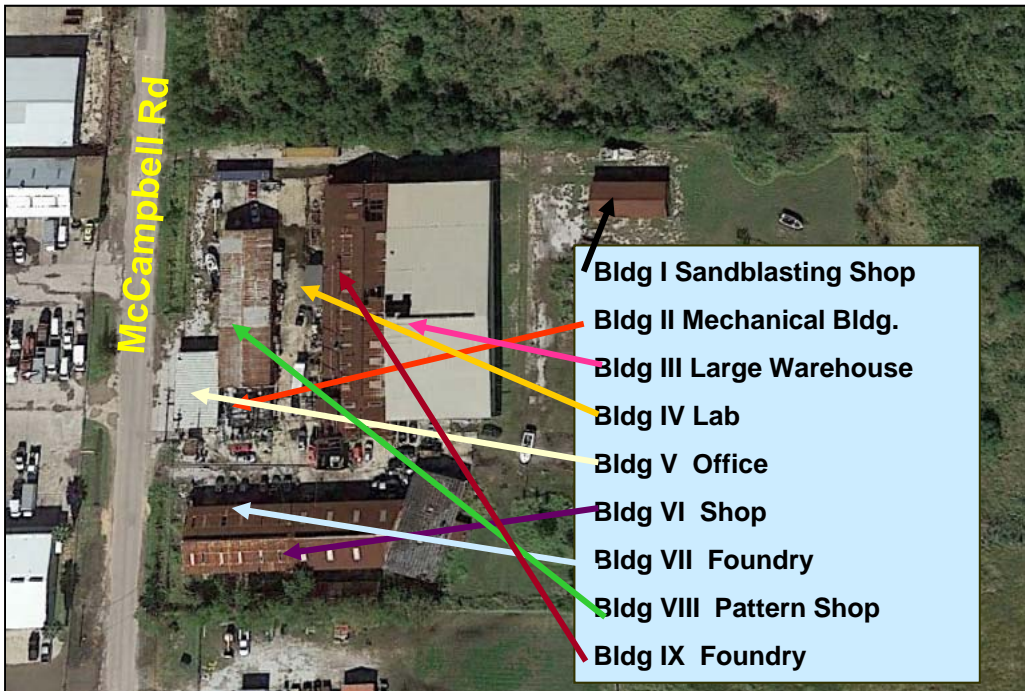


# Industrial For Sale

240 McCampbell Rd., Corpus Christi, TX 78408



**Sale Price:  
\$725,000.00**

**“Shown by  
Appointment Only”**

**Being Sold “As Is” with  
no representation as to  
condition of  
improvements.**

- All buildings are steel frame metal clad industrial type buildings.
- Three Phase Electric.
- The site has internal surface drainage to the storm drain that runs along Mc Campbell Road.
- The section of the site with improvements is concrete, the balance of the yard is stabilized.
- Zoned IH: Heavy Industrial
- Approximately 3.9 AC - Irregular Shaped
- Legal Description: Lots 4A & 4B, Block 3, Westside Industrial District, Nueces County, Texas

## **contact information**

**Matthew Cravey, SIOR, CCIM, RECS**  
5541 Bear Lane, Suite 240  
Corpus Christi, TX 78405  
tel 361 289 5168 ext. 301  
fax 361 289 5442  
cell 361 877 2463

[matt@craveyrealestate.com](mailto:matt@craveyrealestate.com)  
<http://craveyrealestate.com>

**Cravey**  
Real Estate Services, Inc.

The information contained herein has been given to us by the owner of the property 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.

