



**FOR
LEASE**

Corpus Christi Business Park “CCBP”
4531 Ayers Street, Corpus Christi, TX 78415
1,000 or 2,000 sq foot office warehouse suites for lease



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



SuperTex Properties

4531 Ayers, Suite 201
Corpus Christi, Texas 78415
Phone (361) 853-3003 Fax: (361) 853-9141
zjsuper@gmail.com

Corpus Christi Business Park “CCBP”

4531 Ayers Street, Corpus Christi, TX 78415
1,000 or 2,000 sq foot office warehouse suites for lease

- Location:** Corpus Christi Business Park “CCBP” is located on Ayers Street just off the SPID and the Crosstown Freeway Interchange.
- Description:** The Corpus Christi Business Park consists of four separate buildings comprising of over 112,000 square feet of office, showroom and warehouse space. Ideal for business, warehouse, office, or showroom needs.
- For Lease:** Suite 110; 1,000 sq feet
All warehouse, storage closet and private restroom
One - 10' x 10' overhead roll-up grade level doors
\$975 per month (\$0.98/sf) No additional CAM charges
- Suite 316; 2,000 sq feet
1,500 sq foot warehouse, 500 sq foot office and 1 restroom.
Includes One - 10' x 10' overhead roll-up grade level door
\$1,850 per month (\$0.93/sf) No additional CAM charges
- Features:** The warehouse height is 15 feet
Each Suite has 200 amps of 3 phase power and Tenant pays for its own power
Landlord pays for water and trash removal
Ample parking on each side of the building
Situated on 6.27 acres; Zoned Business Park
Masonry and Steel construction; Built in 1985; Remodeled in 2002
Local on site owner and management
3% Broker Cooperation Encouraged

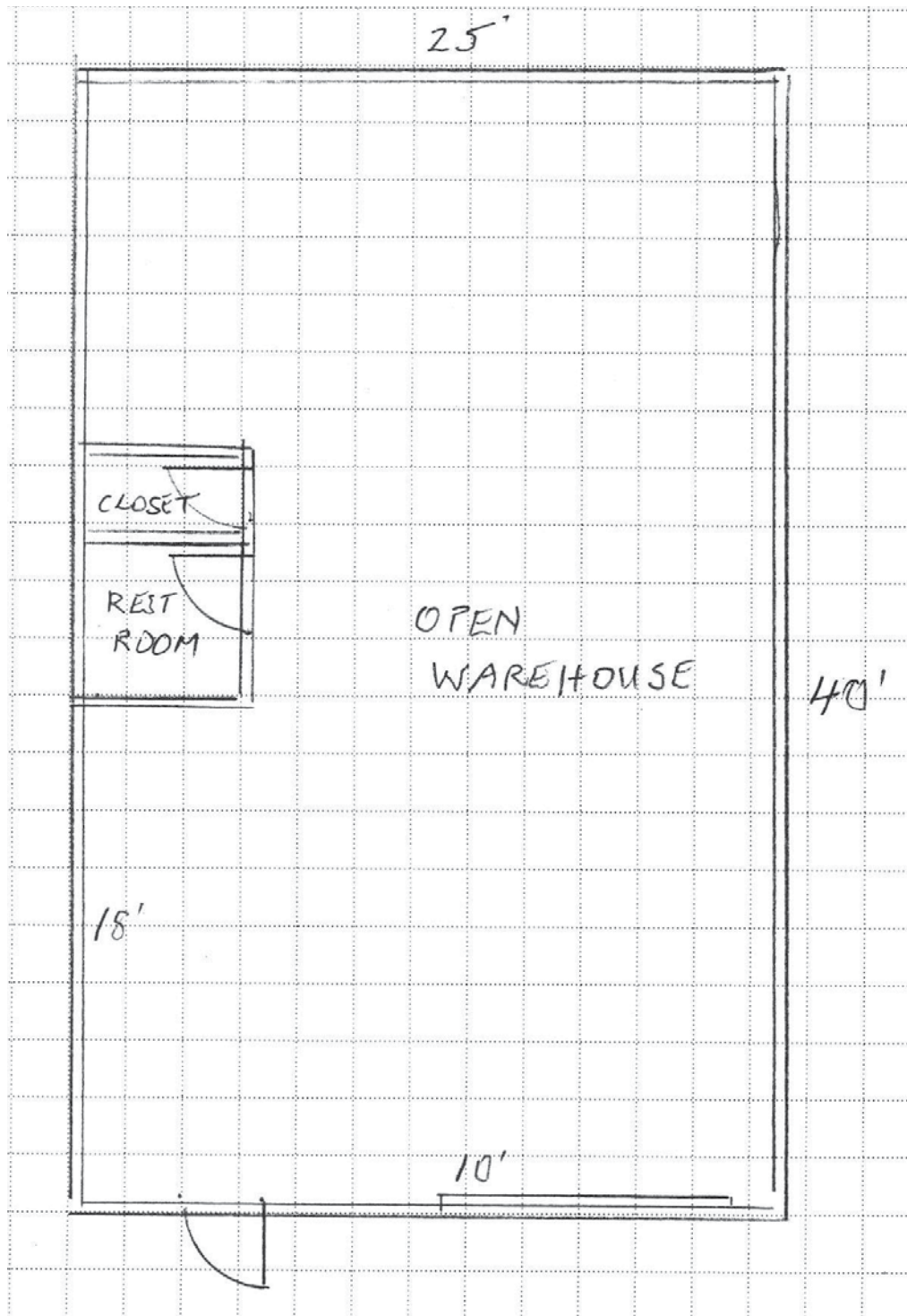
Corpus Christi Business Park "CCBP"
4531 Ayers Street, Corpus Christi, TX 78415

