



**FOR
LEASE**

Park 37

5233 I.H. 37, Corpus Christi, TX 78408

**1,800 or 2,700 Sq Foot Office Warehouses For Lease
Plus Two 6K Sq Foot fenced outside storage yards
Industrial, office, showroom and warehouse uses**



Jack and Ben Super
SuperTex Properties L.P.
Super Commercial Properties
4531 Ayers Street, Suite 201, Corpus Christi, TX 78415
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For Lease

Park 37

1,800 or 2,700 Sq Foot Office Warehouses
Plus Two 6K Sq Foot fenced outside storage yards

Address: 5233 I.H. 37, Corpus Christi, TX 78408

Description: Park 37 is located on Interstate Highway 37 at Navigation in the Refinery district. It consists of three well maintained buildings comprising of over 67,000 square feet of warehouse & office space. Ideal for industrial, manufacturing, office, showroom and warehouse uses.

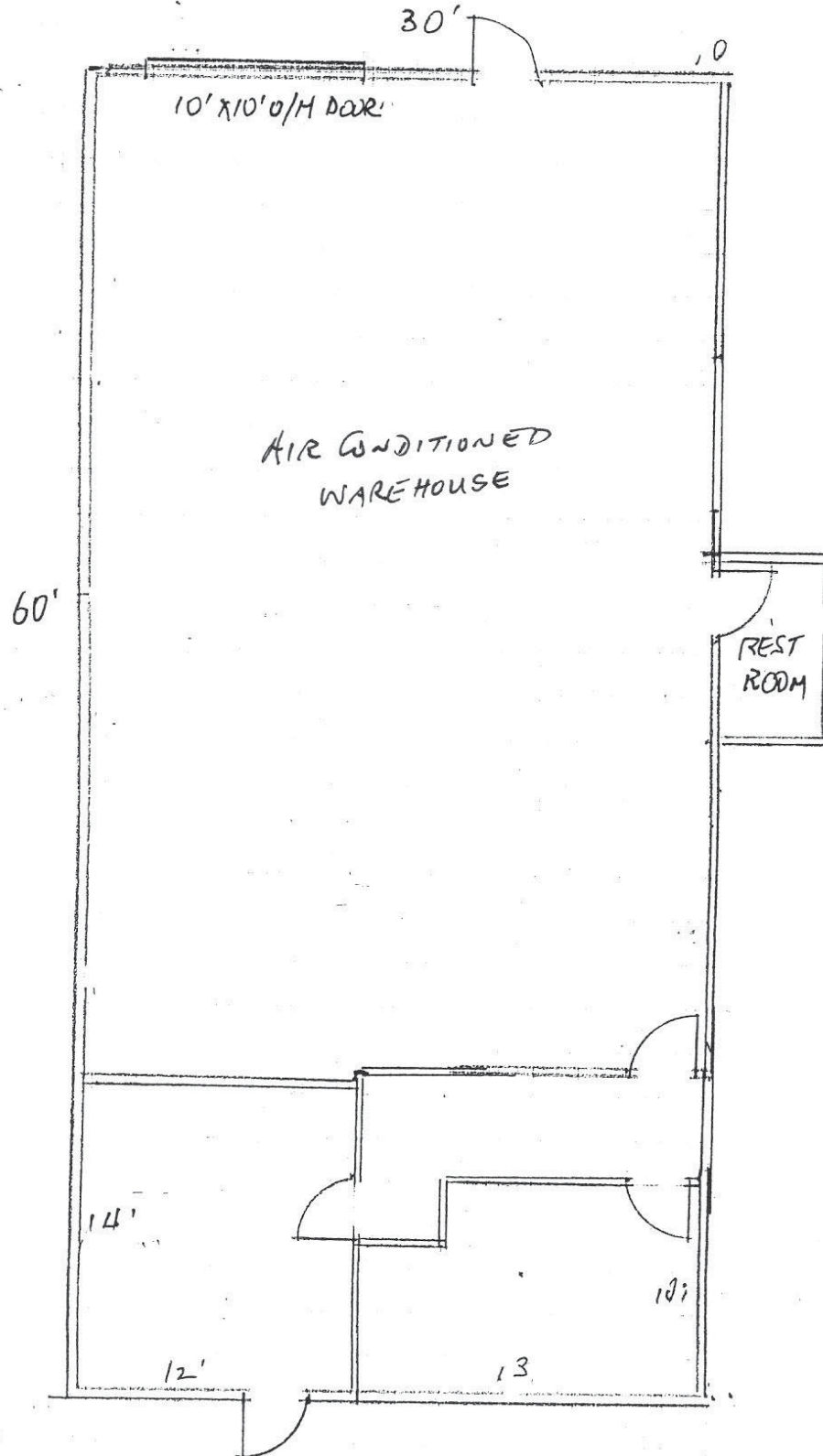
For Lease:	Suite A-4	1,800 Sq Feet	420 sq foot office plus 1,380 sq foot hvac warehouse \$1,800 per month (\$1.00 /sf)
	Suite B-5	2,700 Sq Feet	200 sf office & 2,500 sf warehouse plus 2 overhead doors \$2,500 per month (\$0.93 /sf)
	Front Yard	6,000 Sq Feet	In front of the building facing the street \$900 per month (\$0.14 /sf)
	Back Yard	6,600 Sq Feet	In the back of Building C \$900 per month (\$0.14 /sf)

