



**FOR
LEASE**

Baldwin Warehouse

4702 Baldwin Blvd, Corpus Christi, TX 78408

11,000 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

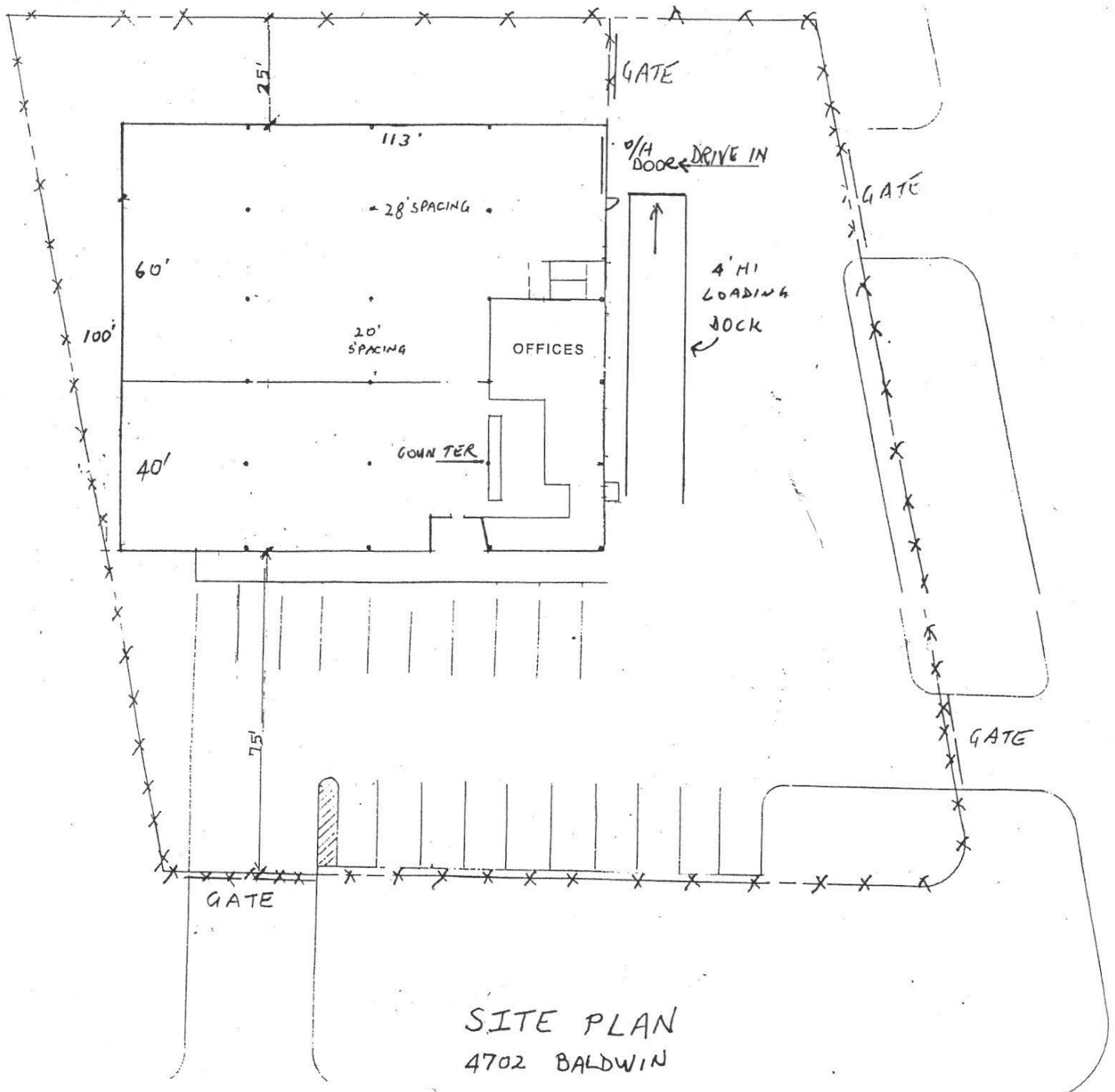
(361) 853-3003 Fax: (361) 853-9141 cell: (361) 215-8018