Suite 110

1,000 Sq Feet

All warehouse, storage closet and private restroom

One - 10' x 10' overhead roll-up grade level doors



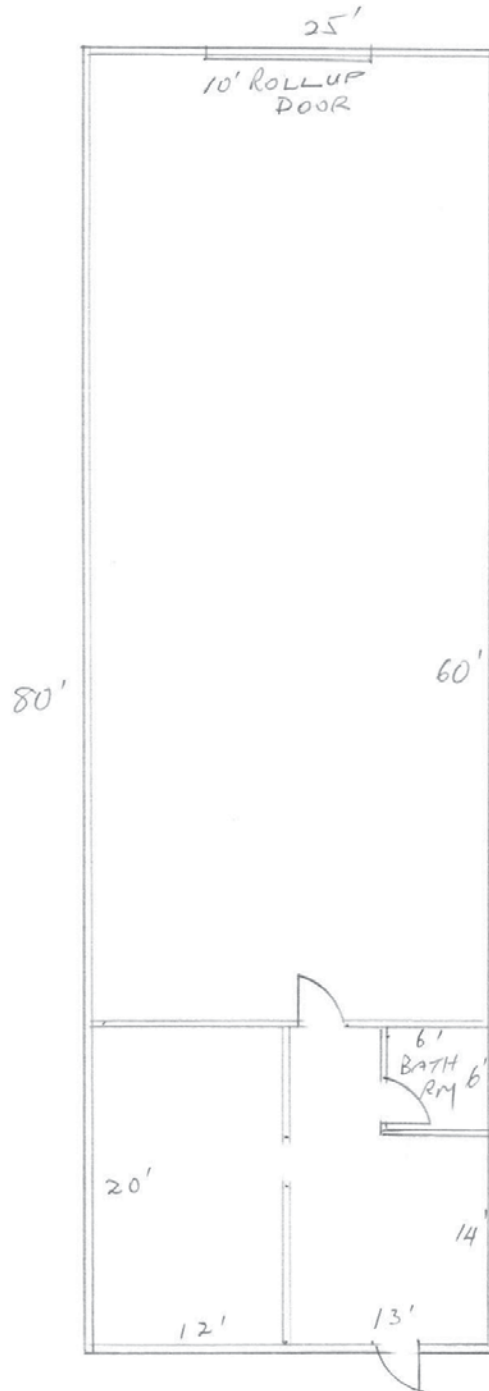
Corpus Christi Business Park "CCBP"
4531 Ayers Street, Corpus Christi, TX 78415