Features: Flexible lease terms
Landlord pays for water and provides garbage dumpsters
3-Phase power is available. Each Tenant pays for its own power
Warehouse height is 14 feet
Situated on 4.75 acres; Zoned Industrial (I-2)
Ample parking on each side of the building
Concrete Tilt-up; Built in 1984; Remodeled in 2000
Local management

Broker Coop: 3% Broker Cooperation Encouraged

Corpus Christi: Corpus Christi, Texas is a desirable place to live due to its beautiful beaches, subtropical climate, affordable cost of living, and rich cultural heritage. The city's location on the Gulf of America provides ample opportunities for water sports, swimming, and enjoying fresh seafood. Catering to diverse interests, Corpus Christi, offers a variety of attractions, including the Texas State Aquarium, the USS Lexington Museum and the Selena museum.

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Suite A-4
1,800 Sq Feet
420 sq foot office plus 1,380 sq foot hvac warehouse



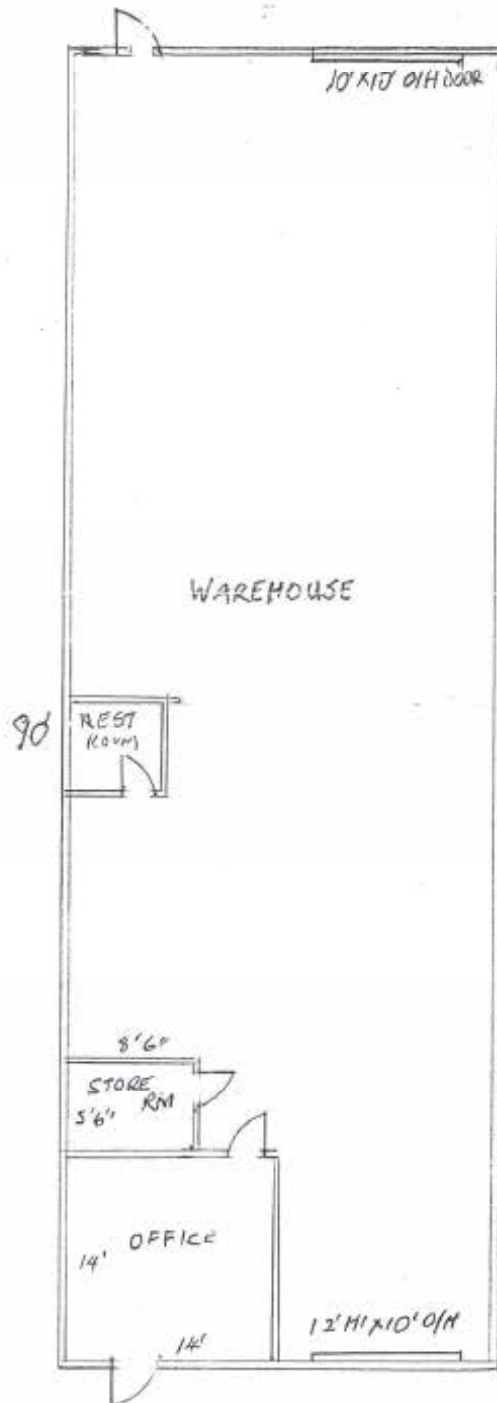
Park 37

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Suite B-5

2,700 Sq Feet

200 sf office & 2,500 sf warehouse 2 O/H doors



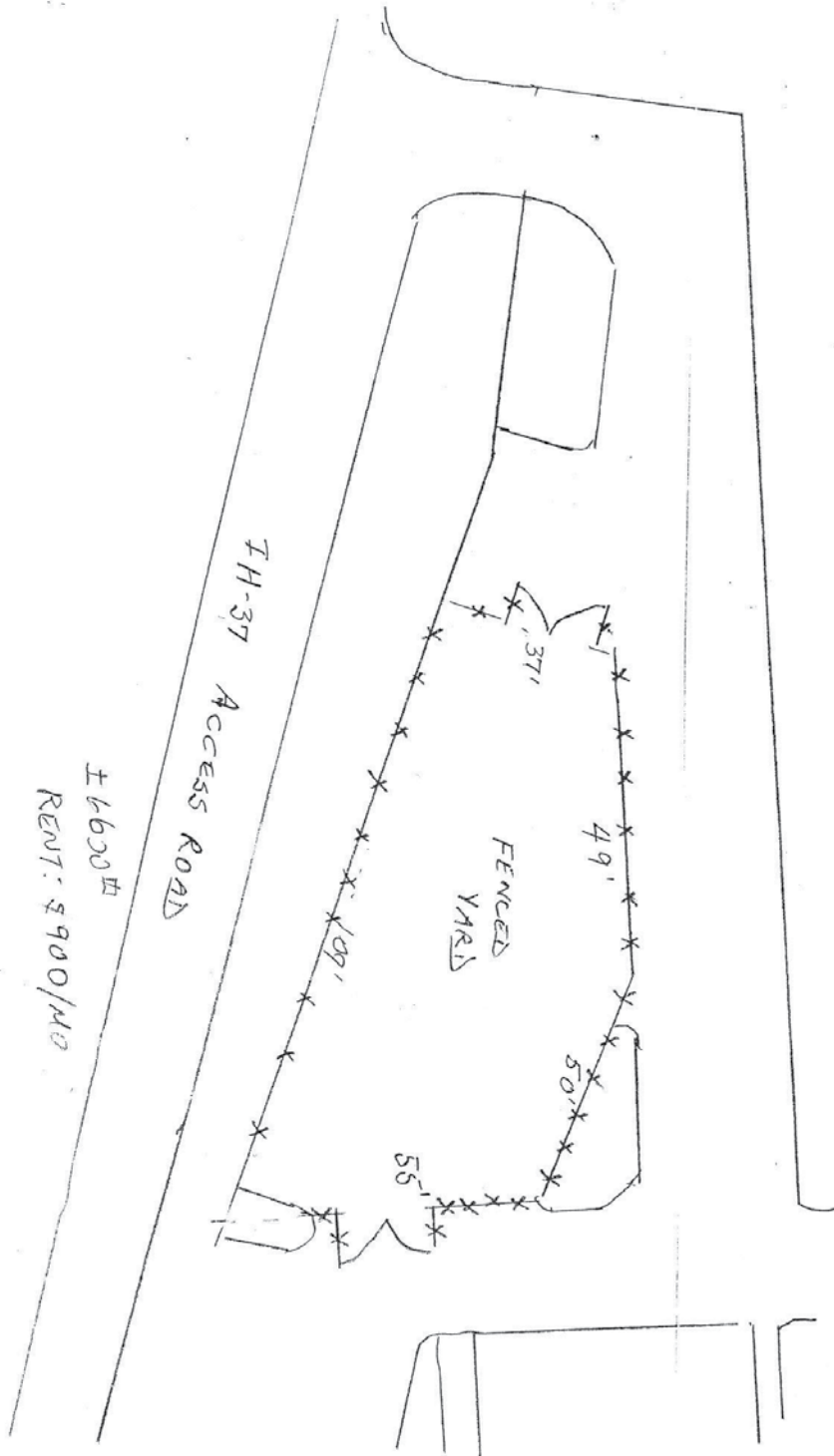
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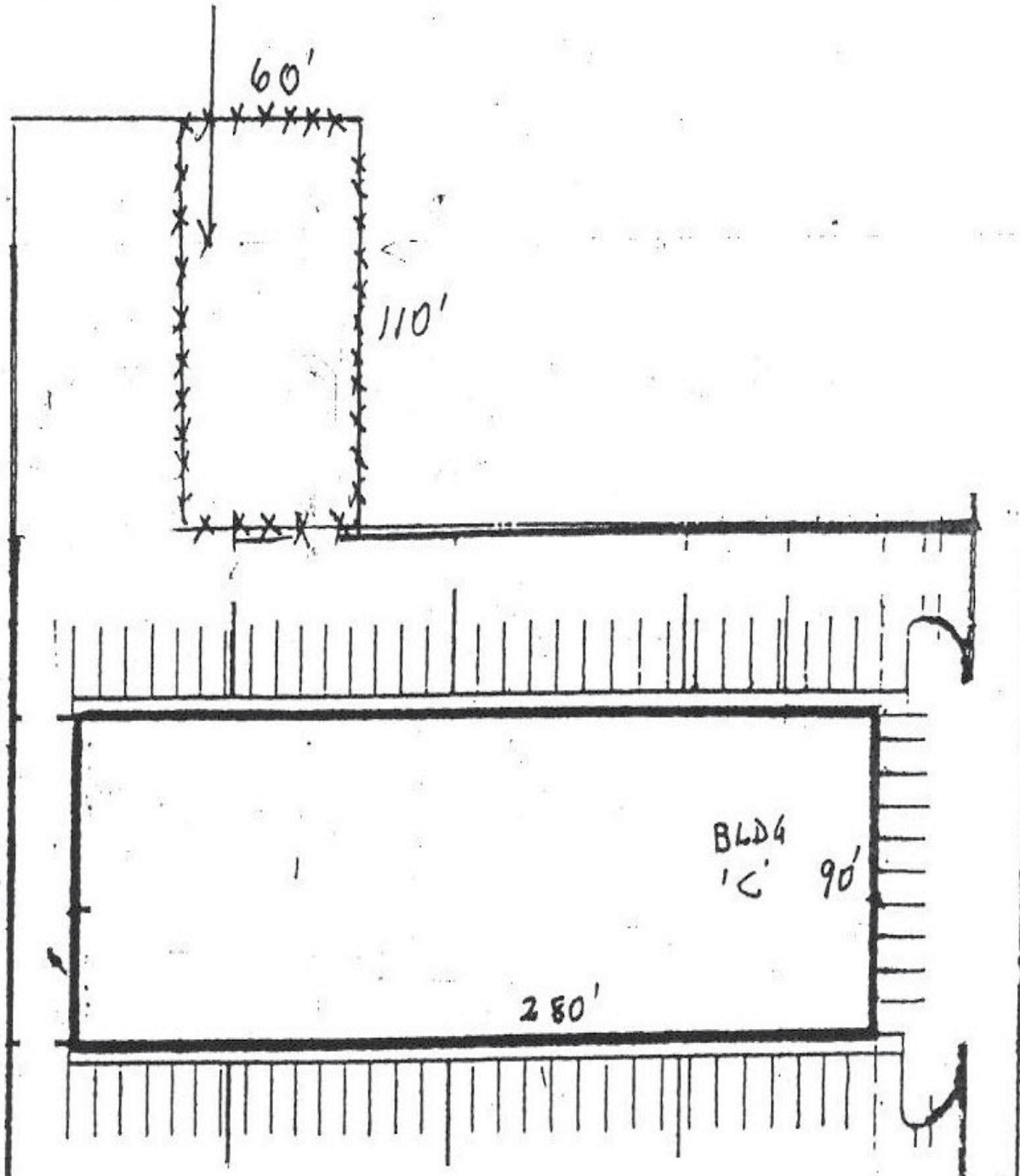
Front Yard

6,000 Sq Feet

In front of the building facing the street



Park 37
5233 I.H. 37, Corpus Christi, TX 78408
Back Yard
6,600 Sq Feet
In back of Building C



