

AVAILABLE INDUSTRIAL BUILDING

301 W 44TH STREET
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CORPUS CHRISTI CITY , NUECES COUNTY , TEXAS 78405



Corpus Christi
REGIONAL ECONOMIC
DEVELOPMENT CORPORATION



Description

Located at the corner of 44th street and Beacon with close access to HWY 44 and IH-37. Located in the main industrial area of Corpus Christi near the Port of Corpus Christi and IH-37. Suitable for many industrial uses with immediate availability. +/- 34,750 SF total building area. Office building is brick veneer with a concrete roof at approx. +/- 3,000 SF. Large metal, insulated warehouse is +/- 11,800 SF with 20' EH built in 1989. Includes gas/air lines throughout with heavy 3 phase electrical capacity. Metal insulated, dock high, shipping/receiving building, built in 2001 is approx. 2, 700 SF. Multiple dual wide overhead doors. CMU shop area with four finishing/ welding rooms is +/- 5,500 SF with 15' EH and an employee lounge area with second floor storage space. Other warehouse/shop areas total +/- 7,800 SF. Property has all city utilities.

Sale / Lease

For Sale Yes
For Lease No
Sale Price \$725,000

Property Details

Latitude 27.78173147
Longitude -97.44208253

Building Details

Total SqFt 34,750
of Floors 1
Parking Spaces (sqft) 0.58
Ceiling Height (ft) 20

Zoning

Opportunity No

Broker Contact

Company NAI Blue Market
Name Blue Brooks
Phone (361) 792 - 3153
Email blue@naibluemarket.com
Website naibluemarket.com



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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