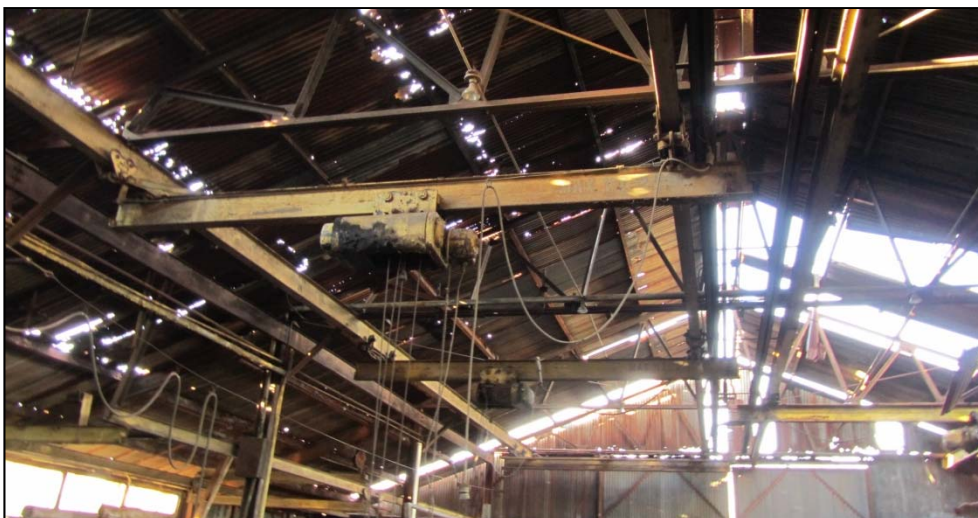
# Building Information

- **Building I – Sandblasting Shop - Approx. 1,800 SF**
  - Rough Shape
- **Building II – Mechanical Building – Approx. 595 SF**
  - Storage
- **Building III & IX – Large Warehouse – Approx. 15,520 SF & Foundry Building – 14,840 SF**
  - Metal siding is in rough shape and will need to be replaced.
  - Large steel structure with 3 3-ton cranes with electric hoist; 1 2-ton crane with electric hoist; 1 1-ton crane with electric hoist; 1 10-ton crane with electric hoist.
- **Building IV – Lab – 450 SF**
  - Concrete block construction.
- **Building V – Office Building – 1,861 SF**
  - Office building – metal siding is in fair condition. 8' ceilings with 2' x 4' lay in ceiling tiles; wood paneled walls and vinyl floor covering. Two restrooms; 4 offices, 1 reception area and kitchen/break room. Central air and heat.
- **Building VI – Shop – 1,700 SF**
  - Metal siding is in rough shape.
- **Buildings VII & Core Room – Non Ferrous Foundry & Core Room – 11,812 SF**
  - Metal siding is in rough shape. 3 1-ton cranes with chain hoist; 1 2-ton crane with chain hoist; 1 2-ton crane with electric hoist and 1 1-ton jib crane with electric hoist.
- **Building VIII – Pattern Shop – 5,120 SF**
  - Metal siding is in fair shape. Strip lighting, currently used for storage. Has attached 3 stall bathroom.

