

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$6,000.00 per month (NNN)
NNN:	Estimated to be \$1,000.00 per month
Building Size:	6,780 SF
Available SF:	6,780 SF
Lot Size:	0.35 Acres
Zoning:	IL (Light Industrial)
Market:	Corpus Christi
Submarket:	Mid-City

## PROPERTY OVERVIEW

This strategically located offering is a 6,780 SF single-story facility situated in the Mid-City industrial submarket. Built in 1984 and zoned Light Industrial, the building features a 12-foot clear ceiling height and four dock loading doors located at the rear (facing Dillon Lane), positioning it as an efficient and flexible solution for a variety of users. The layout allows for streamlined operations such as warehousing, light manufacturing, assembling or distributing goods.

The expressway-fronting address along Crosstown Expressway (SH-286) gives this property outstanding visibility and access. Convenient ingress and egress along one of the city's primary north-south freight corridors enhances shipping and receiving efficiency, while the prominent frontage supports brand presence for tenants. The site is neighbored by industrial-oriented operations which underscore its suitability for a broad spectrum of tenants such as building materials suppliers, contractor-support centers, automotive service/distribution, light fabrication shops and warehouse users.

## PROPERTY HIGHLIGHTS

- Approx 5,664 SF warehouse and 1,116 SF office
- Four (4) 12'x14' overhead doors with automatic door openers
- Covered loading area 59' wide x 27' deep
- 32" high loading area with rear access from Dillon Ln
- 12' clear ceiling height suitable for warehousing, distribution or light manufacturing
- Zoned IL (Light Industrial) allowing a wide range of commercial and industrial uses

MATTHEW CRAVEY, SIOR, CCIM

361.221.1915

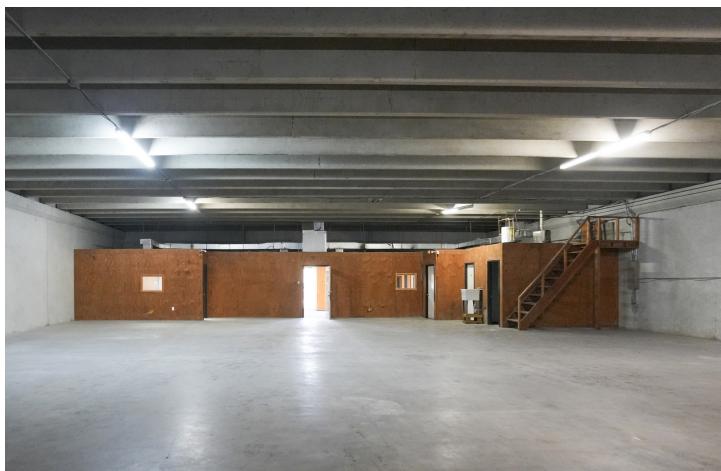
[matt@craveyrealestate.com](mailto:matt@craveyrealestate.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

FOR LEASE

4434 CROSSTOWN EXPY | CORPUS CHRISTI, TX 78415

## ADDITIONAL PHOTOS



MATTHEW CRAVEY, SIOR, CCIM

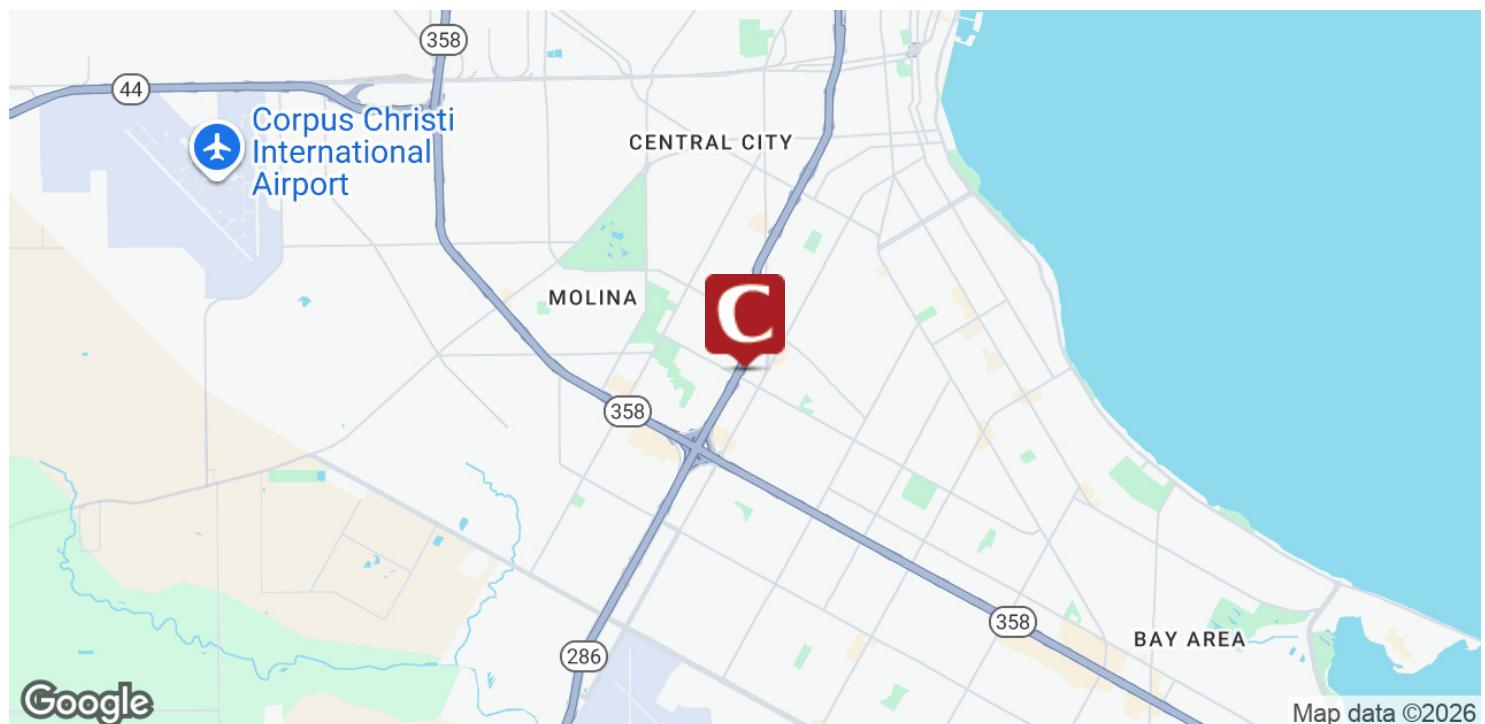
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**Cravey**  
Real Estate Services, Inc.  
361-289-5168  
Corpus Christi, TX

## LOCATION MAP



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# Information About Brokerage Services

11-2-2015

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## **TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## **A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## **A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## **TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyreal estate.com	361.289.5168
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

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