

FOR LEASE 802 N. NAVIGATION BLVD.



★ COMMERCIAL & INDUSTRIAL REAL ESTATE ★

CORPUS CHRISTI, TX 78408



PROPERTY DESCRIPTION

Excellent tilt-wall industrial flex space available in the heart of the Corpus Christi Industrial market. Great visibility and access to I-37. Suite available to accommodate a variety of industrial or service provider companies.

PROPERTY HIGHLIGHTS

- Tilt-wall Construction
- Flexible Lease Terms
- Large Overhead Doors
- Close Proximity To Refineries
- Easy Access To I-37

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Number of Units:	8
Lot Size:	1.461 Acres
Building Size:	20,000 SF (Total of 2 Buildings with 2,500 SF Suites)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,922	14,492	34,622
Total Population	5,881	43,052	100,291
Average HH Income	\$33,801	\$33,836	\$41,027

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JOEADAME.COM

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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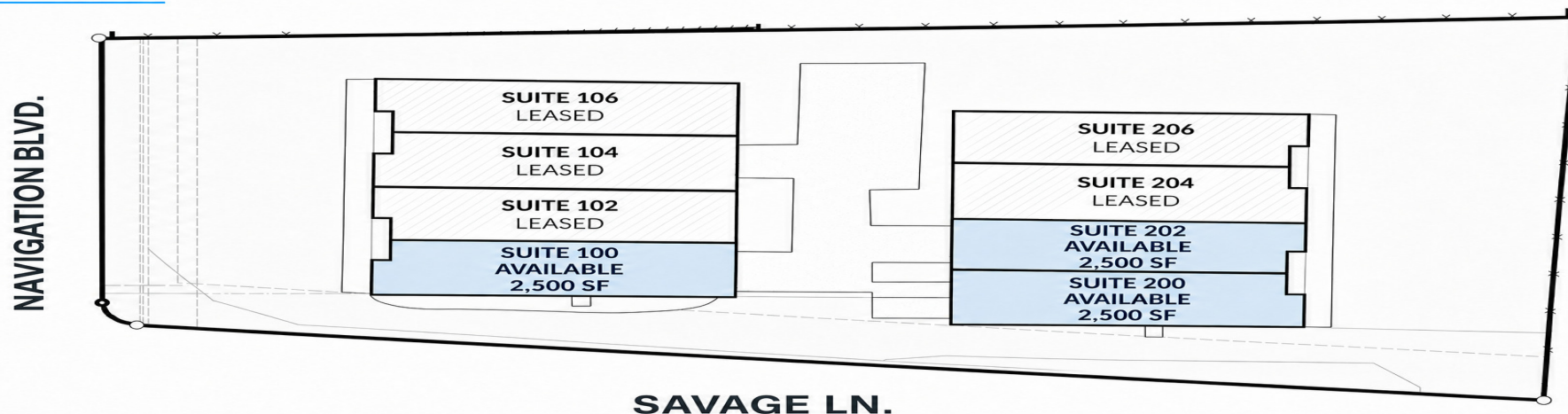
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AVAILABILITY PLAN



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	2,500 - 5,000 SF	Lease Rate:	\$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100, 200, 202	Available	2,500 - 5,000 SF	NNN	\$10.00 SF/yr	\$2,100 / Month / NNN