# Property

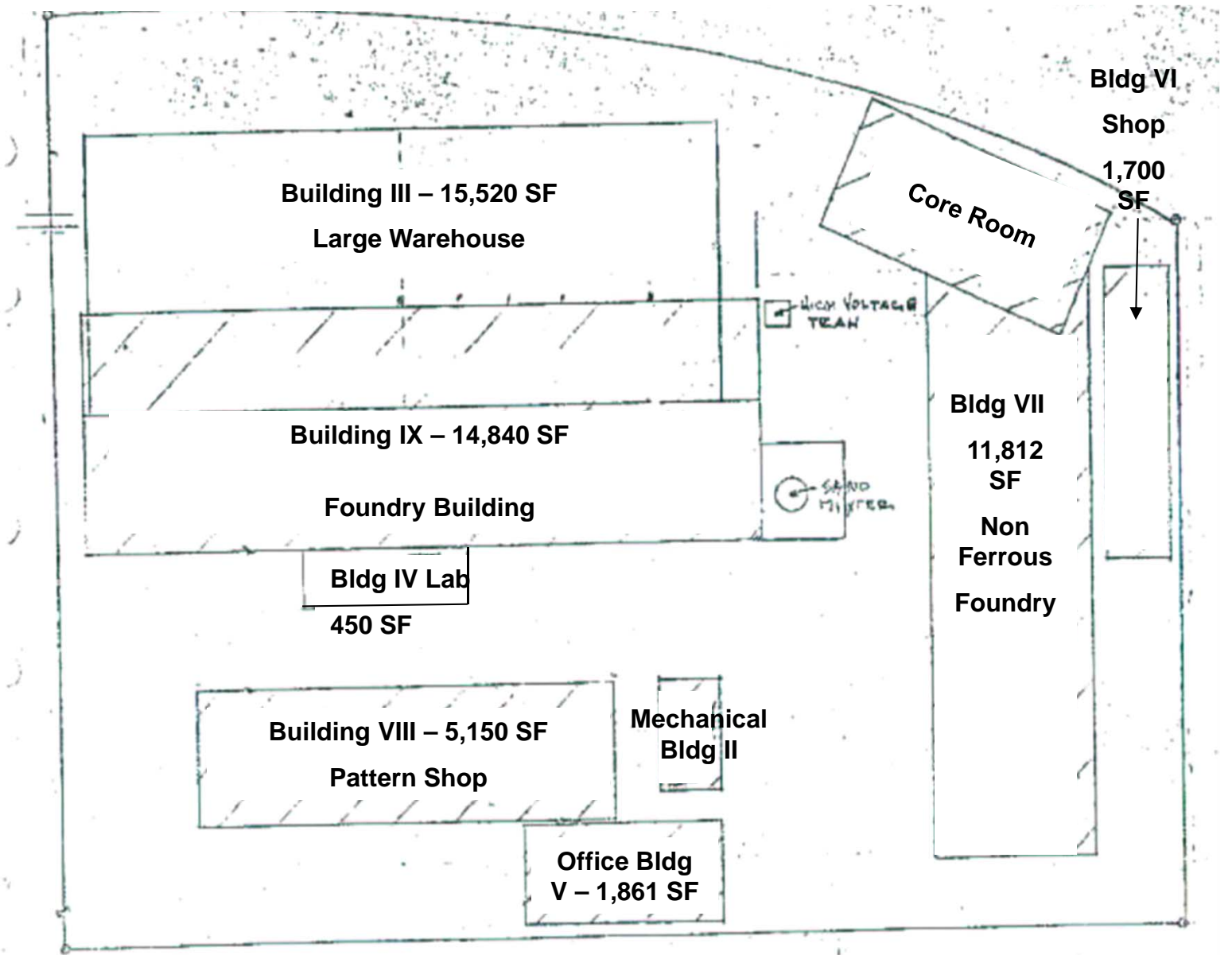


# Interior

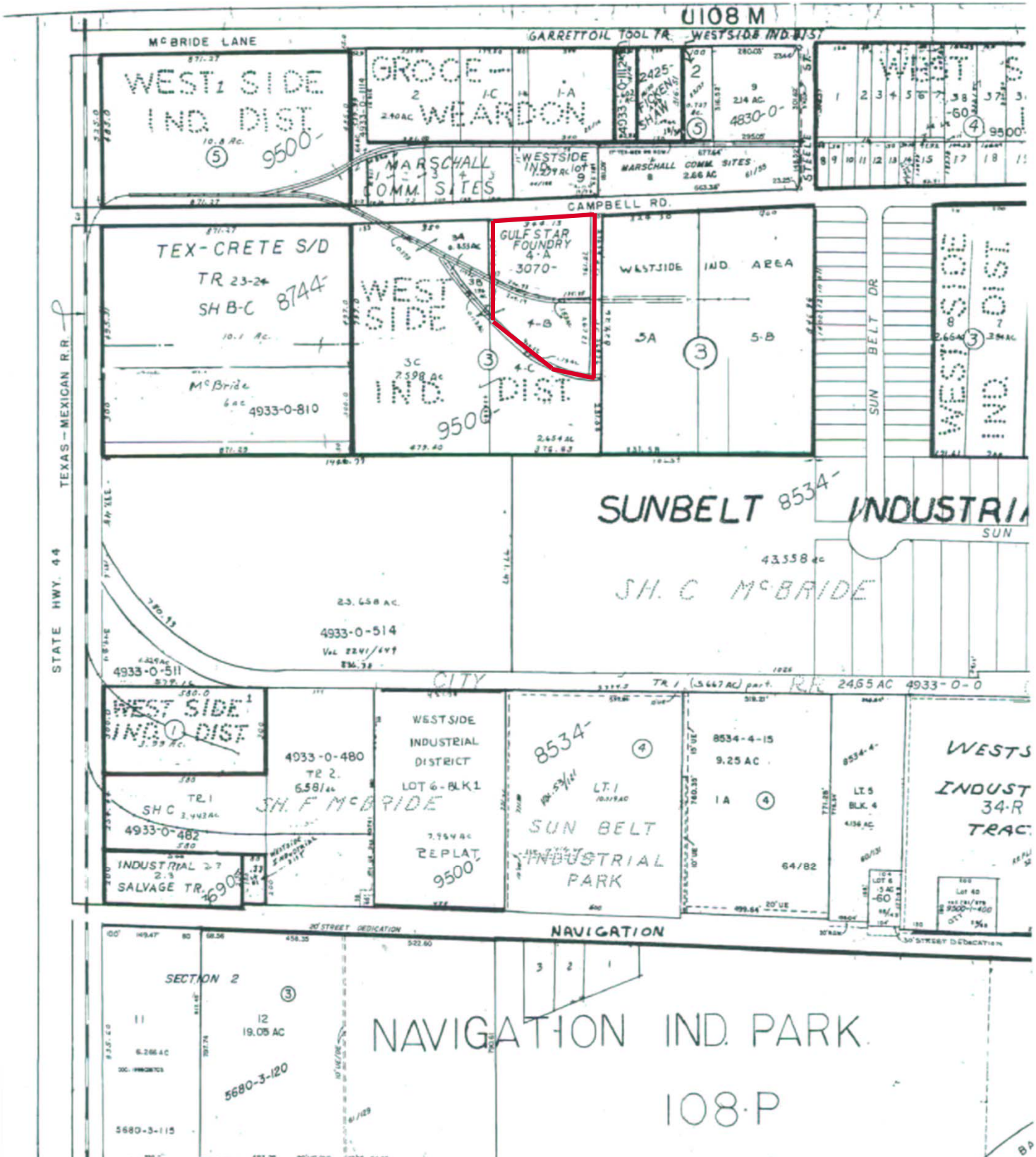


# Floor Plan

**Building I – 1,800 SF**  
**Sandblasting Shop**



# Survey Plat

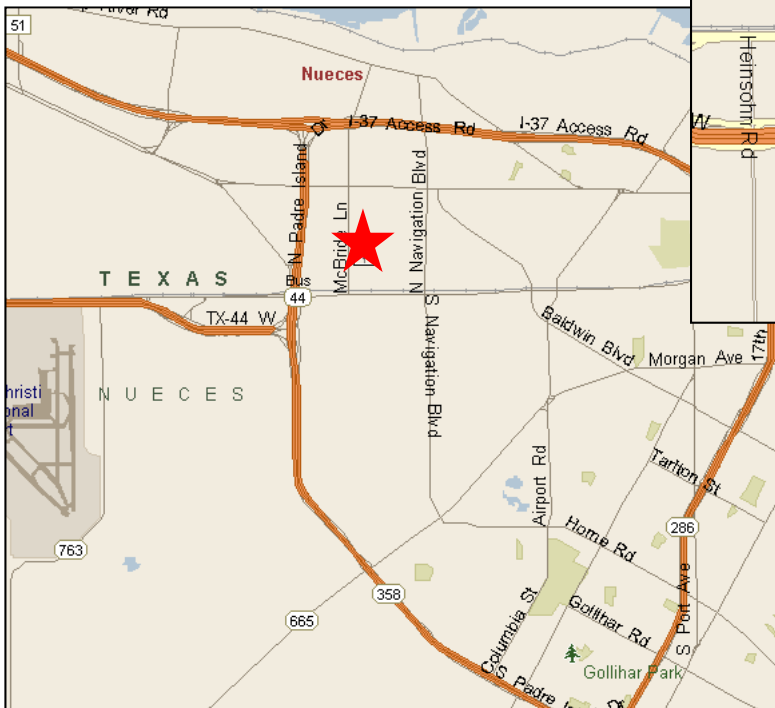
