

# 334 Flato Rd

Corpus Christi, Texas 77477

11,971 SF Warehouse On 15.0 AC

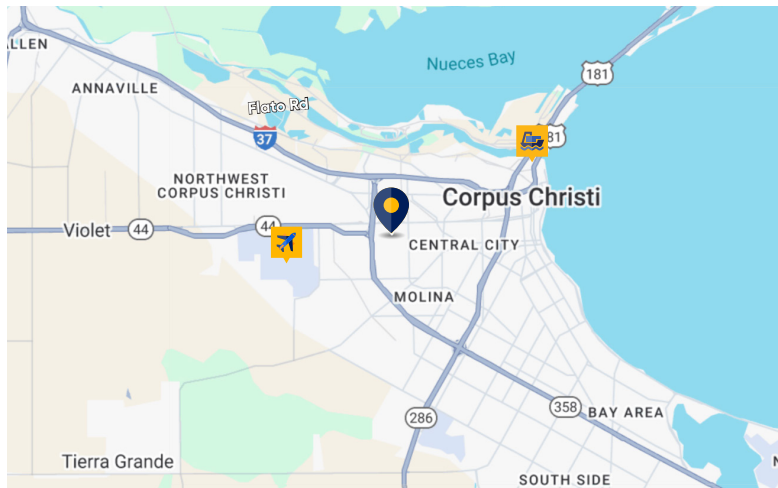




# Property Snapshot

## Property Profile

Address	334 Flato Rd
City	Corpus Christi, Texas
Total Land Area	15.0 AC (653,400 SF)
Total Building Area	11,971 SF (2 Buildings)
Year Built	1982 (Metal Construction)
Building Mix	83% Warehouse / 17% Office
Asking Price	Contact Broker For Details



## For More Information

Emily Howard-Wilson | 713.275.3808 | ehwilson@cresa.com



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## Property Features

- » Large IOS Yard With Warehouse
- » Excess Land For Future Development
- » 12'0" - 21'0" Ceiling Height
- » Good Access To I-37
- » Zoned Light Industrial
- » Excellent Connectivity To Port & Airport
- » Clear-Span Warehouse
- » Grade-Level Loading
- » Fully Fenced & Gated
- » Outside 100- & 500-Year Floodplains



