



STONEWATER

PROPERTIES

255 S. NAVIGATION BLVD
CORPUS CHRISTI, TX 78405



FEATURES:

11 FT WAREHOUSE HEIGHT AT EDGE
12 FT WAREHOUSE HEIGHT AT CENTER
NEW O/H DOORS | 9.29 FT H X 11.29 FT W



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PROPERTIES

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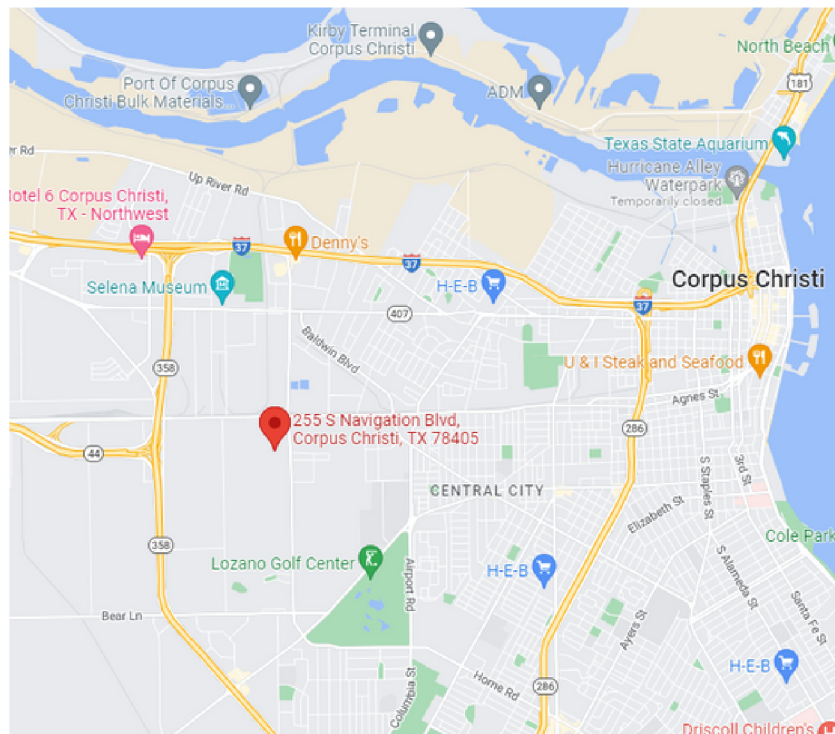
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General Information

This property is located just 5 minutes from IH-37. It is in the industrial area, giving it easy access to similar businesses and customers. This building has dock high overhead doors and tractor trailer access. The property also offers tractor trailer parking, conveniently located in the large parking lot.



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Leasing Availabilities

Warehouse (O/H) Doors) Lease Rate: \$7.50 NNN

O/H Doors #3-8: 787 SF/ea or 4,722 SF contiguous

O/H Door #14: 577 SF

O/H Doors #17-22: 734 SF/ea or 4,404 SF contiguous

O/H Doors #23-29: 787 SF/ea or 5,509 SF contiguous

O/H Doors #40-46: 787 SF/ea or 5,509 SF contiguous

O/H Door #55: 579 SF

O/H Doors #56-65: 7,350 SF

Office Space Lease Rate: \$10.00 NNN

Office Suite #104: 502 SF

Office Suite #105: 958 SF

Office Suite #111: 55 SF

Office Suite #115: 184 SF

Office Suite #150: 952 SF

Office Suite #160: 168 SF

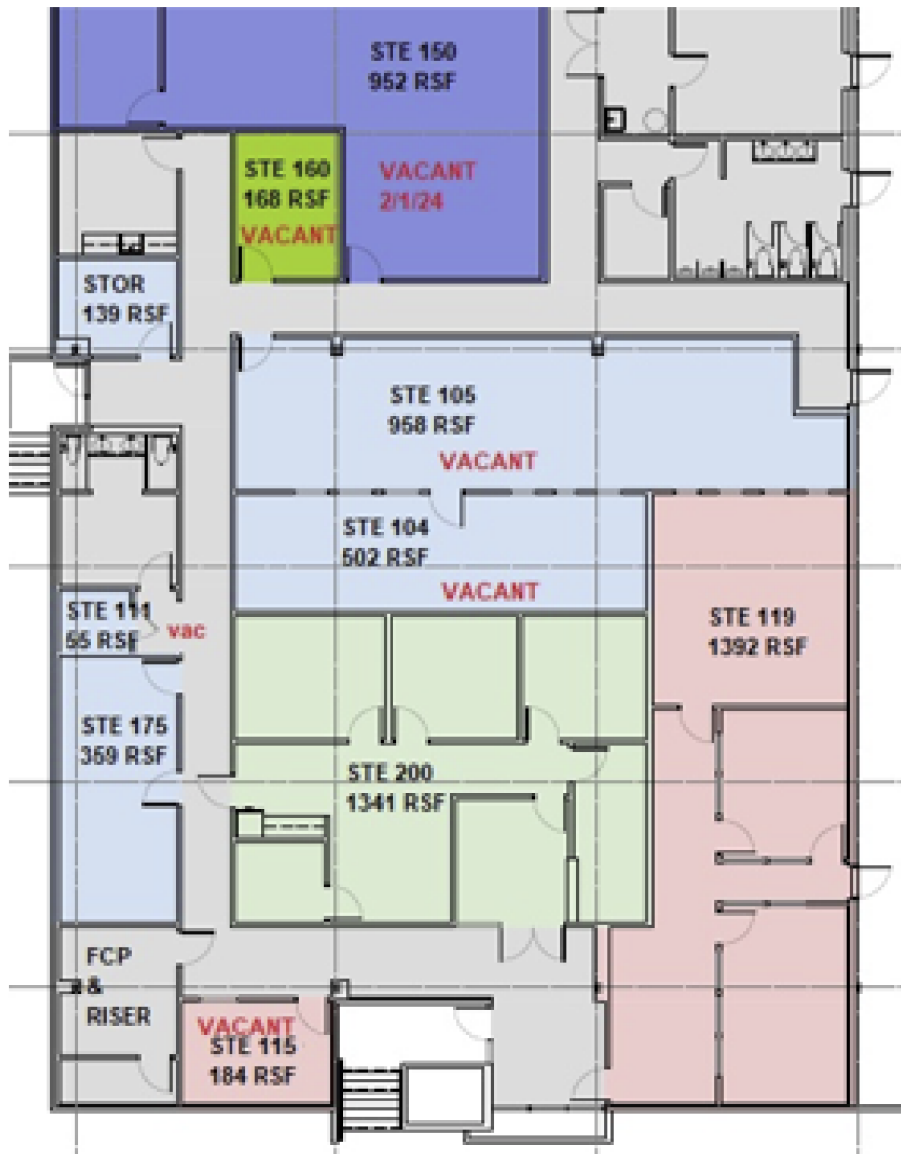
Total Available: 31,469 sq. ft.

