



**FOR
LEASE**

Lipan Warehouse

2525-2533 Lipan Street, Corpus Christi, TX 78405

14,500 sq foot office warehouse with secured yard



Loading Dock



Warehouse



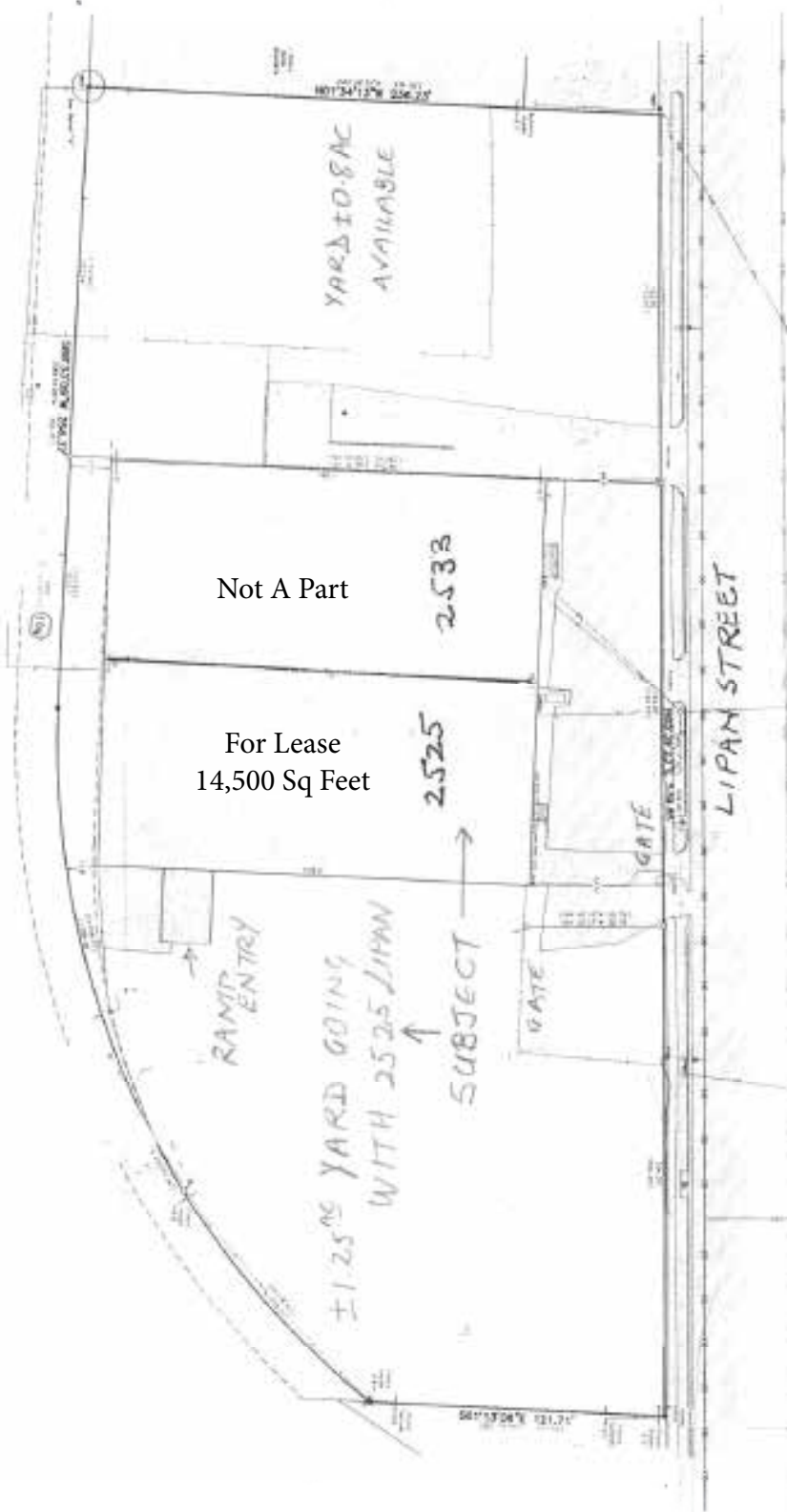
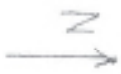
Jack and Ben Super
 SuperTex Properties L.P.
 Super Commercial Properties
 4531 Ayers Street, Suite 201, Corpus Christi, TX 78415
 (361) 853-3003 Fax: (361) 853-9141 cell: (361) 215-8018