# Overhead Aerial



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## Property Photos

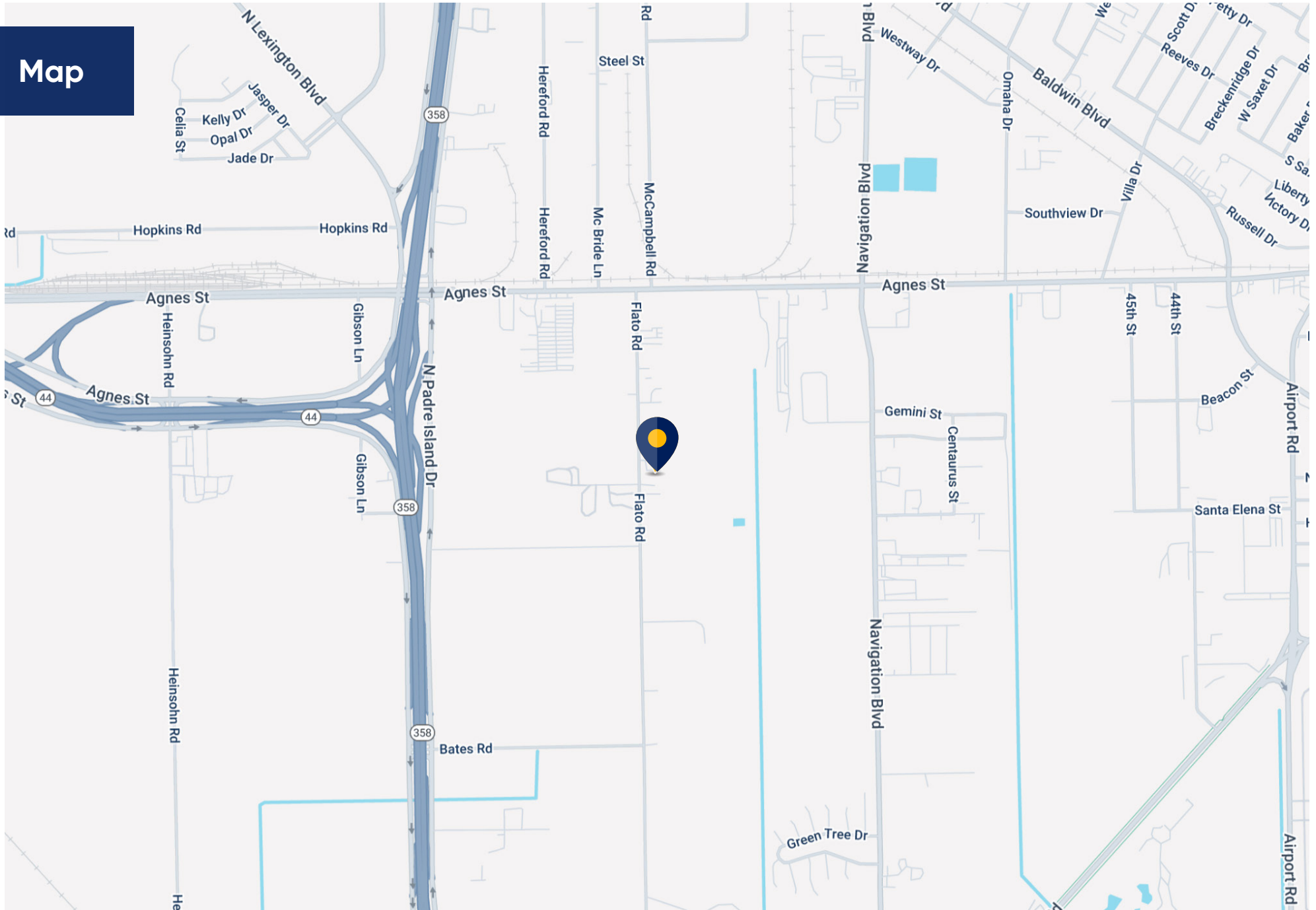


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# Map

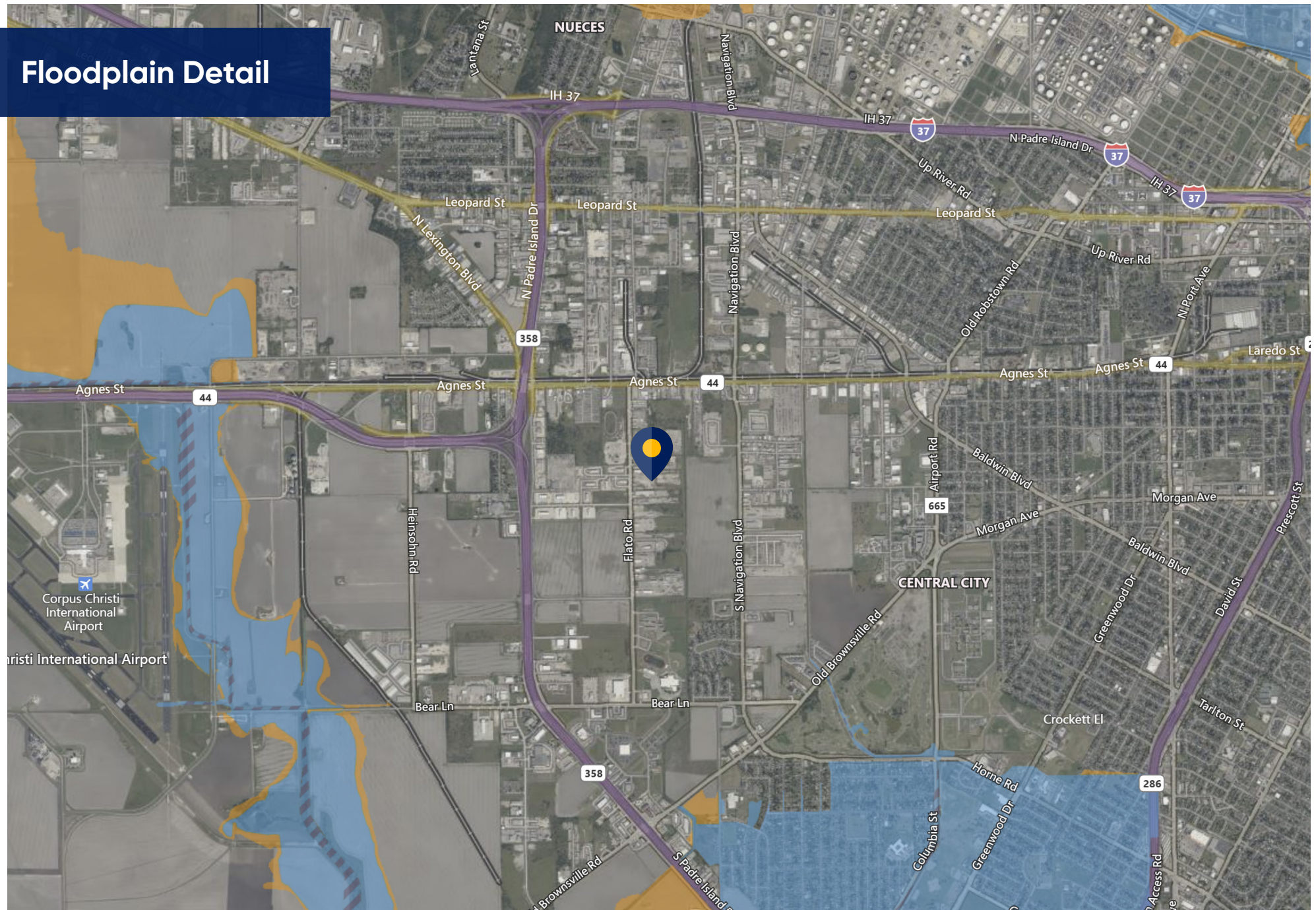


