

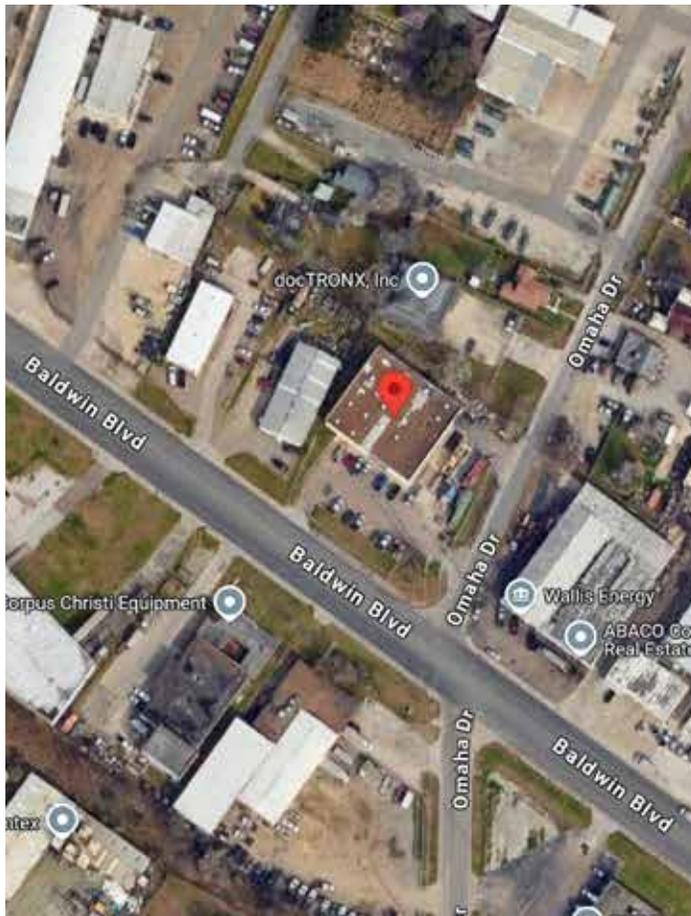


**FOR  
LEASE**

## **Baldwin Warehouse**

**4702 Baldwin Blvd, Corpus Christi, TX 78408**

**11,300 Sq Foot Freestanding building**



**Loading Dock**



**Warehouse**



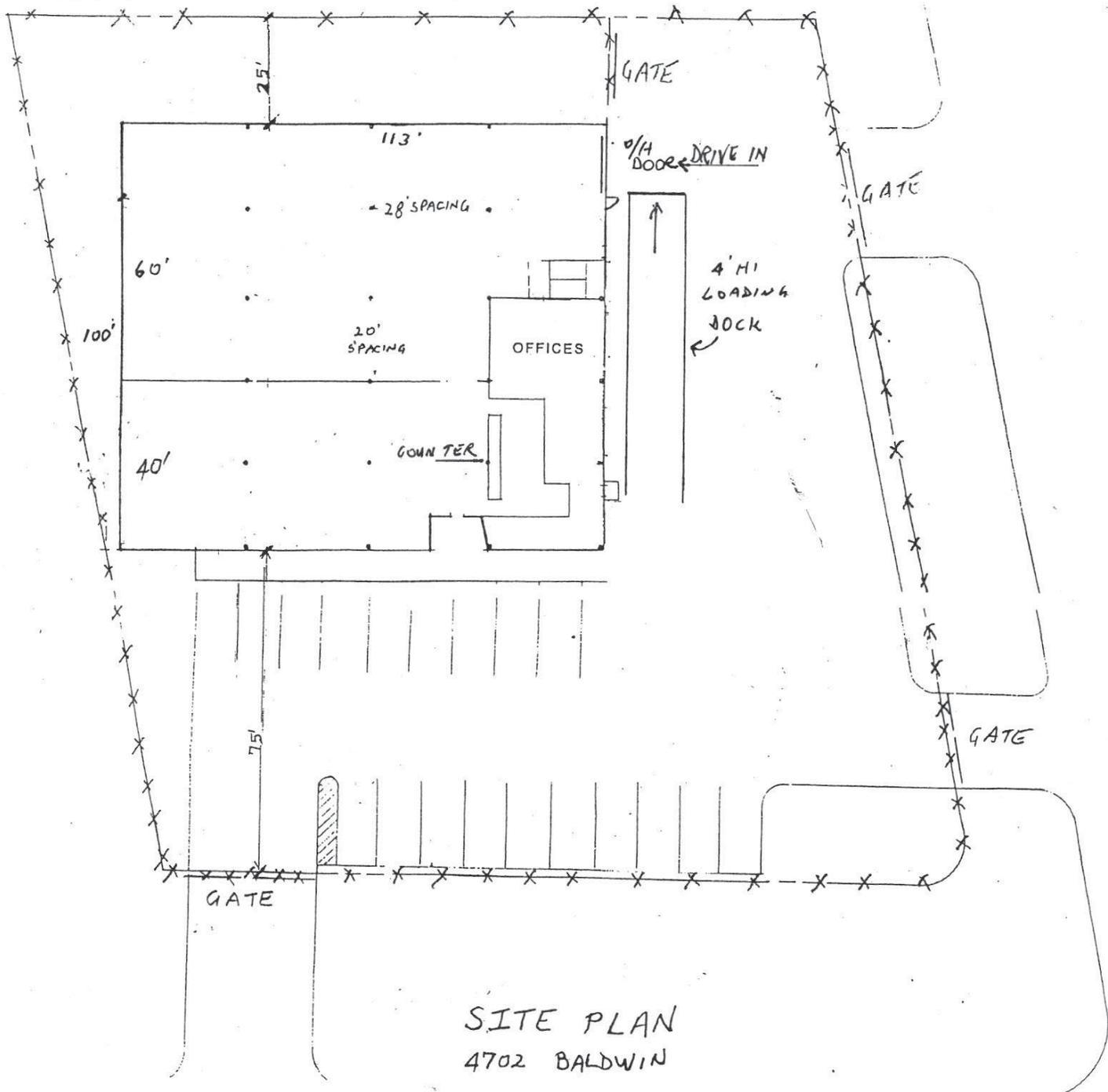
☐ Jack and Ben Super  
SuperTex Properties L.P.  
Super Commercial Properties  
4531 Ayers Street, Suite 201, Corpus Christi, TX 78415  
(361) 853-3003 Fax: (361) 853-9141 cell: (361) 215-8018

