



**FOR
LEASE**

44th Street Industrial Park

121-217 44th Street, Corpus Christi, TX 78405

6,000 or 30,000 sq foot office warehouse now available



Jack and Ben Super
 SuperTex Properties L.P.
 Super Commercial Properties
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44th Street Industrial Park

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6,000 or 30,000 Square Feet For Lease

Description: The 44th Street Industrial Warehouse consists of one 98,000 sq foot industrial warehouse building situated on almost 3.5 acres currently demised into six separate suites all individually addressed. Each suite has its own office, loading amenities and restroom. Ideal for business, warehouse, office, and showroom needs.

Address: 121-217 44th Street, Corpus Christi, Texas 78405

Location: Fronting 44th Street, off Agnes and Baldwin, with quick access to the IH-37, Crosstown and SPID freeways.

Construction: Concrete tilt-up, concrete roof and concrete loading aprons.
Built in 1955

Now Leasing: Suite 201
6,000 square feet
\$4,000 per month (\$0.67 per square foot)
Warehouse: 5,550 sq feet
Office space: 450 sq feet
1 loading dock in front of the building
15 foot ceiling height

Suite 121
30,000 square feet
\$18,000 per month (\$0.60 per square foot)

Base Rent	\$15,000	(\$0.50 per sq ft) per month
CAMs	<u>\$ 3,000</u>	(\$0.10 per sq ft) per month
Total	\$18,000	(\$0.60 per sq ft) per month

Warehouse: 27,300 sq feet
Office space: 2,700 sq feet
3 loading docks in front of the building
Fully fenced in secured yard area for loading, parking and storage
15 foot ceiling height

Management: Local ownership and management

Broker Coop: 3% Broker Cooperation Encouraged

44th Street Industrial Park

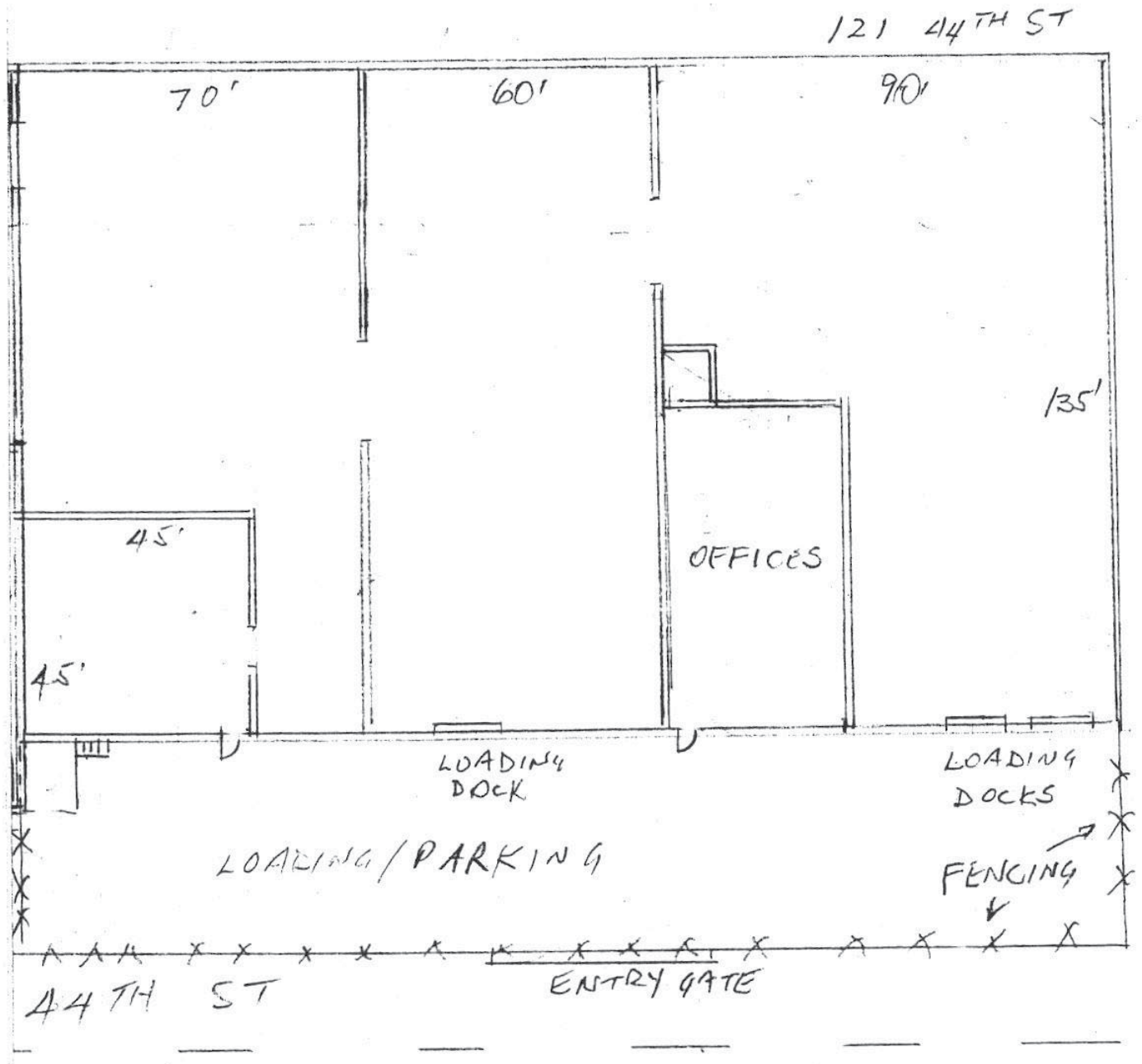
121-217 44th Street, Corpus Christi, Texas 78405

