



LEOPARD
BUSINESS PARK

PROPERTY SUMMARY

- **5 Buildings Available**
 - Buildings 1, 3, 4, 5 – Ready to Customize
 - Building 6 – Move-In Ready
- **Brand New Construction**
- **Approx. 5,000 SF**
- **18' Height**
- **2 - 14' Overhead Doors**
- **Fenced & Stabilized**
- **Landscaped Throughout Business Park**
- **Approx. .40 - .50 Acre Lot**
- **Minutes from I-37**
- **Easy Access to Refineries, Airport, Port of Corpus Christi**
- **Price Adjusted for Tenant Finish-Out**

Buildings 1, 3, 4, 5

\$475,000

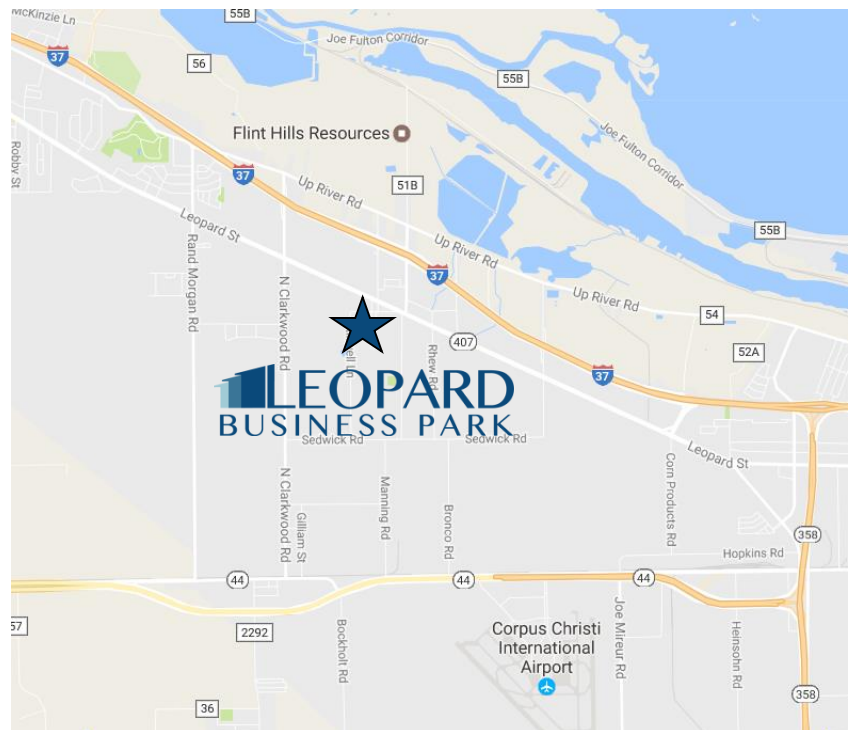
\$3,200/Mo, NNN, Shell

\$4,500/Mo, NNN, Finished

Building 6

\$575,000

\$4,500/Mo, NNN



THE GAINES ORGANIZATION, INC.
101 N. Shoreline, Suite 204, Corpus Christi, TX 78401
361-442-2825 – Office 361-442-2961 – Fax
joshgaines1@gmail.com





GAINES
ORGANIZATION

8233 LEOPARD
CORPUS CHRISTI, TX



THE GAINES ORGANIZATION, INC.
101 N. Shoreline, Suite 204, Corpus Christi, TX 78401
361-442-2825 – Office 361-442-2961 – Fax
joshgaines1@gmail.com



The information contained herein has been given to us by the owner of the property, the Appraisal District, or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. This Property is subject to removal from the market without notice.



GAINES
ORGANIZATION

**8233 LEOPARD
CORPUS CHRISTI, TX**



THE GAINES ORGANIZATION, INC.
101 N. Shoreline, Suite 204, Corpus Christi, TX 78401
361-442-2825 – Office 361-442-2961 – Fax
joshgaines1@gmail.com



The information contained herein has been given to us by the owner of the property, the Appraisal District, or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. This Property is subject to removal from the market without notice .



GAINES
ORGANIZATION

**8233 LEOPARD
CORPUS CHRISTI, TX**



THE GAINES ORGANIZATION, INC.
101 N. Shoreline, Suite 204, Corpus Christi, TX 78401
361-442-2825 – Office 361-442-2961 – Fax
joshgaines1@gmail.com



The information contained herein has been given to us by the owner of the property, the Appraisal District, or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. This Property is subject to removal from the market without notice.