Suite 316

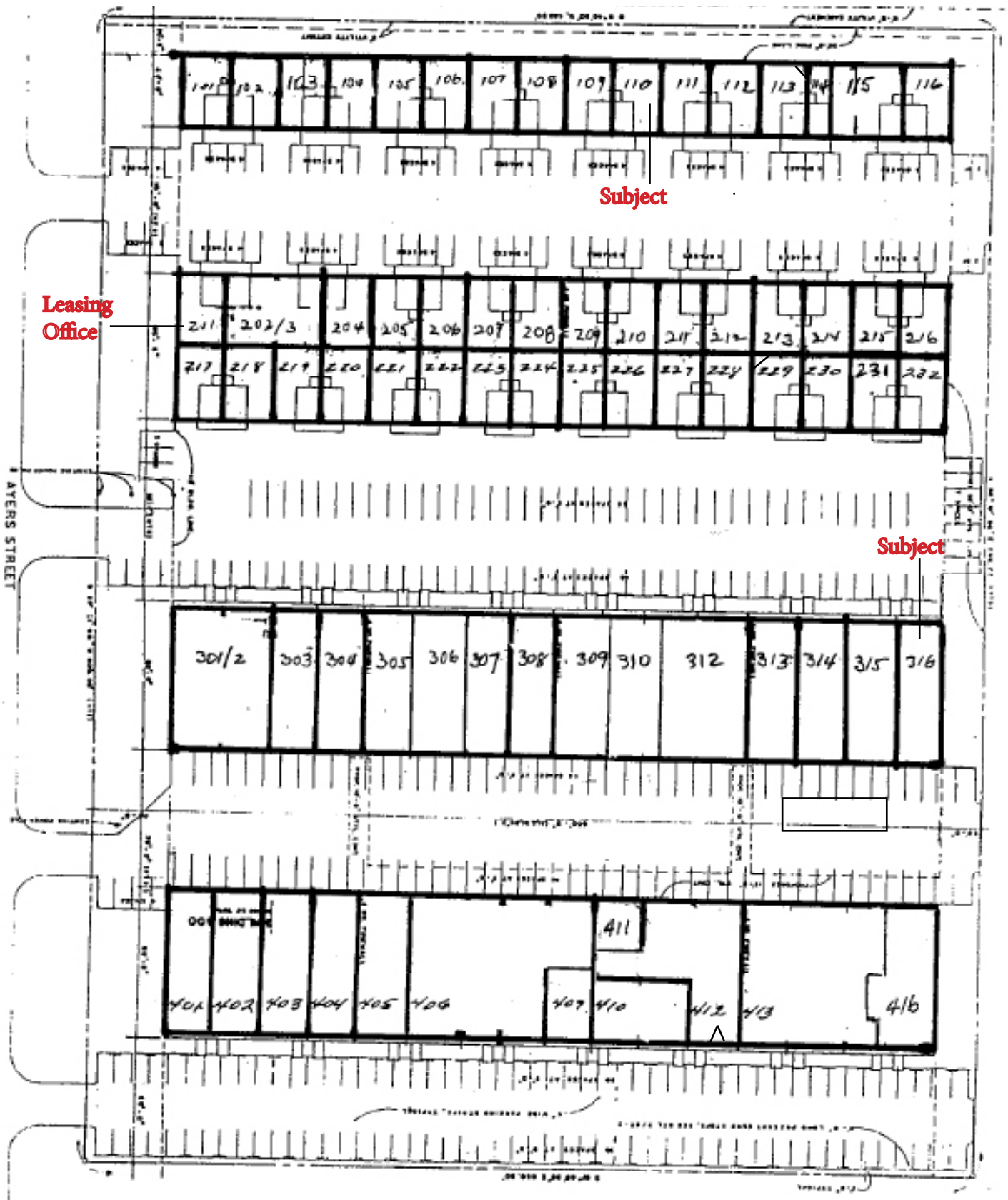
2,000 Sq Feet

1,500 sq foot warehouse, 500 sq foot office and 1 restroom

One - 10' x 10' overhead roll-up grade level door



Corpus Christi Business Park "CCBP"
4531 Ayers Street, Corpus Christi, TX 78415
Site Plan





CCBP Suite 411; 2,000 sq feet



CCBP Suite 411; 2,000 sq feet



Corpus Christi Business Park “CCBP”
4531 Ayers Street, Corpus Christi, TX 78415
1,000 or 2,000 sq foot office warehouse suites for lease

