

AVAILABLE INDUSTRIAL BUILDING

FORMER AEP SERVICE CENTER
2510 LIPAN BUILDING
CORPUS CHRISTI , NUECES COUNTY , TEXAS 78408



Corpus Christi
REGIONAL ECONOMIC
DEVELOPMENT CORPORATION



Description

Former AEP Service Center with three buildings and yard. Smallest Space 9,227 SF Max Contiguous 29,480 SF # of Spaces 3 Industrial Avail 48,922 SF Vacant 48,922 SF % Leased 0% Rent Withheld - CoStar Est. Rent \$8 - 10 (Industrial)

Sale / Lease

For Sale No
For Lease Yes

Zoning

Opportunity No

Broker Contact

Company David Petrick Company
Name David Petrick
Phone (512) 418 - 1900
Email dpetrick@texas.net

Property Details

Latitude 27.79506001
Longitude -97.41879596

Building Details

Total Building SqFt 48,922
Max. Building Size SqFt 48,922 Sqft
Contiguous Space Yes
Min. Size 9,227
Max. Size 48,922

Utilities

Electric Provider AEP
Electric Distance Existing Connection
Details Existing Connection
Telcom Provider AT&T, Grande
Water Distance Existing Connection



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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