289.5168
Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealstate.com	361.221.1915
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Foret	748161	john@craveyrealstate.com	361.271.1527
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

Cravey Real Estate Services, Inc., 5541 Bear Lane, Suite 240 Corpus Christi, TX 78405
Matthew Cravey

Phone: 361.289.5168301 Fax: 361.289.5442

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