Finish-out of Building 6

Building 6 Specs

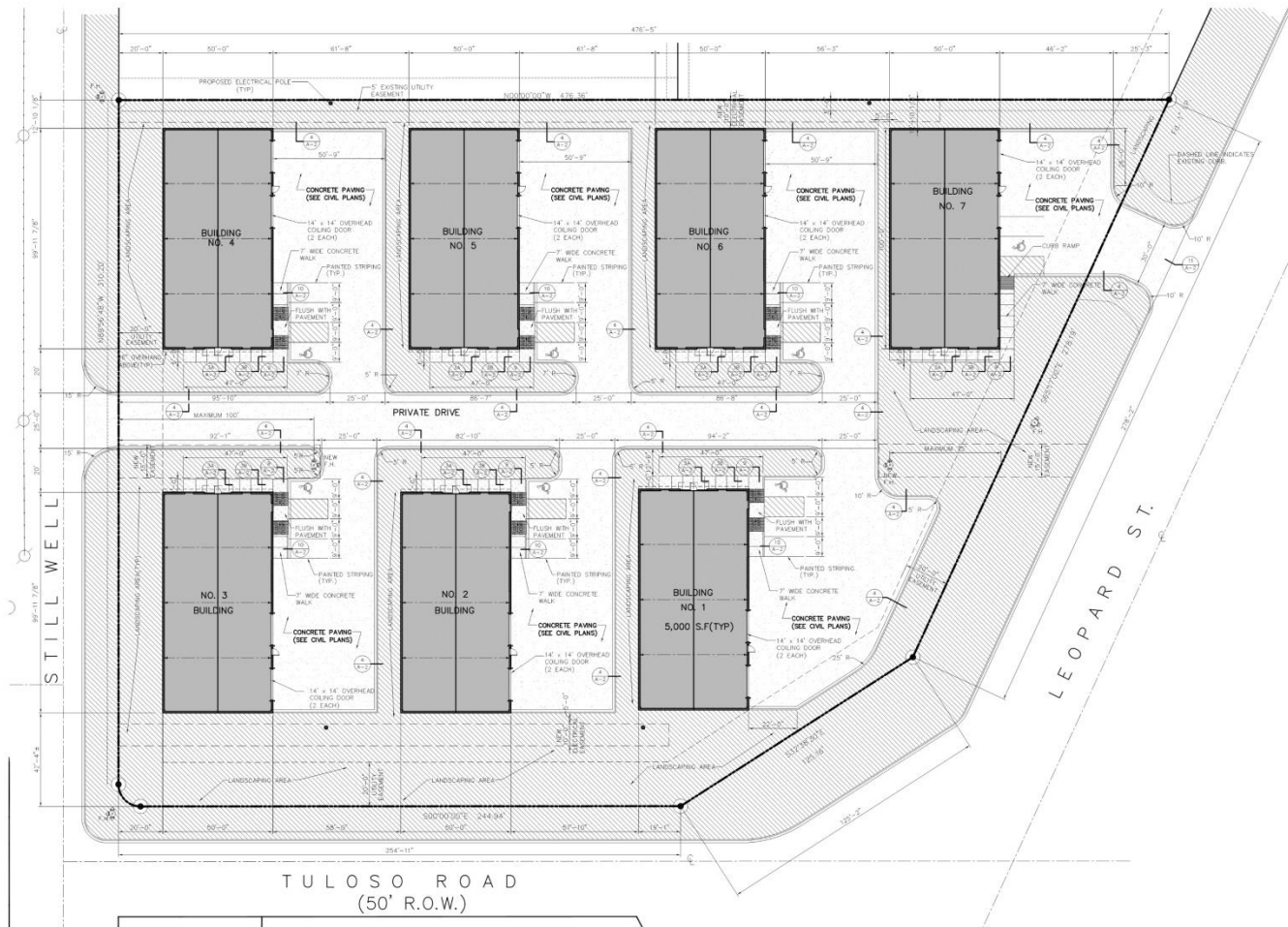
- Lobby, Receptionist Area, 3 Offices, Break Room, 2 Restrooms
- PVC Floors
- Approx. 1,250 SF Office Space
- Approx. 3,750 SF Shop Space
- Liner Panel in Shop
- T-5 Warehouse Lights in Shop





GAINES
ORGANIZATION

8233 LEOPARD
CORPUS CHRISTI, TX



SITE PLAN
SCALE: 1" = 20'-0"

NOT TO SCALE
THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE.
THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.
THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.