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# Floodplain Detail



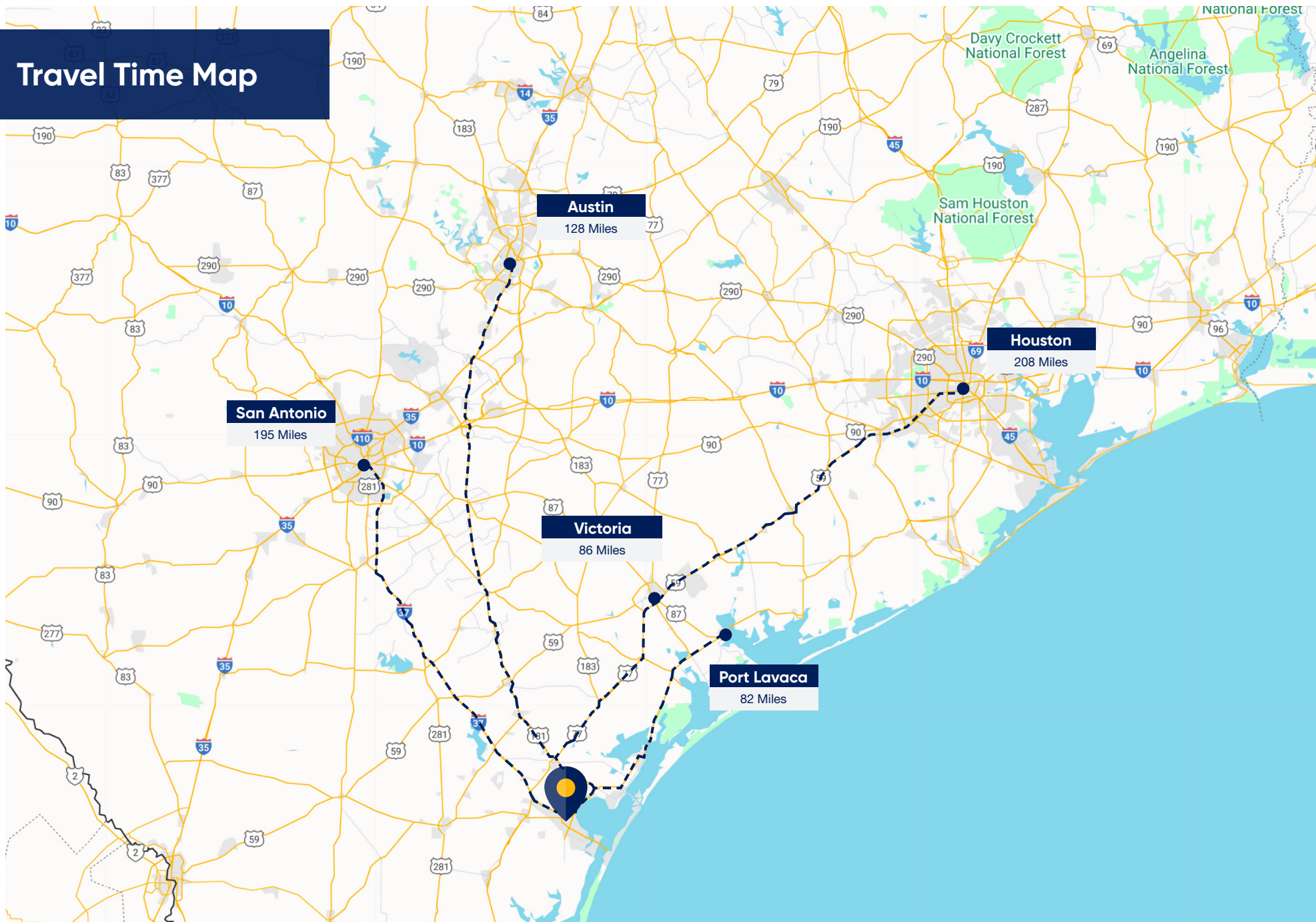
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# Travel Time Map



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