



Cobb, Lundquist & Atnip, Inc.
700 Everhart, Suite F-11
Corpus Christi, Texas 78411
AC 361 854-4448
Fax 361 854-4498
E-MAIL Hutch@CLArealtors.com
www.CLArealtors.com



COMMERCIAL, INDUSTRIAL,
 FARM & RANCH PROPERTIES

FOR LEASE
WAREHOUSE / OFFICE

- LOCATION:** 422 -B Junior Beck Drive, south of S.P.I.D. between Bear Lane and Old Brownsville Road.
- LAND SIZE:** 2.5 ± acres (108,750 ± SF)
- BUILDING SIZE:** 9,375 ± SF total (2,250 ± office area & 7,125 ± whse)
- PARKING SPACES:** 40 Total (36 regular and 4 handicap spots)
- ZONING:** IL, Light Industrial
- PRICE:** \$7,500/month (\$0.80/psf)
- COMMENTS:** Great location just off South Padre Island Drive. The Miller Beer Distributorship warehouse is just north of this location on Junior Beck Drive. Warehouse has 2 14' O/H doors. There are 4 offices, a conference room, break room and 3 restrooms.
- CONTACT:** **HUTCH BRYAN, Hutch@CLArealtors.com**



This information has been secured from reliable sources, and although we do not guarantee it, we believe it to be correct. Offering is subject to prior sale, change or withdrawal without notice.