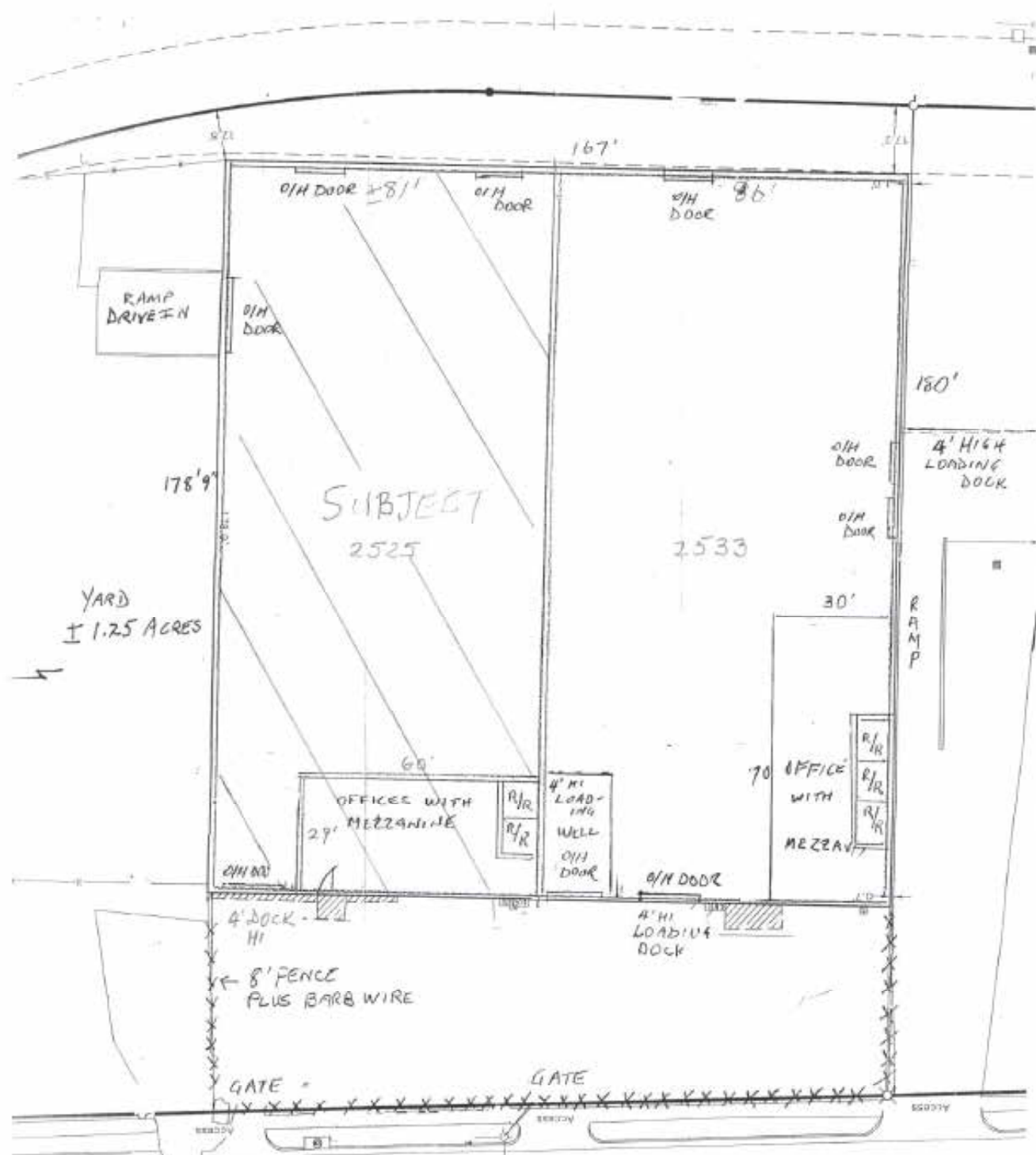
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Lipan Warehouse
Corpus Christi, Texas 78405
14,500 Square Feet For Lease

- Description:** The Lipan Warehouse consists of one 30,000 sq foot industrial warehouse building situated on almost 3 acres currently demised into two separate suites (2525 & 2533). Each suite has its own office and fenced in yard space. Ideal for business, warehouse, office, and showroom needs.
- Address:** 2525 and 2533 Lipan Street, Corpus Christi, Texas 78405
- Location:** Located just west of the corner of Port Avenue, with quick access to the refinery district, Crosstown and IH-37 freeways, to the Port and to downtown Corpus Christi.
- Construction:** Concrete and red block
- Now Leasing:** Suite 2525 (half of the building)
14,500 square feet, 81'x 179' deep
\$8,000 per month (\$0.55 per square foot)
- Warehouse: 12,800 sq feet
Office space: 1,760 sq feet
2nd Floor Mezanine: Included
- Recently renovated
17 foot 6 inch ceiling height
1 oversized drive in ramp on the side of the building
1 - 14 foot high loading dock in front of the building
480 volt 200 amp electrical panel plus a transformer connected to a 110 volt panel
Fenced in parking spaces in front of the building
Approximately 1.25 acres fenced in yard included
- Management:** Local ownership and management
- Broker Coop:** Encouraged
- Corpus Christi:** Corpus Christi, Texas is a desirable place to live due to its beautiful beaches, subtropical climate, affordable cost of living, and rich cultural heritage. The city's location on the Gulf of America provides ample opportunities for water sports, swimming, and enjoying fresh seafood. Catering to diverse interests, Corpus Christi, offers a variety of attractions, including the Texas State Aquarium, the USS Lexington Museum and the Selena museum.



SITE PLAN 2525 & 2533 LIPAN ST.
CORPUS CHRISTI TX



FLOOR PLAN
2525 & 2533 LIPAN
CORPUS CHRISTI TX

1"=30' FT.









