

# SuperTex Properties

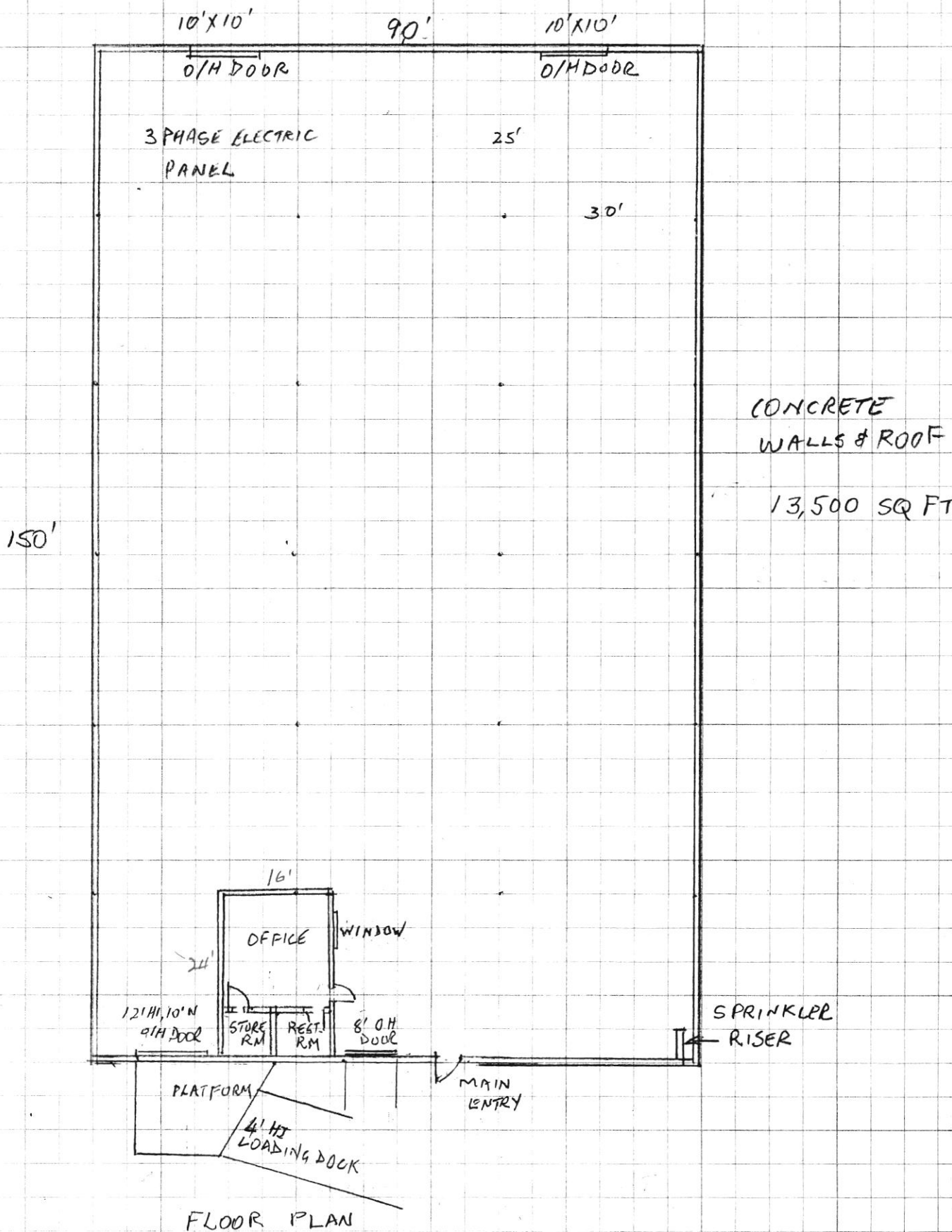
4531 Ayers, Suite 201

Corpus Christi, Texas 78415

Phone (361) 853-3003 Fax: (361) 853-9141

**213 44th Street, Corpus Christi Texas 78405.  
13,500, Square Feet Warehouse**

Location:	44th Street, Off Agnes and Baldwin, with quick access to the IH-37, Crosstown and SPID freeways.
Construction:	Concrete tilt-up, concrete roof and concrete loading apron.
Size:	13,500 square feet 90 ft x 150 ft deep. 30' bays, with columns at 25'
Ceiling Height:	15 feet.
Loading Docks:	One 4 feet high.
Drive In ramp:	One.
Offices:	430 sq ft
Rest Room:	One.
Sprinklers:	Yes
Monthly Lease rate:	\$8,000 Modified gross - no CAM fees. Tenant pays its own utilities.

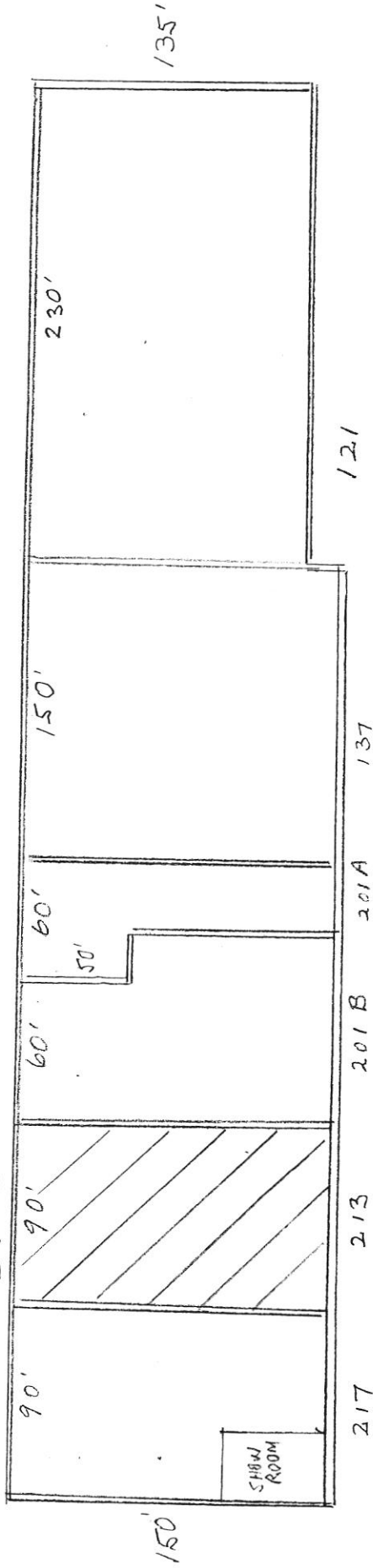


213 44th STREET, CORPUS CHRISTI TX

1" = 20' FT

213 44TH STREET

13,500<sup>±</sup>  
SUBJECT



44TH STREET

SITE PLAN  
SUPER 44TH ST. WAREHOUSE  
121 - 217 44TH ST. CORPUS CHRISTI TX

EXHIBIT 'A'