

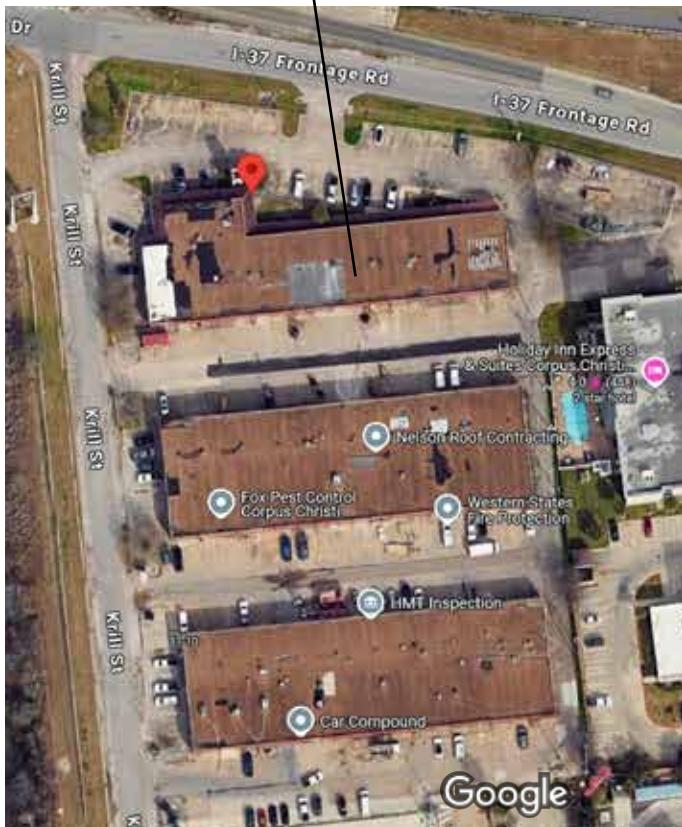


**FOR
LEASE**

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



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4531 Ayers, Suite 201
Corpus Christi, Texas 78415

Phone (361) 853-3003 Fax: (361) 853-9141
zjsuper@gmail.com

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.

