



**FOR
LEASE**

Corpus Christi Business Park “CCBP”
4531 Ayers Street, Corpus Christi, TX 78415
1,000 or 4,000 sq ft office warehouse suites



Jack and Ben Super
SuperTex Properties L.P.
Super Commercial Properties
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SuperTex Properties

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Corpus Christi Business Park "CCBP"

4531 Ayers Street, Corpus Christi, TX 78415

1,000 or 4,000 sq foot office warehouse suites for lease

- Location:** Corpus Christi Business Park "CCBP" is located on Ayers Street just off the SPID and the Crosstown Freeway Interchange.
- Description:** The Corpus Christi Business Park consists of four separate buildings comprising of over 112,000 square feet of office, showroom and warehouse space. Ideal for business, warehouse, office, or showroom needs.
- For Lease:**
- Suite 113; 1,000 sq feet
3 offices totaling 640 sq feet and 350 sq feet warehouse plus one restroom
One - 10' x 10' overhead roll-up grade level door
\$925 per month (\$0.93/sf) No additional CAM charges
- Suite 412; 4,000 sq feet
600 sq feet of office and 3,400 sq foot of warehouse plus one restroom
Three - 10' x 10' overhead roll-up grade level doors
\$3,600 per month (\$0.90/sf) No additional CAM charges
- Features:** The warehouse height is 15 feet
Each Tenant pays for its own power
Landlord pays for water and trash removal
Ample parking on each side of the building
Situated on 6.27 acres; Zoned Business Park
Masonry and Steel construction; Built in 1985; Remodeled in 2002
Local on site owner and management
- Broker Coop:** 3% Broker Cooperation Encouraged

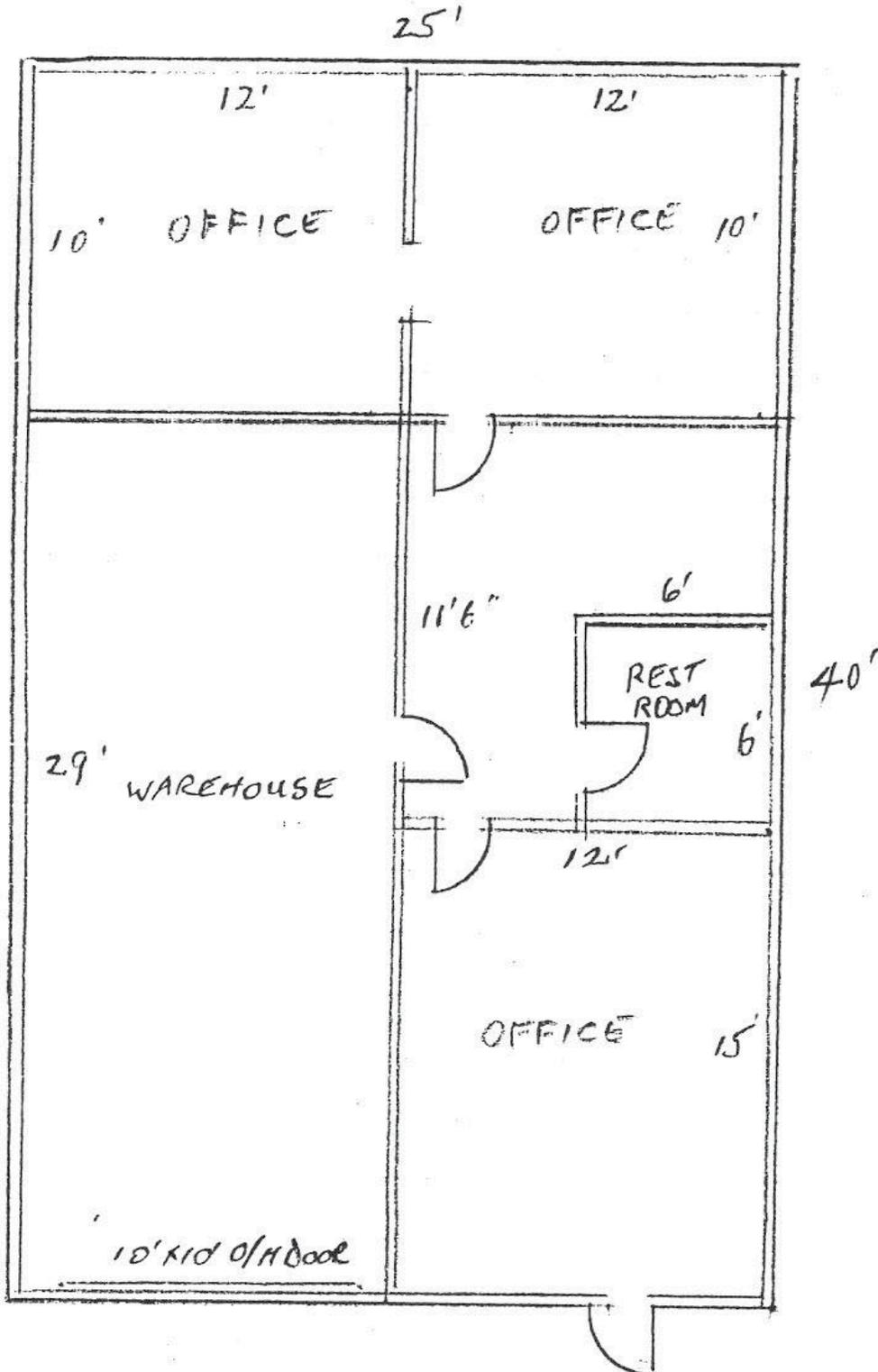
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Suite 113

