

# AVAILABLE INDUSTRIAL BUILDING

1621 MUSSETT ST  
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CORPUS CHRISTI , NUECES , TEXAS 78401



Corpus Christi  
REGIONAL ECONOMIC  
DEVELOPMENT CORPORATION



## Description

The Gaines Organization, Inc. Approx. 26,100 SF - Expandable to Approx. 40,000 SF 5 OVH Doors , 4 - 18' x 8', 1 - 18' x 10' 10 Docks - 4 - Docks with Levelers - 1 - ½ Dock - 1 - Ramp - 4 - Standard Docks Approx. 17'9" Clear Ceiling Height Includes Showroom & Retail Sales Counter Fenced & Gated 1-5 Acre Yard Space (varies, based on tenant needs) Zoned IH - Heavy Industrial AVAILABLE FOR LEASE: CONTACT FOR CUSTOM RATE

## Sale / Lease

For Lease Yes

## Zoning

Opportunity No

## Broker Contact

Company The Gaines Company

## Property Details

Latitude 27.790102  
Longitude -97.407250

## Building Details

Available SqFt 26,100  
Total SqFt 26,100  
Ceiling Height (ft) 17.9

## Utilities

Electric Provider AEP  
Telcom Provider AT&T, Grande



## Why the Coastal Bend

**#1** Exporter of U.S. produced crude oil in the nation

**3** Class 1 Railroads

**6th** Largest U.S. Port (tonnage)

**#6** Best City to Start a Career Wallet Hub

**#14** Most Popular locations for Millennials to purchase homes

**#19** Best City for Families Wallet Hub

**Top 20** Least Expensive cities for cost of doing business in the Western U.S.

FOR MORE INFORMATION ON BUSINESS LOCATION ASSISTANCE, CONTACT:

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