A NEW MULTI-BUILDING COMPLEX
FOR
LEOPARD BUSINESS PARK
CORPUS CHRISTI, TEXAS
LEOPARD & STILLWELL

PSRBB
INDUSTRIAL GROUP, INC.
1840 NORTHWATER DRIVE, SUITE A
DIA 877-2522
EL PASO, TEXAS 79912
JAN 877-2522

COMMISSION No. 14-112
DATE 10/14/2014
Rev A
SHEET **AC-1**
1 OF 1

ISSUED FOR CONSTRUCTION

THE GAINES ORGANIZATION, INC.
101 N. Shoreline, Suite 204, Corpus Christi, TX 78401
361-442-2825 – Office 361-442-2961 – Fax
joshgaines1@gmail.com

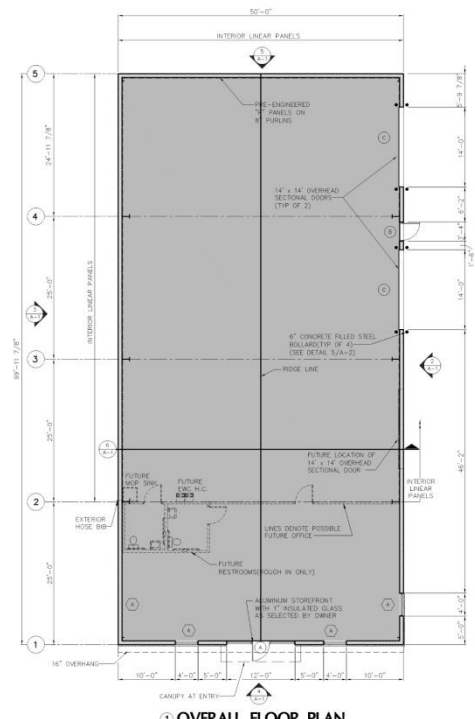
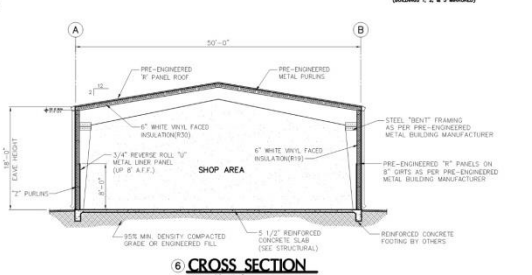
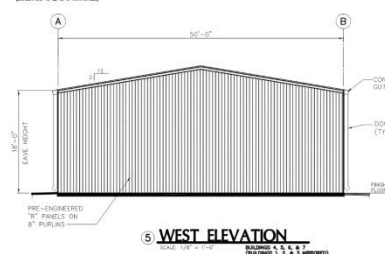
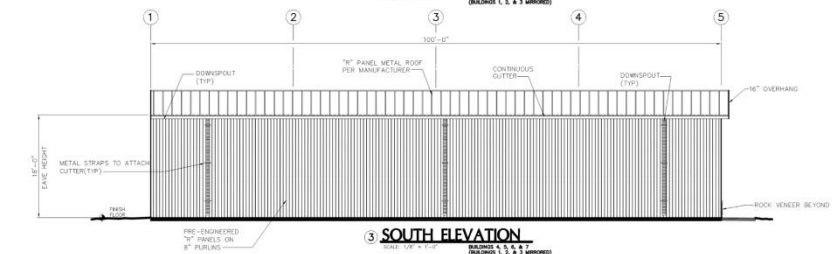
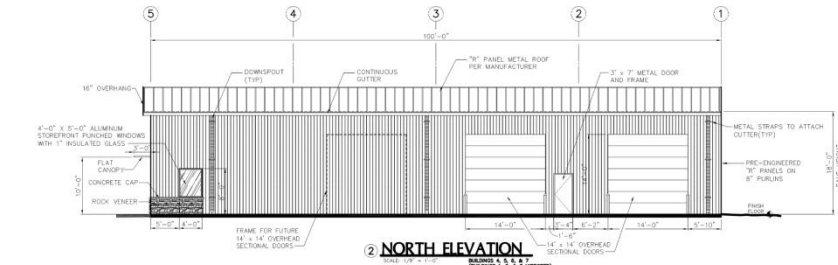


The information contained herein has been given to us by the owner of the property, the Appraisal District, or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. This Property is subject to removal from the market without notice.




GAINES
ORGANIZATION

8233 LEOPARD
CORPUS CHRISTI, TX



NOTE:
GENERAL CONTRACTOR TO PROVIDE ALL UNDER FLOOR PUMPING ROOM IN AS PART OF SHELL CONSTRUCTION IN

4,994 SQ. FT.(TYP)


 A NEW MULTI-BUILDING COMPLEX FOR
LEOPARD BUSINESS PARK
 LEOPARD & TILDEN
 CORPUS CHRISTI, TEXAS
 EL PASO, TEXAS 79915
 F.A. 877-2296
 P.S.R.B.B.
 M.M.M.
 M.M.M. ENGINEERS, INC.
 918. 977-2020
 COMMISSION No. 14-112
 DATE 10/14/2014
 REV. A
 SHEET: **A-1**
 1 OF 2