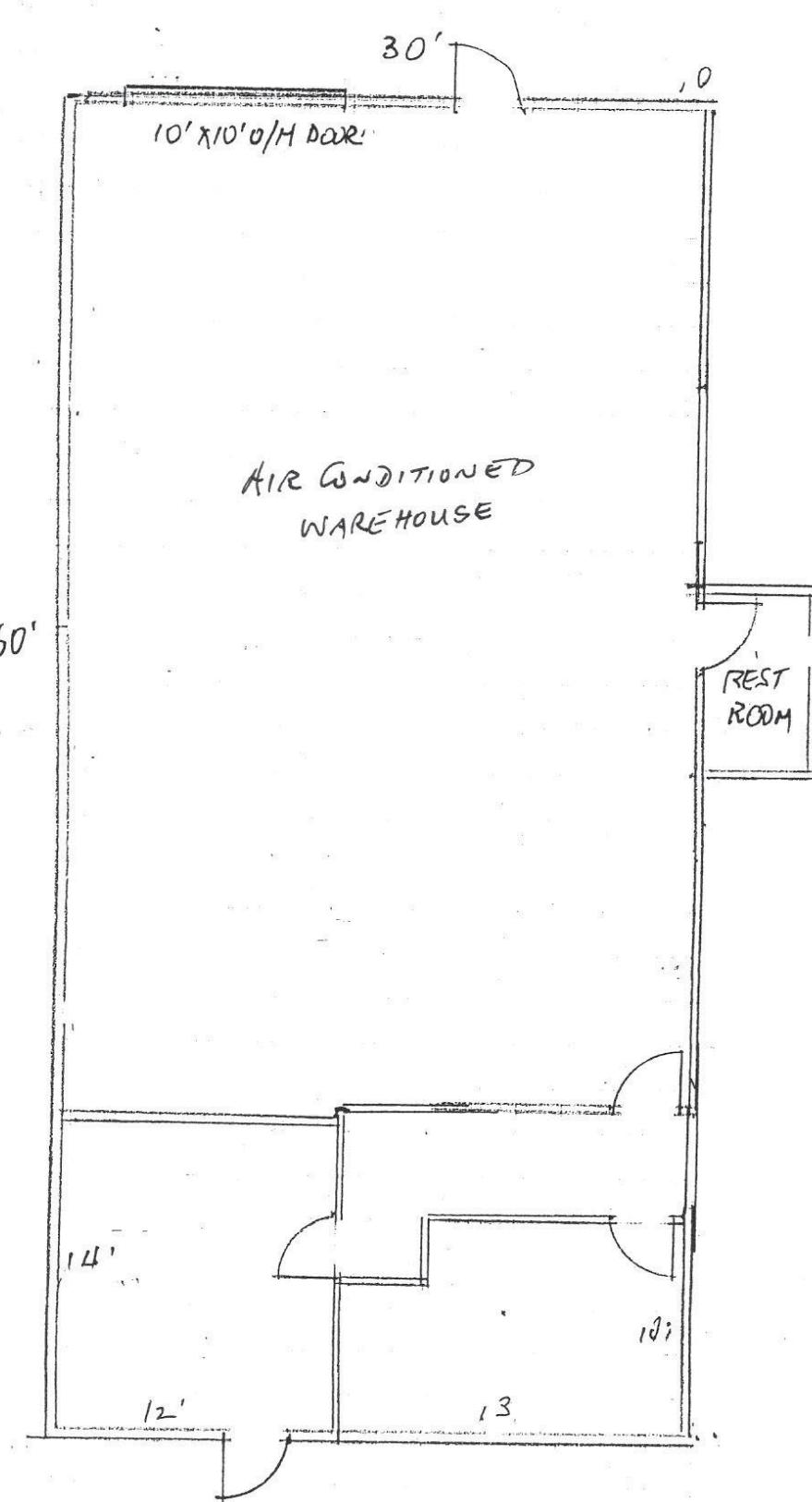
For Lease:	Suite A-4	1,800 Sq Feet	420 sq foot office plus 1,380 sq foot hvac warehouse	
		\$1,800 per month	(\$1.00 /sf)	
	Suite B-5	2,700 Sq Feet	200 sf office & 2,500 sf warehouse plus 2 overhead doors	
		\$2,500 per month	(\$0.93 /sf)	
	Front Yard	6,000 Sq Feet	In front of the building facing the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

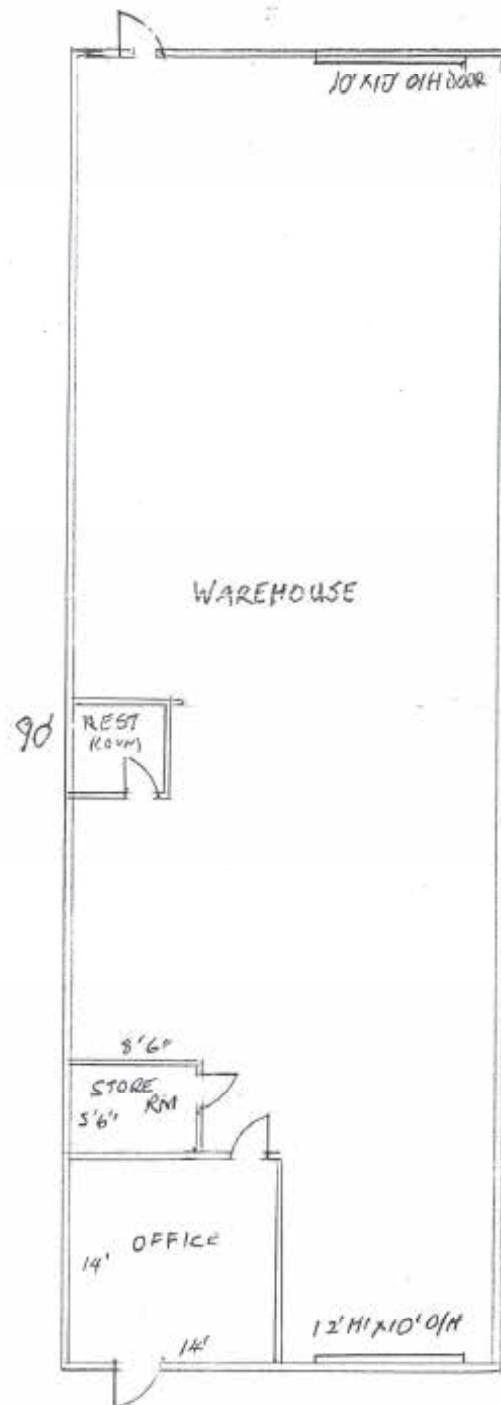
Broker Coop: 3% Broker Cooperation Encouraged

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.