1,000 Sq Feet

3 private offices totaling 640 sq foot plus 350 sq feet open warehouse

One - 10' x 10' roll-up grade level door



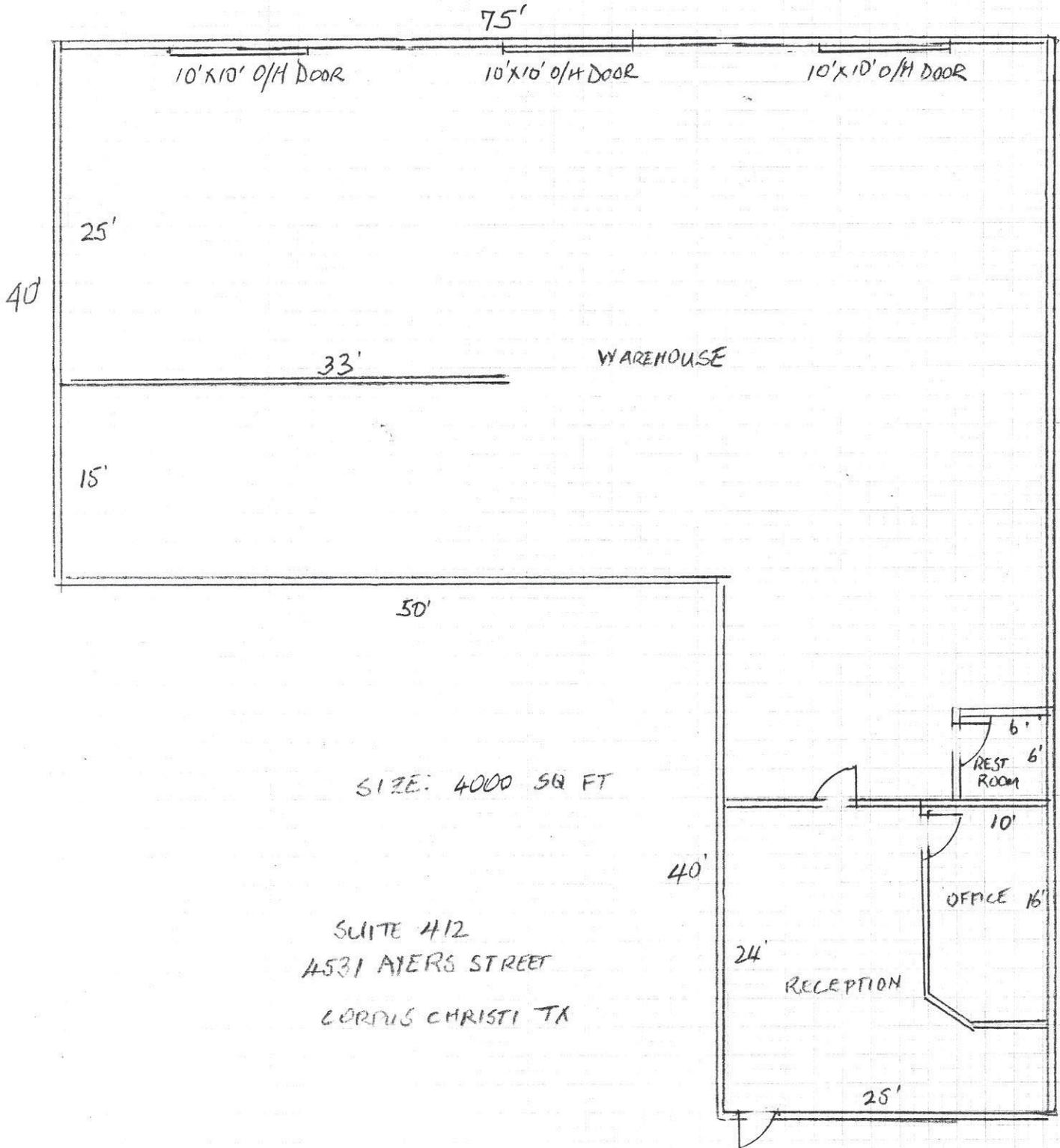
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Suite 412