ISSUED FOR CONSTRUCTION

THE GAINES ORGANIZATION, INC.
 101 N. Shoreline, Suite 204, Corpus Christi, TX 78401
 361-442-2825 – Office 361-442-2961 – Fax
 joshgaines1@gmail.com



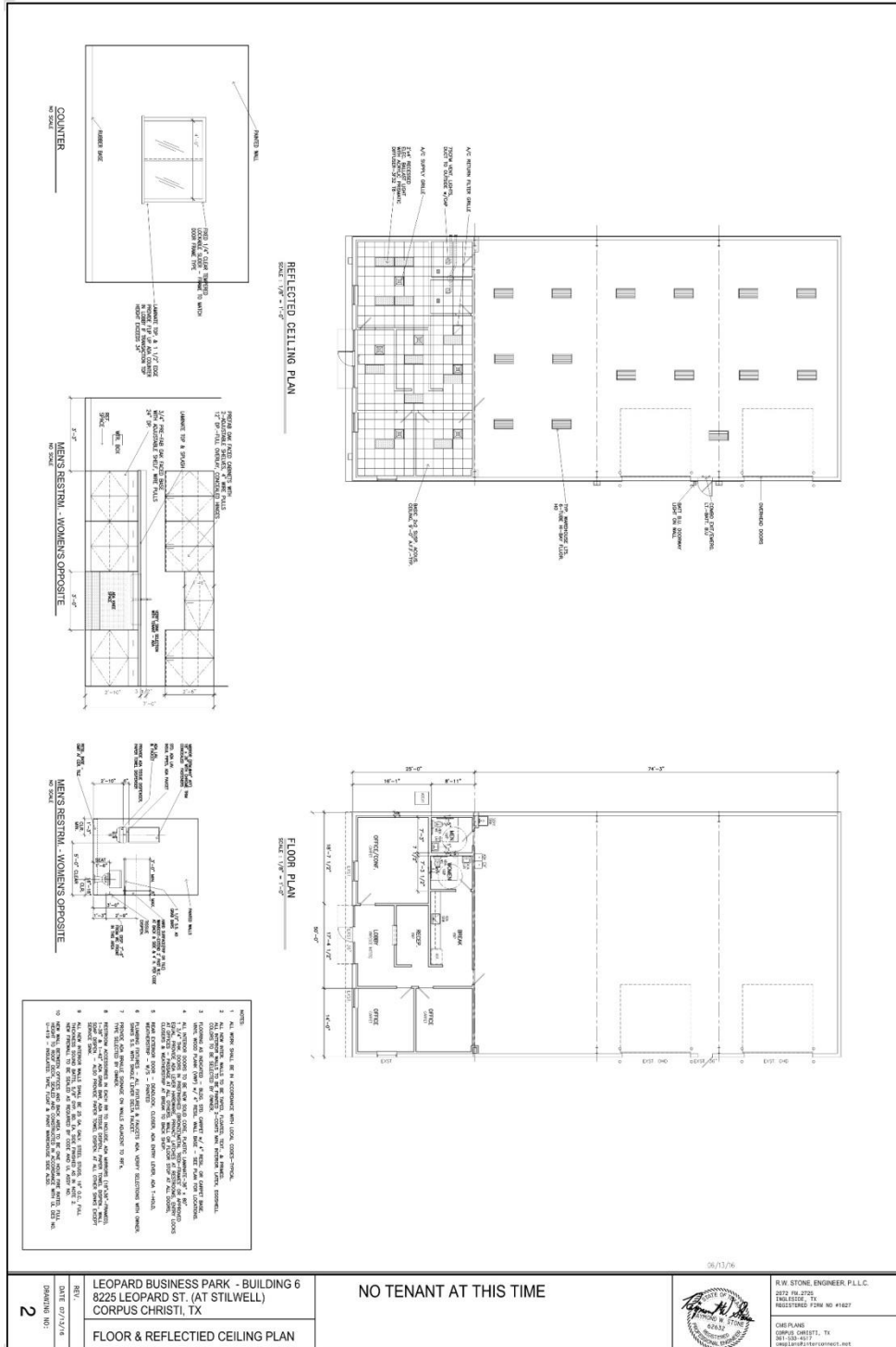
The information contained herein has been given to us by the owner of the property, the Appraisal District, or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. This Property is subject to removal from the market without notice .



GAINES
ORGANIZATION

**8233 LEOPARD
CORPUS CHRISTI, TX**

Building 6 Floor Plan



THE GAINES ORGANIZATION, INC.
101 N. Shoreline, Suite 204, Corpus Christi, TX 78401
361-442-2825 – Office 361-442-2961 – Fax
joshgaines1@gmail.com



The information contained herein has been given to us by the owner of the property, the Appraisal District, or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. This Property is subject to removal from the market without notice.