Suite 121

30,000 Sq Feet

Open warehouse with loading dock and 450 sq sf office with a restroom

3 loading docks



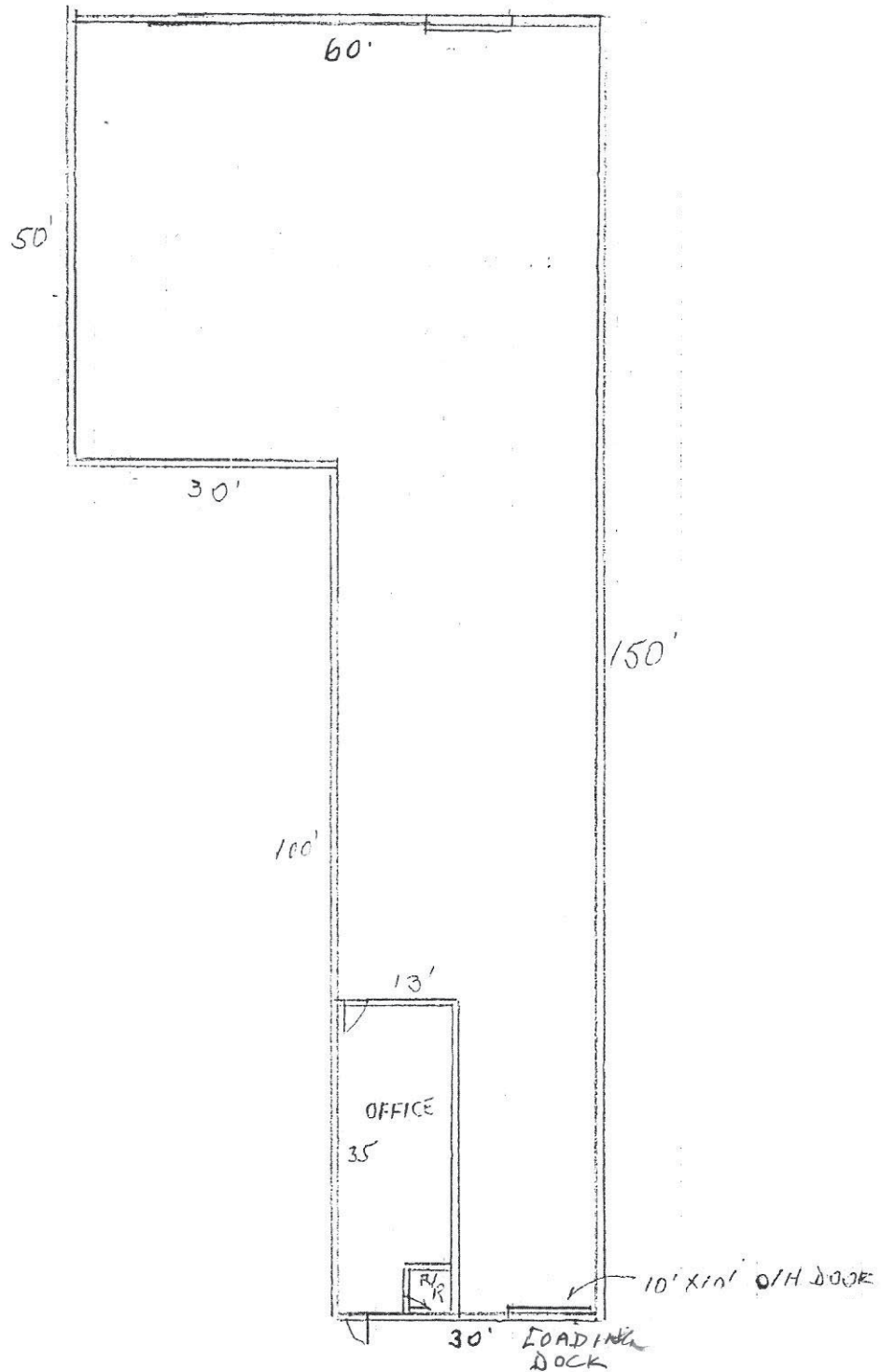
44th Street Industrial Park

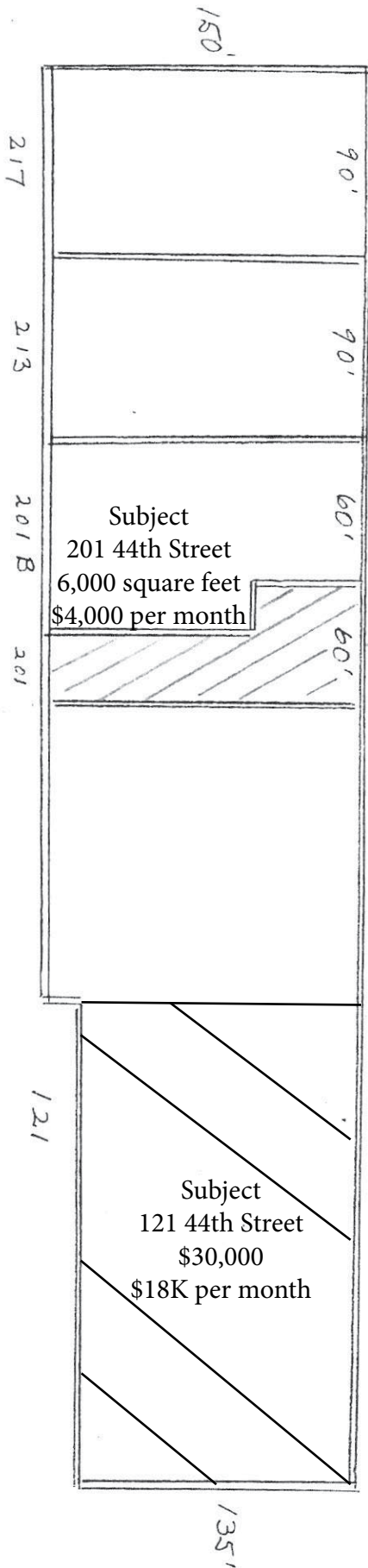
201 44th Street, Corpus Christi, Texas 78405

6,000 Sq Feet

Open warehouse, loading dock, 450 sq sf office and a private restroom

1 loading dock





SITE PLAN
SUPER 44TH ST. WAREHOUSE
121-217 44TH ST. CORPUS CHRISTI TX

EXHIBIT 'A'