I-H-37

ACCESS ROAD

NAVIGATIL

Front Storage
Yard
For Lease

For
Lease

For
Lease

SUBJECT

SITE PLAN

PARK 37

5233 IH-37

CORPUS CHRISTI

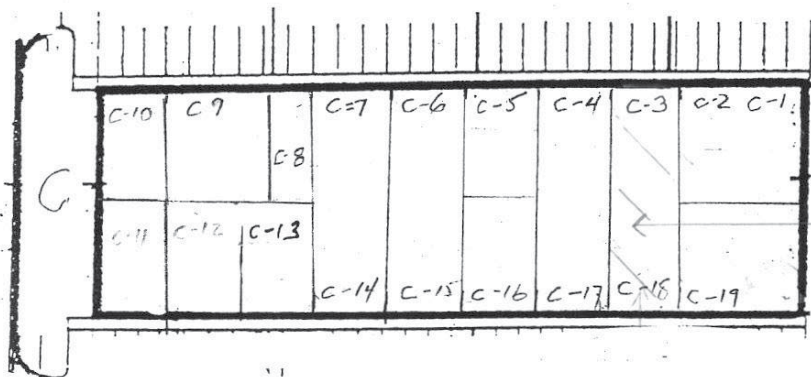
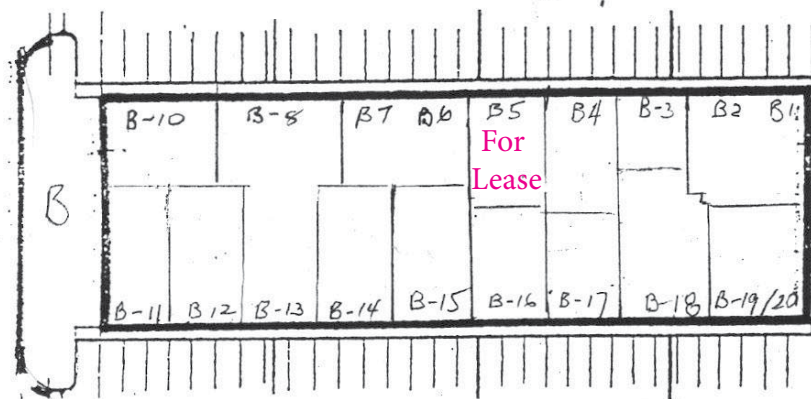
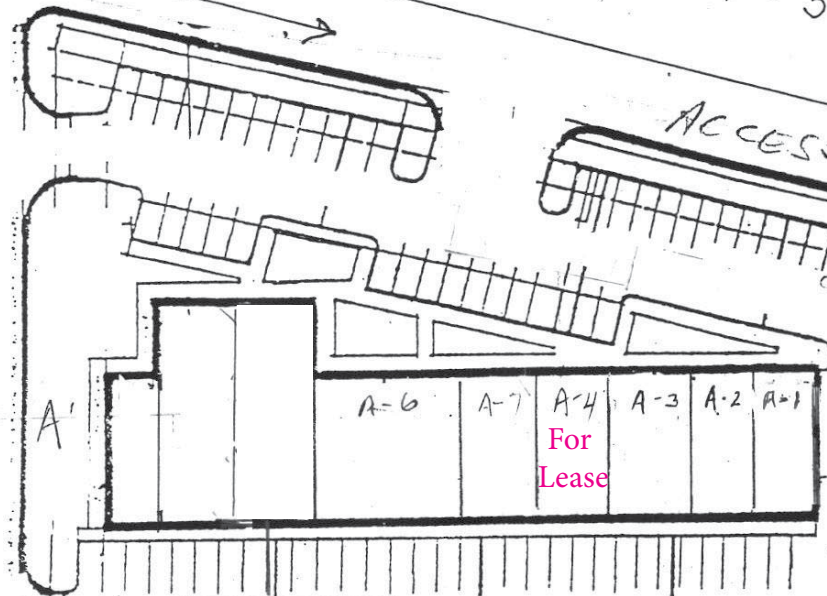
TX 78408

Back
Storage
Yard
For
Lease

EXHIBIT A'

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KRILL STREET





Park 37 Suite A-5



Park 37 Suite A-5



Park 37 Suite A-5



Park 37 Suite A-5



Park 37



Park 37



Park 37



Park 37



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Industrial, office, showroom and warehouse

