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**(361) 992-4182**

## **Warehouse/ Flex Space for Sub-Lease**



**4922 Bush Street Unit #119 Corpus Christi, TX 7840**

**SPACE SIZE:** 6,400 Square Feet

**BASE RENT:** \$6,300 (\$11.81/SF/YR)

**LEASE TERM:** One year

**LEASE TYPE:** Modified gross

**ZONING:** Light Industrial

**UTILITIES:** Electric, water and sewer on site

**COMMENTS:** Short term sub-lease warehouse/ flex space for lease. 6,400 SF Total Space: 1,640 SF Office, 4,760 SF Warehouse. Four 12'x12' Overhead Doors. 17' clear height, mostly clear span. Two offices, showroom, two bathrooms plus shop bathroom and breakroom. Modified gross lease \$6,300 per month tenant pays utilities.

**Mark Pettigrove, Broker**

**Garron Dean & Associates, LLC**

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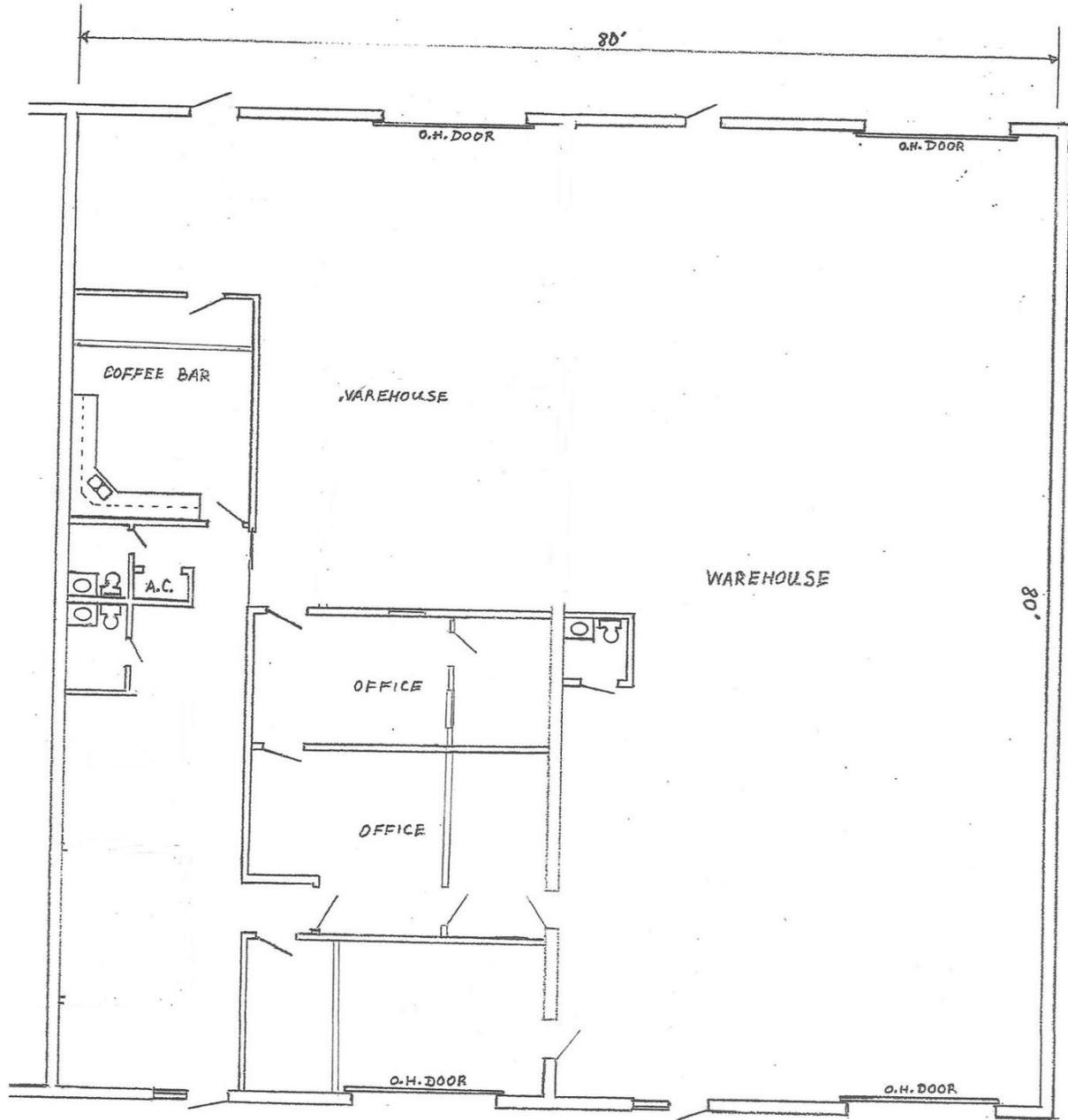
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UNIT #119  
TOTAL S.F. 5400