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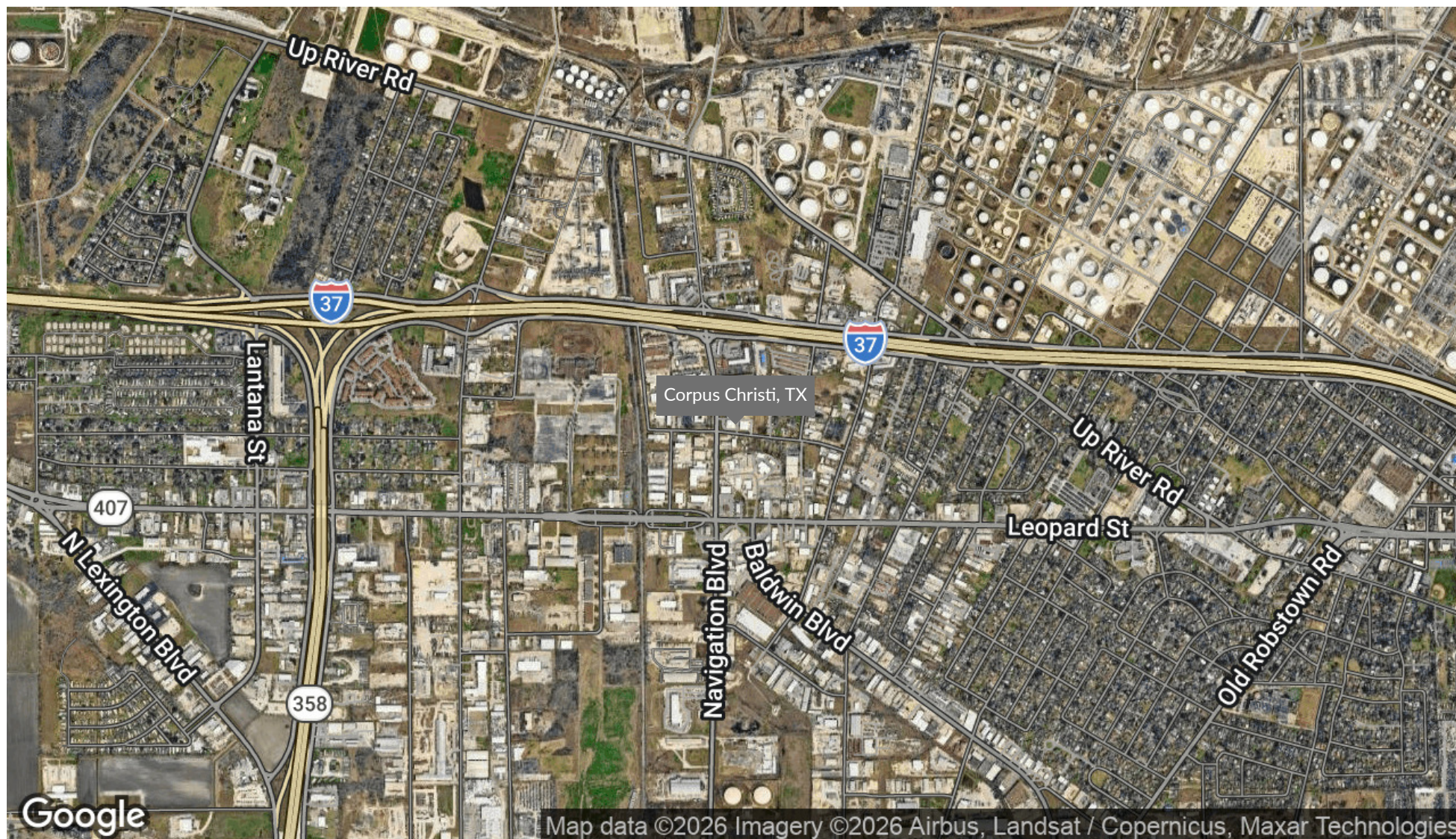
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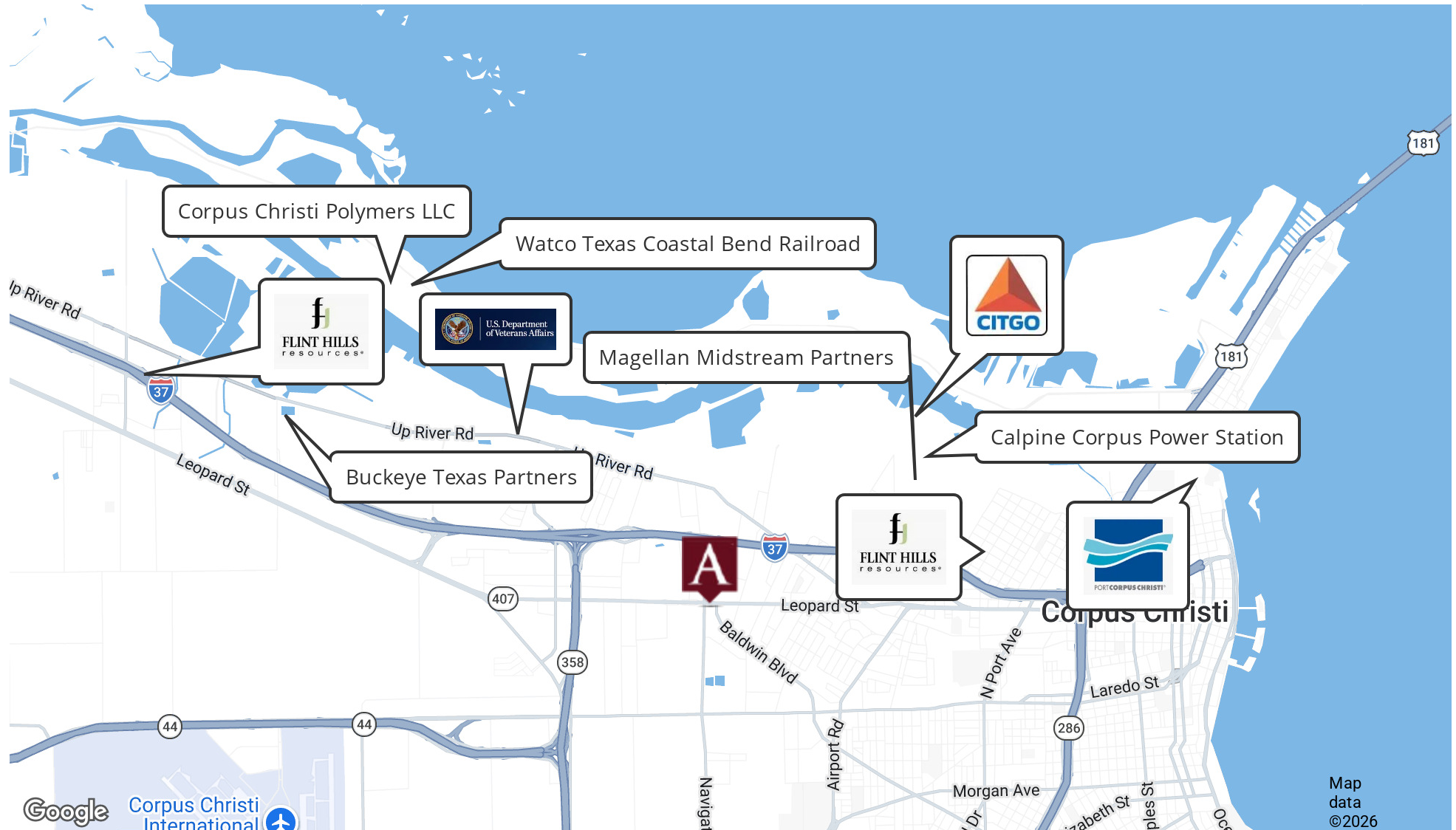
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Map
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