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3,865 SF Retail Space For Lease



4342 South Staples Street Corpus Christi, TX 78411

BUILDING SIZE: 3,865 Square Feet

LOT SIZE: 16,150 Square Feet

BASE RENT: \$3,300 per month (\$10.25/sf/yr)

LEASE TYPE: Triple Net (NNN) lease (\$3.12/sf/yr)

ZONING: "CG-2" (General Commercial)

UTILITIES: Electric, gas, water and sewer on site. Tenant pays utilities.

COMMENTS: 3,865 sf concrete tilt wall and brick building on 16,150 sf lot. Parking in the front consists of approximately 4,400 sf asphalt with 12 parking spots. The rear of the building has approximately 1,700 sf concrete and some raw land for parking. The space has an open floor showroom at the front with three offices at the back as well as a garage area with an overhead door. There are two restrooms. Base rent is \$3,300 plus \$995 NNN.

Mark Pettigrove, Broker

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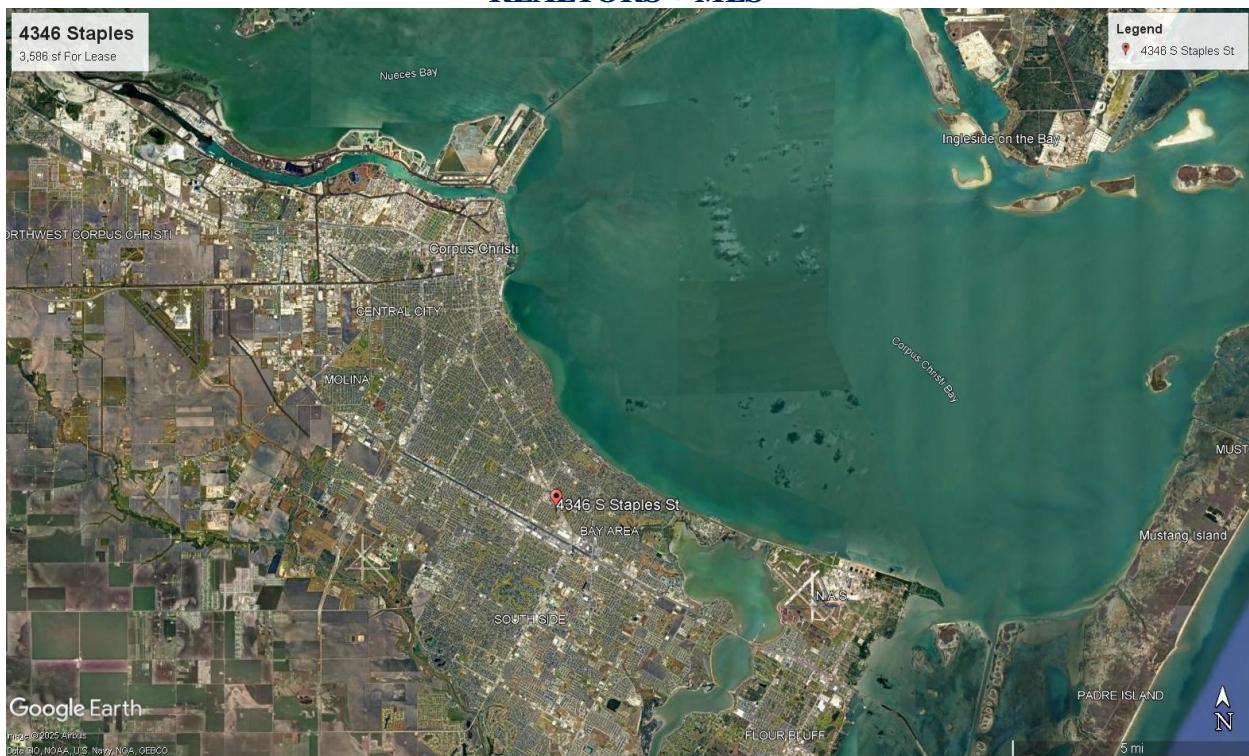
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