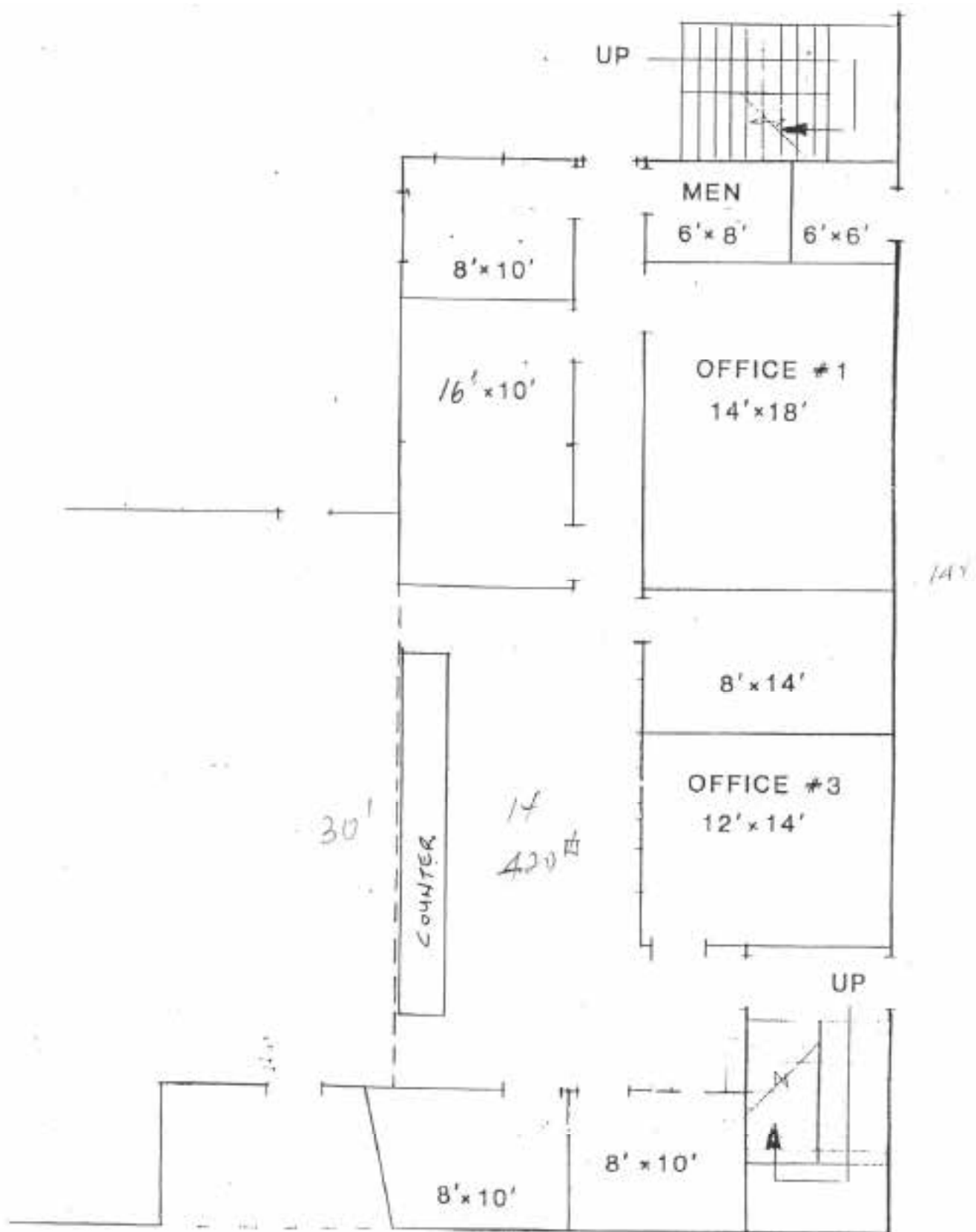


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4702 Baldwin, Corpus Christi Texas 78408
For Lease 11,000 square feet
Warehouse / Showroom / Office

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	\$0.82 / sq foot
	CAMs	\$ 1,616 per month	\$0.15 / sq foot
	Total	\$10,616 per month	\$0.97 / sq foot
Building Size:	11,000 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	6,300 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		
Parking Spaces:	29 spaces		
Zoning:	I-2 Light Industrial District: Light manufacturing, Fabricating, warehousing and wholesale distributing		
Broker Coop:	3% Broker Cooperation Encouraged		





FIRST FLOOR OFFICES