4,000 Sq Feet

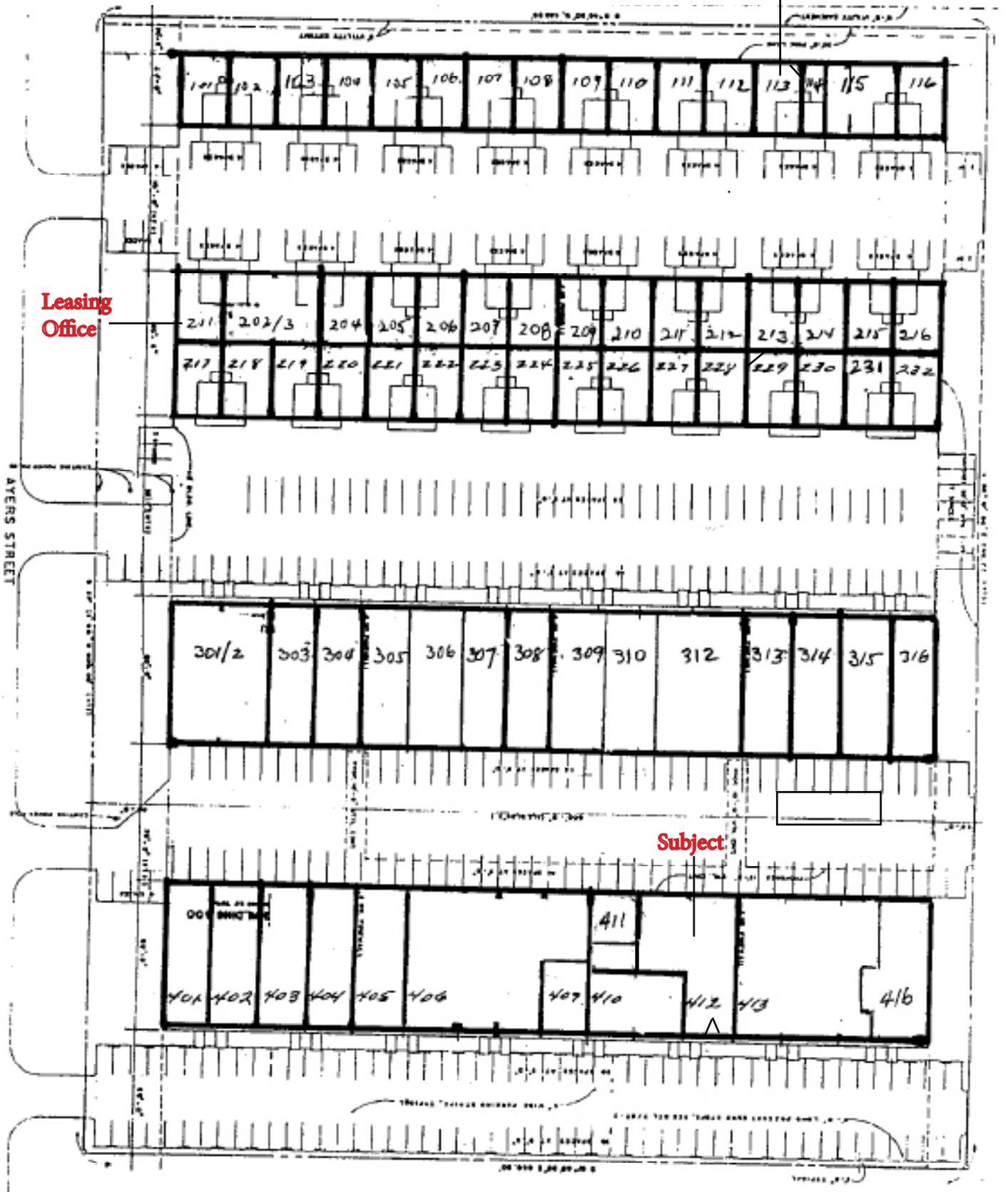
600 sq feet of office and 3,400 sq foot of warehouse

Three - 10' x 10' roll-up grade level doors



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Site Plan

Subject





CCBP Suite 113; 1,000 sq feet



CCBP Suite 113; 1,000 sq feet



CCBP Suite 113; 1,000 sq feet



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