4922 BUSH ST.

SCALE  $\frac{3}{32} = 1'-0''$

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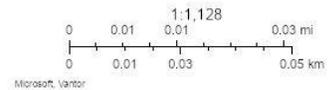
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Nueces CAD Web Map



3/4/2026, 9:03:34 AM



Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.  
Nueces County Appraisal District, BIS Consulting - www.bisconsulting.com

**Mark Pettigrove, Broker**

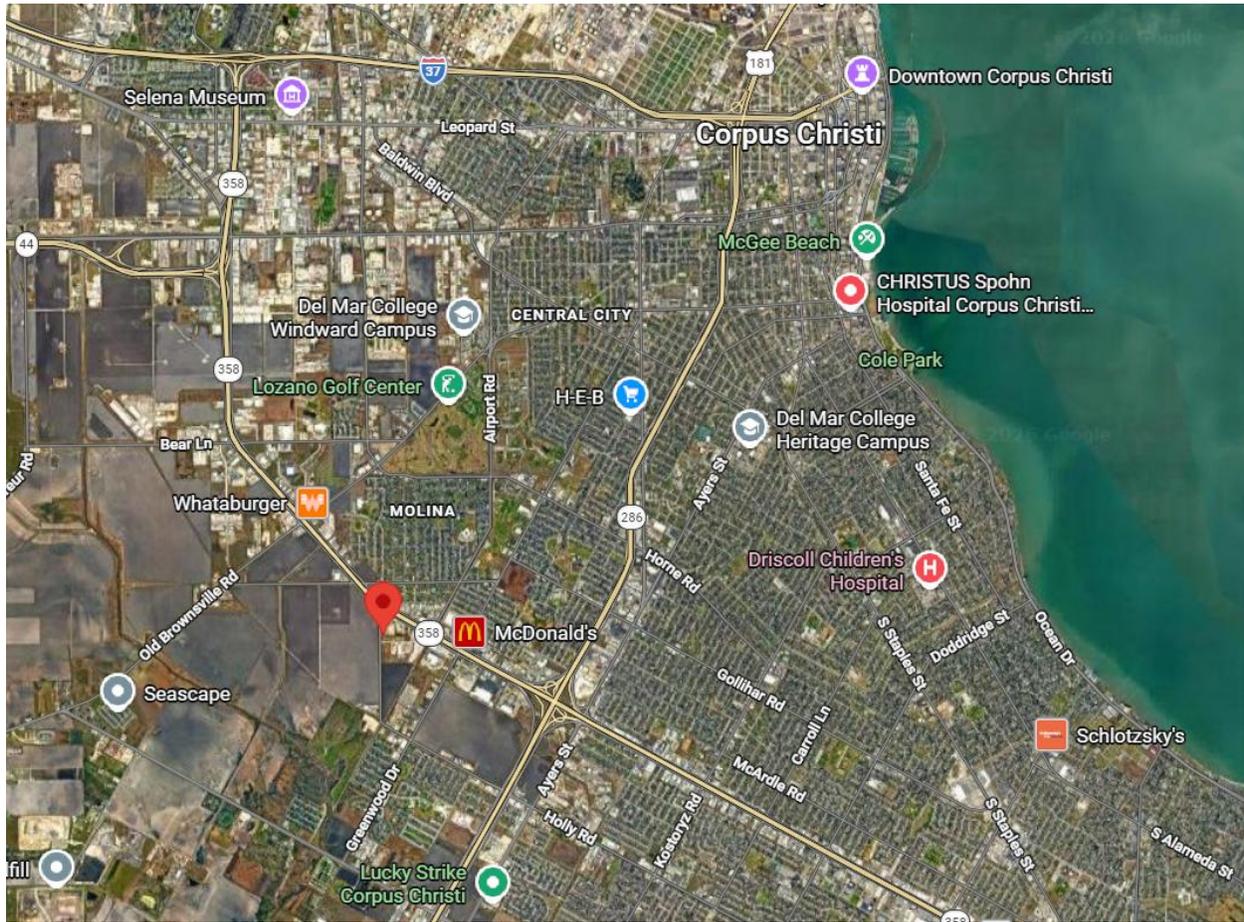
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