Park 37
5233 I.H. 37, Corpus Christi, TX 78408
Suite A-4
1,800 Sq Feet
420 sq foot office plus 1,380 sq foot hvac warehouse



Park 37
5233 I.H. 37, Corpus Christi, TX 78408
Suite B-5
2,700 Sq Feet
200 sf office & 2,500 sf warehouse 2 O/H doors



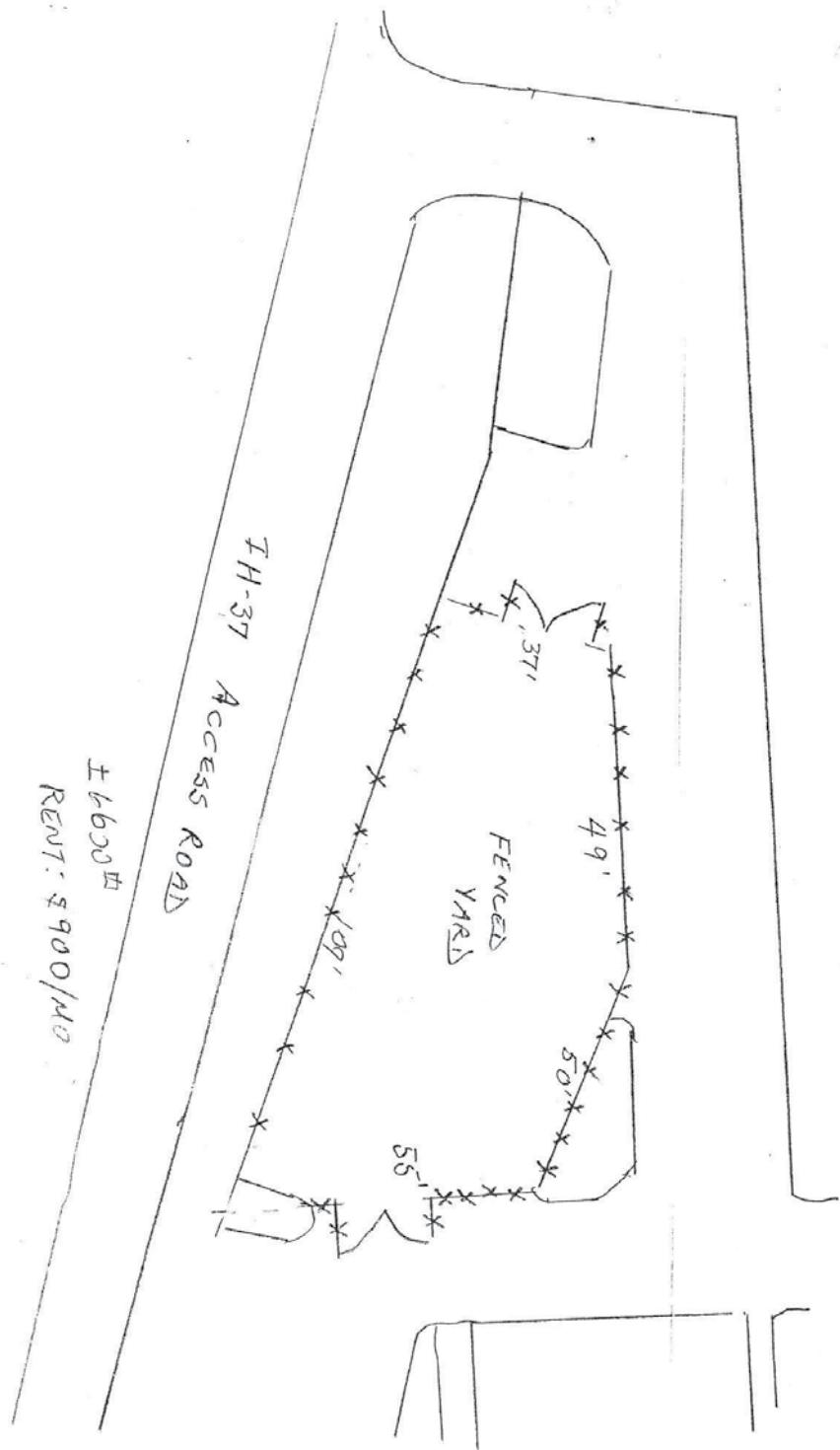
Park 37

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

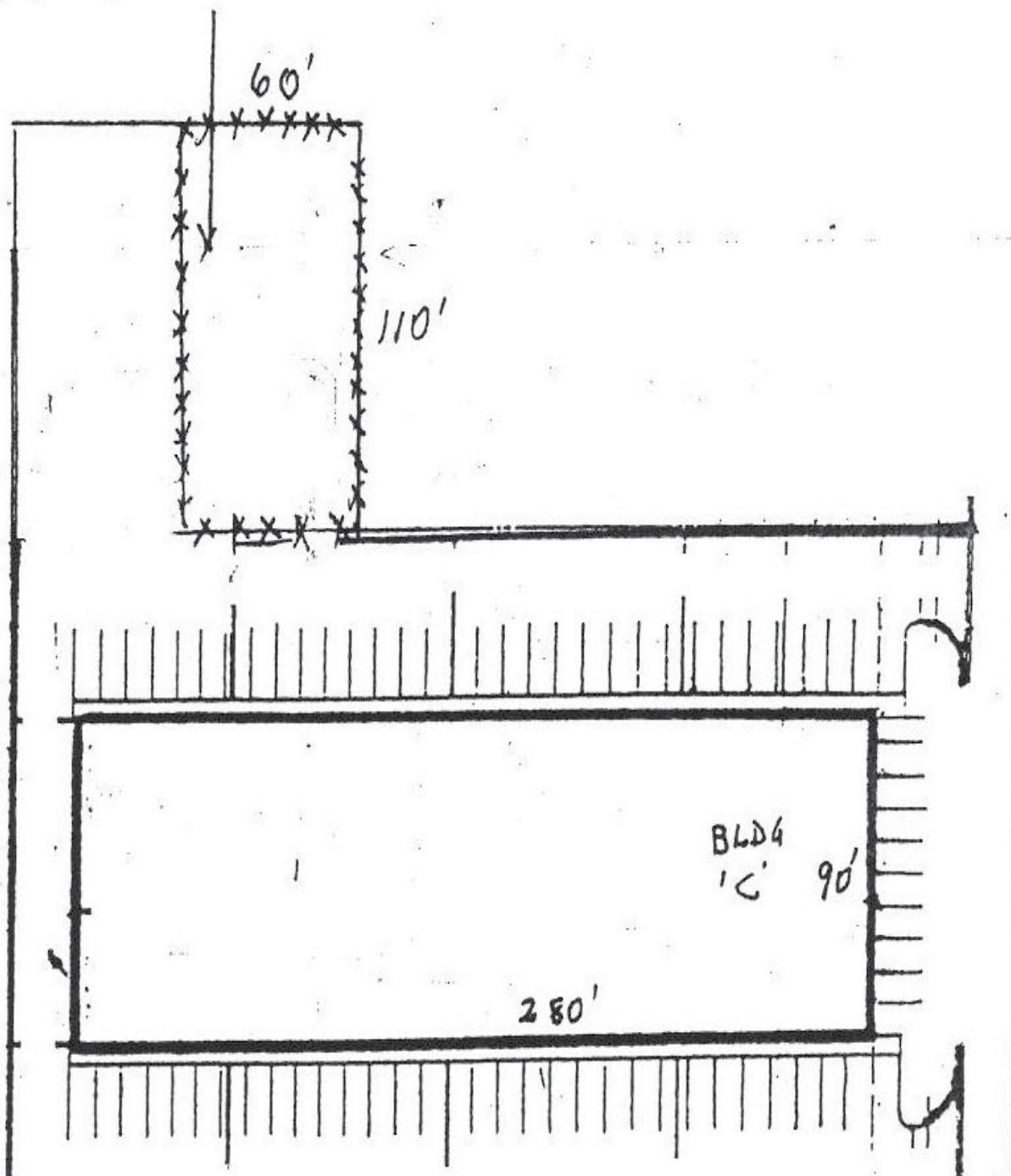
Front Yard

6,000 Sq Feet

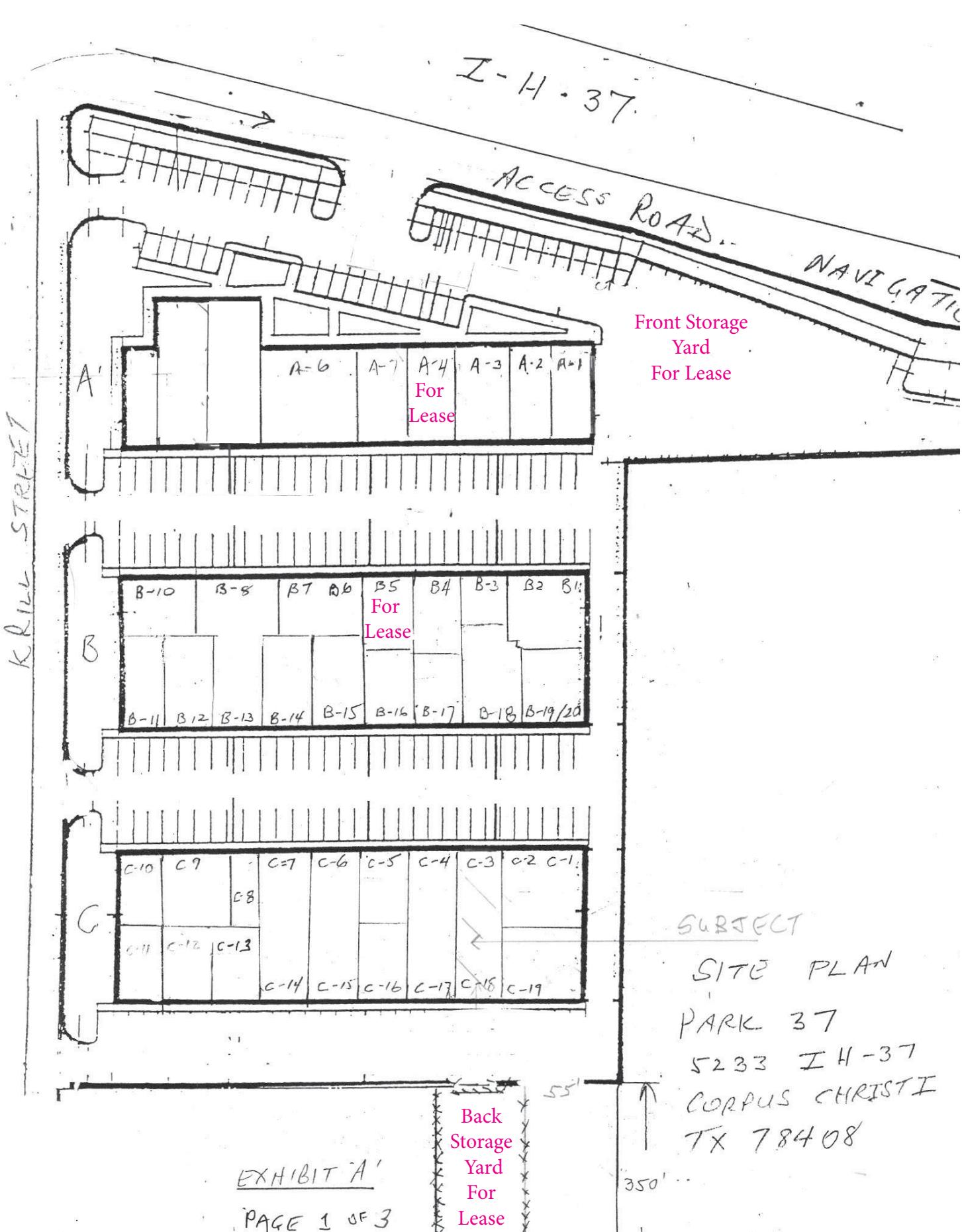
In front of the building facing the street



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



Z-44-37





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



Park 37

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

Industrial, office, showroom and warehouse