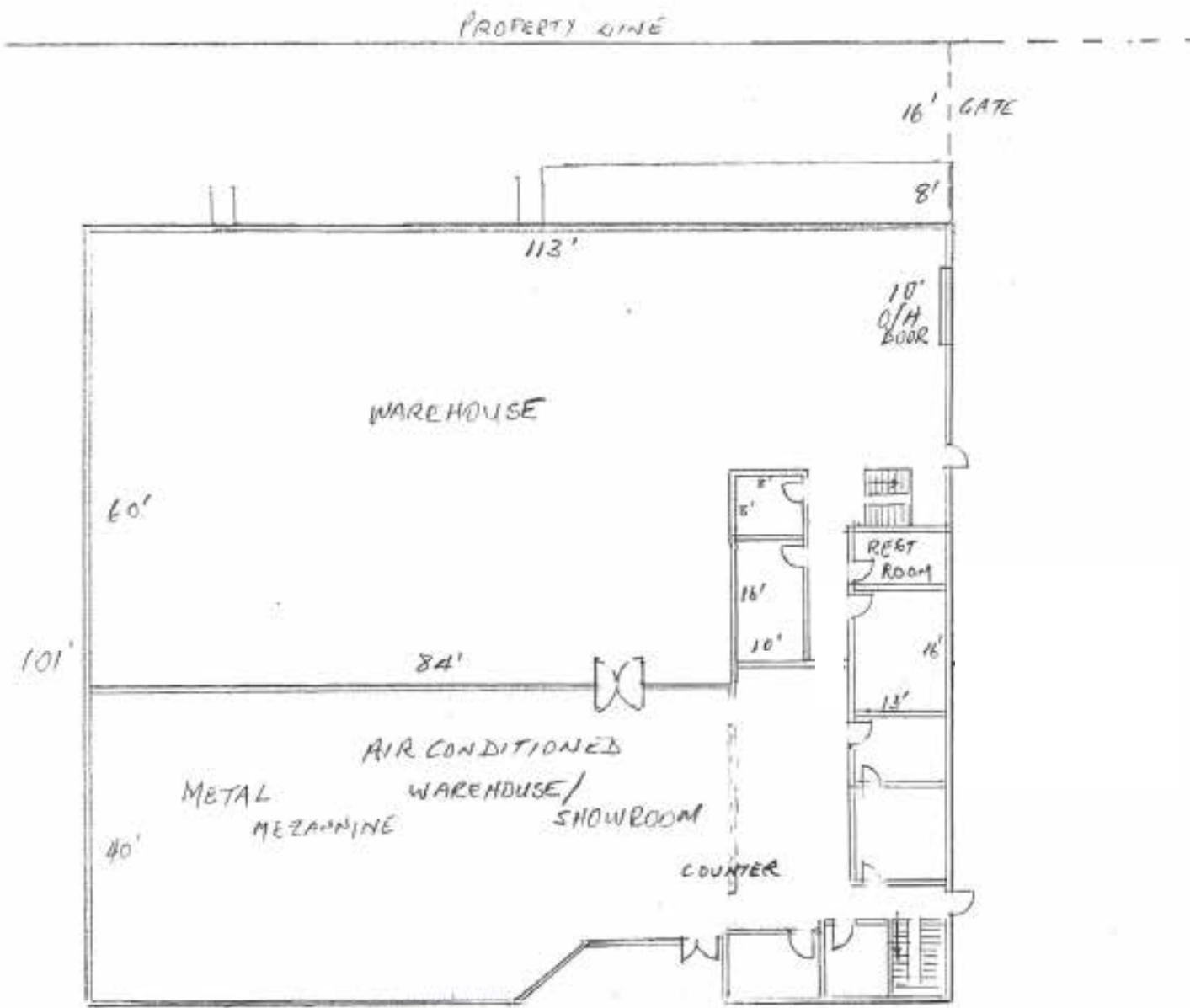


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zjsuper@gmail.com

4702 Baldwin, Corpus Christi Texas 78408  
For Lease 11,300 square feet  
Warehouse / Showroom / Office

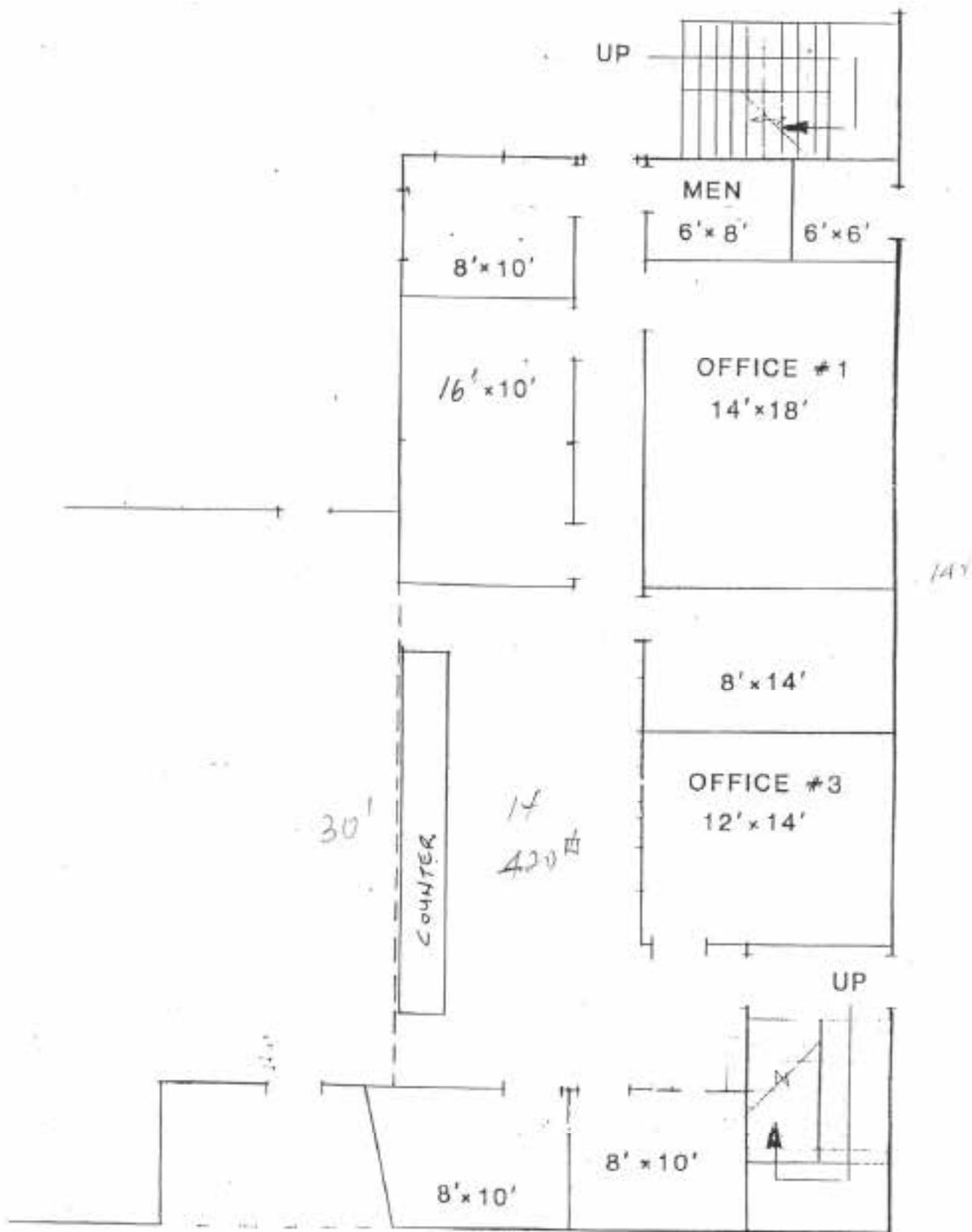
- Description: Fully secured free standing industrial warehouse for lease.  
The property includes a pylon sign, secured yard, both dock and grade level loading, 3-phase power, ample parking and 1,600 sq feet of first floor office space.
- Location: 4702 Baldwin, between Leopard and Agnes Streets  
with quick access to IH 37, Crosstown and SPID freeways.
- Monthly Rent:
- |           |                        |                  |
|-----------|------------------------|------------------|
| Base Rent | \$ 9,000 NNN per month | \$0.80 / sq foot |
| CAMs      | \$ 1,695 per month     | \$0.15 / sq foot |
| Total     | \$10,695 per month     | \$0.95 / sq foot |
- Building Size: 11,300 sq feet foot print (113 ft front x 100 ft deep)  
includes 1,600 sq ft of first floor office space
- Warehouse sq ft:
- |                                    |             |
|------------------------------------|-------------|
| Regular warehouse space            | 6,400 sq ft |
| Air Conditioned warehouse/showroom | 3,400 sq ft |
| Mezzanine above AC showroom        | 1,500 sq ft |
- Lot Size: 0.93 acres., 6' high fence with barbwire, three entry gates and secure yard.
- Construction: Concrete Tilt Up, built in 1983
- Ceiling Height: 25 feet
- Loading: One shared 10' wide x 14' high overhead door offering both  
grade level loading and semi-truck loading via a below grade dock well.
- Office Sq Ft 1,600 sq feet of first floor office space  
Please note that there are additional offices on the 2nd floor not included in the  
square footage
- Parking Spaces: 29 spaces
- Zoning: I-2 Light Industrial District: Light manufacturing,  
Fabricating, warehousing and wholesale distributing
- Broker Coop: 3% Broker Cooperation Encouraged





FLOOR PLAN 4702 BALDWIN  
 CORPUS CHRISTI TX 78405

1" = 20'



FIRST FLOOR OFFICES





