



962 Savage Ln, Corpus Christi, TX 78407

\$21.35/SF/YR

\$1.78/SF/MO

10,120 SF Warehouse - 2.35-Acre

11 Overhead Doors / 2.35 Stabilized Acres

Steven Saules
 TX 789600
 361.905.5000

Listing Added: 10/22/2025
 Listing Updated: 10/22/2025



Building Details			
Property Type	Industrial	Subtype	Warehouse, Flex, Distribution
Tenancy	Single	Total Building SqFt	10,120
Land Acres	2.35	Year Built	2003
Buildings	1	Stories	1
Ceiling Height	18'	Frontage	400'
Loading Docks	0	Drive Ins	12
Collection Street	I-37	Cross Street	Savage Lane
Zoning	Commercial	APN	3875-0000-0130
County	Nueces County		

Building Description

Contact Steven at 361-905-5000 or at steven@newsoutherncommercial.com (newsoutherncommercial.com)

Proximate to I-37 and NPID

Concrete Yard and Security Fence

Additional 2,500 SF Storage Mezzanine

(11) 12-14" Overheads

Rotary Lift / 2-Ton Jib Crane

7 Offices / 4 Restrooms

Fully Insulated Warehouse

[Site Detail:](#)

Water - 6-8" Along Savage Ln

Sewer - 10" Along Savage Ln

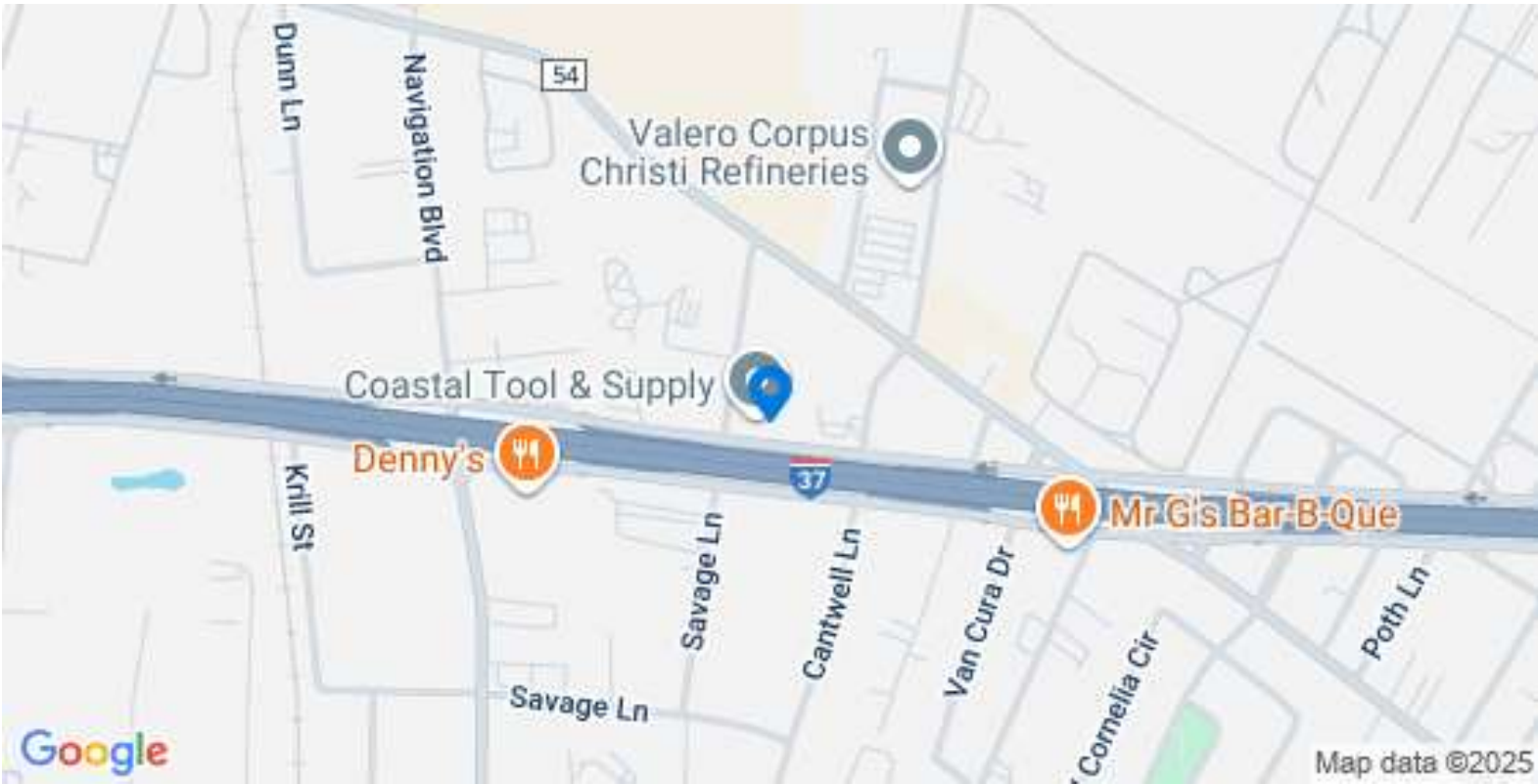
Flood Zone - 0%

Tax Rate - ~~\$2,213,261~~ (2,174,586)

2025 Taxes (\$14,084.44)

2.35-acre commercial and light industrial property with prime frontage along I-37 in Corpus Christi, TX. Located proximate to I-37, NPID, Agnes, Hwy-44 and Leopard; with greet access to the Corpus Christi Port, new Harbor Bridge, and refineries. Located 1-mile east of NPID/I-37 and 4-miles from the Port of Corpus Christi - which is completing a \$650 million infrastructure expansion as the nations largest energy export gateway.

Building Location (1 Location)



Details

Listing Type	Direct	RSF	10,120 SF
Rate (Per SF)	\$21.35 / SF / YR	Lease Type	NNN
Lease term	Negotiable	Expense Rate (Per SF/YR)	\$2
Total Rate (Per SF/YR)	\$23.35	Total Monthly Rent	\$19,690.48
Days on Market	0 days		

Property Photos (15 photos)