*Call for NNN rate. 361-585-0300



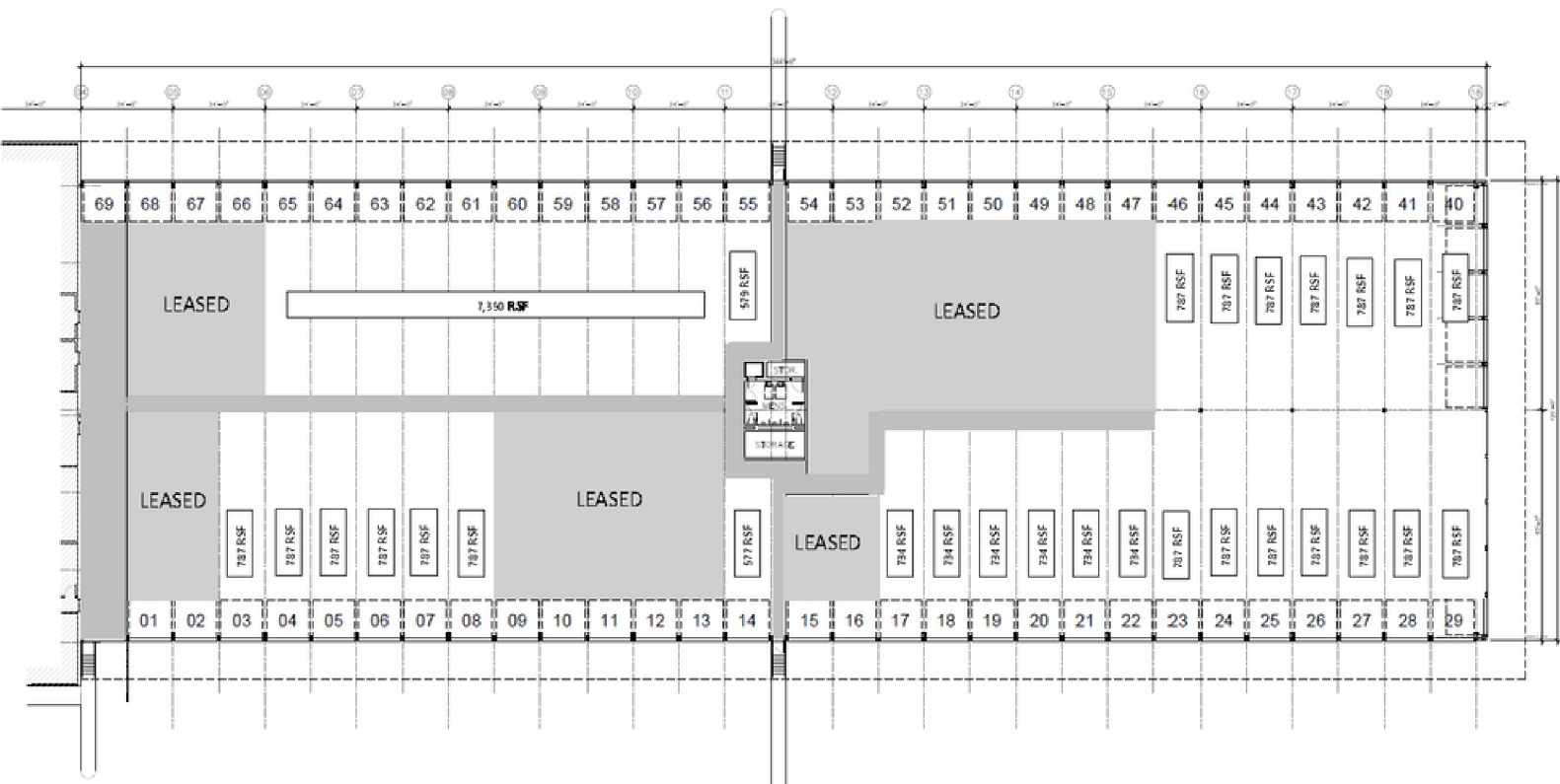
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Office Suites Floor Plan



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Warehouse Floor Plan



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Photos