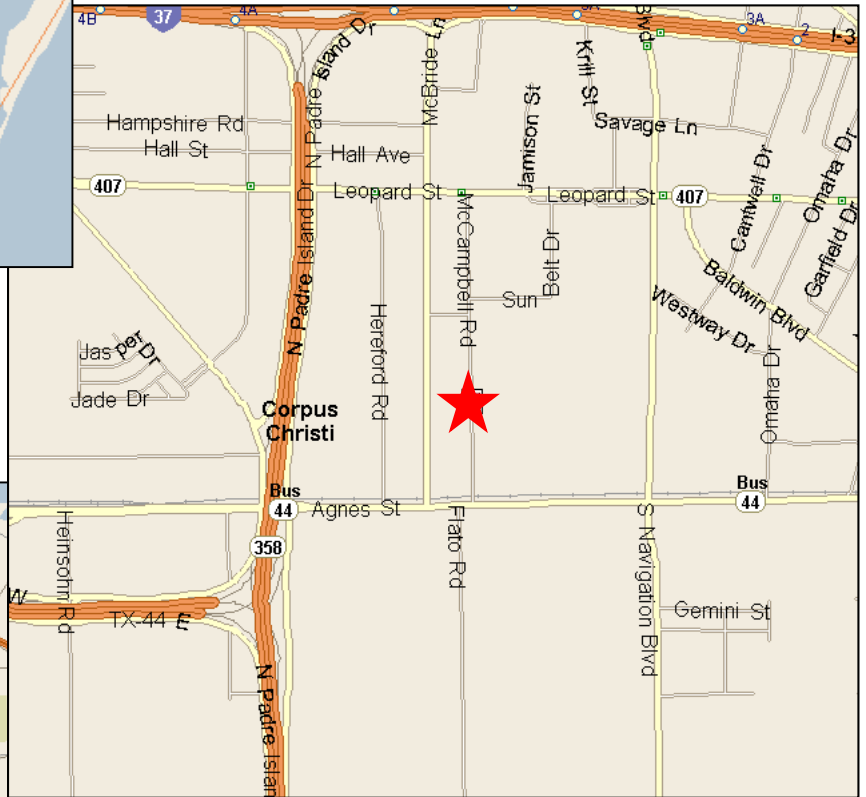




# Aerial Map



# Area Maps





# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

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