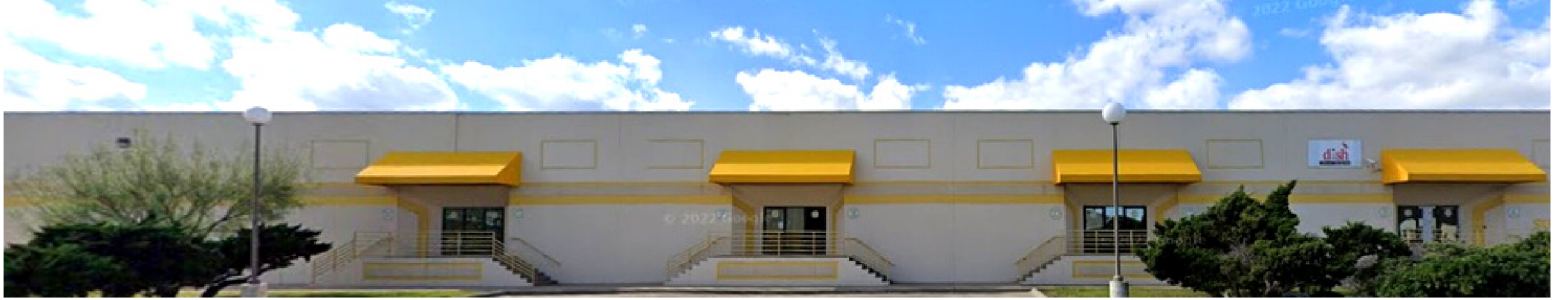


SUMMARY



WAREHOUSE/OFFICE SPACE

LEASE RATE: \$8.00 NNN

AVAILABLE SUITES

417 A	2,478 SF
417 D-E	4,800 SF
433 C	2,400 SF
433 E-F	4,800 SF

PROPERTY INFORMATION

- Dock high overhead doors
- Truck parking
- 18 wheeler access
- 16' clear stack height-warehouse space
- Flex Space
- Concrete driveways
- Sprinkler system
- Conveniently located near industrial zone

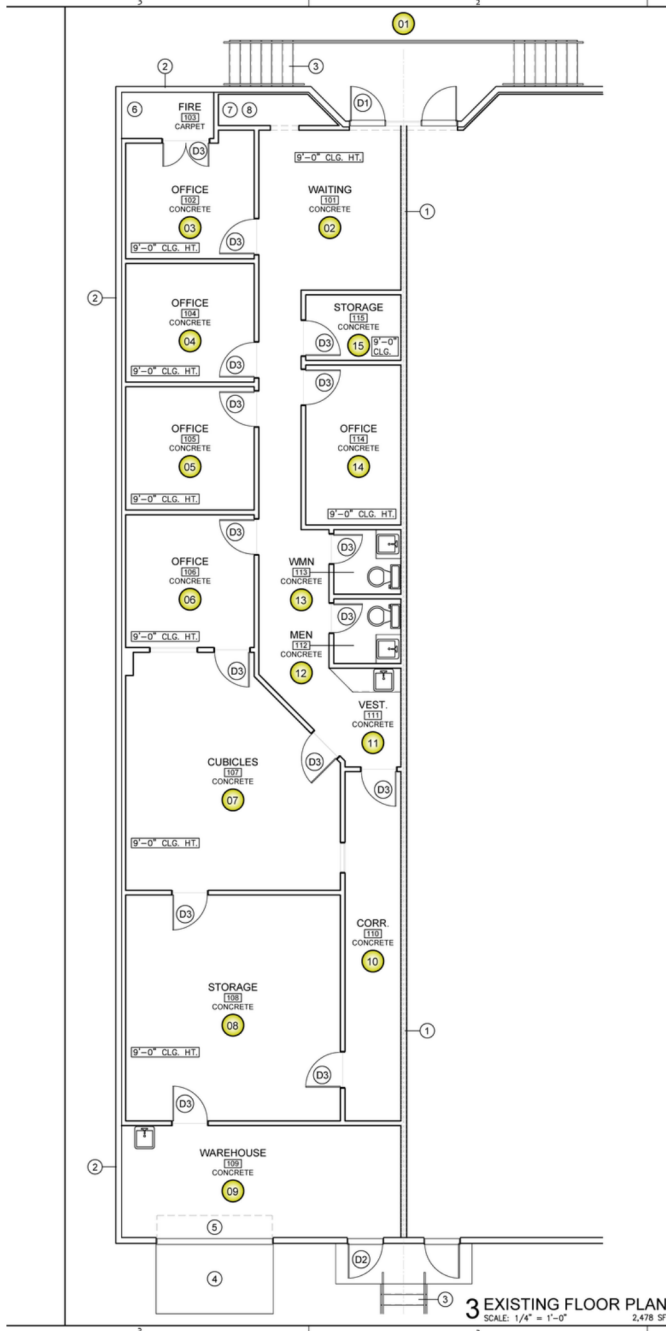
LOCATION

- 10 min. from the Port of Corpus Christi
- 9 min. from CC International Airport
- 5 min. from IH-37 access

For more information, please contact us at:
P: 361.585.0300
E: INFO@STONEWATERPROPERTIES.COM

FLOOR PLANS

#417 A



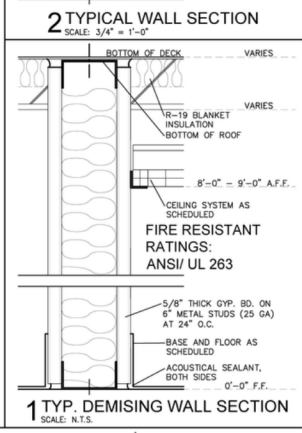
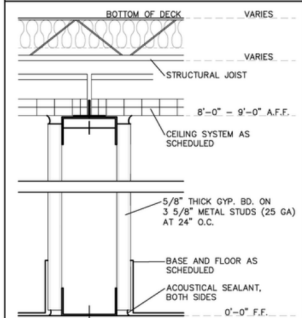
GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCY, P.T.C.

LEGEND:
 EXTERIOR WALL: MASONRY TILT WALL PANEL
 EXISTING DEMISING WALL - 1HR RATED PARTITION:
 6" METAL STUDS w/ 5/8" GYP. BOARD BOTH SIDES
ROOM ROOM NAME, ROOM NUMBER, FLOOR FINISH
FLOOR FLOOR FINISH
WOOD WOOD
 01 360 PHOTO POINT

LEGEND:

D1 3'-0" X 7'-0" GLASS DOOR
D2 3'-0" X 7'-0" H.M. DOOR
D3 3'-0" X 7'-0" WOOD DOOR

KEY NOTES:
 1 EXISTING DEMISING WALL
 2 EXISTING MASONRY TILT PANEL
 3 CONCRETE STAIRS
 4 CONCRETE RAMP
 5 OVERHEAD DOOR (10' WIDE X 10' HIGH)
 6 FIRE SUPPRESSION SYSTEM
 7 ELECTRICAL PANEL
 8 PHONE BOARD



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STONEWATER PROPERTIES

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Revision Date:

Issue/Date

ASBUILTS: 07-22-2020

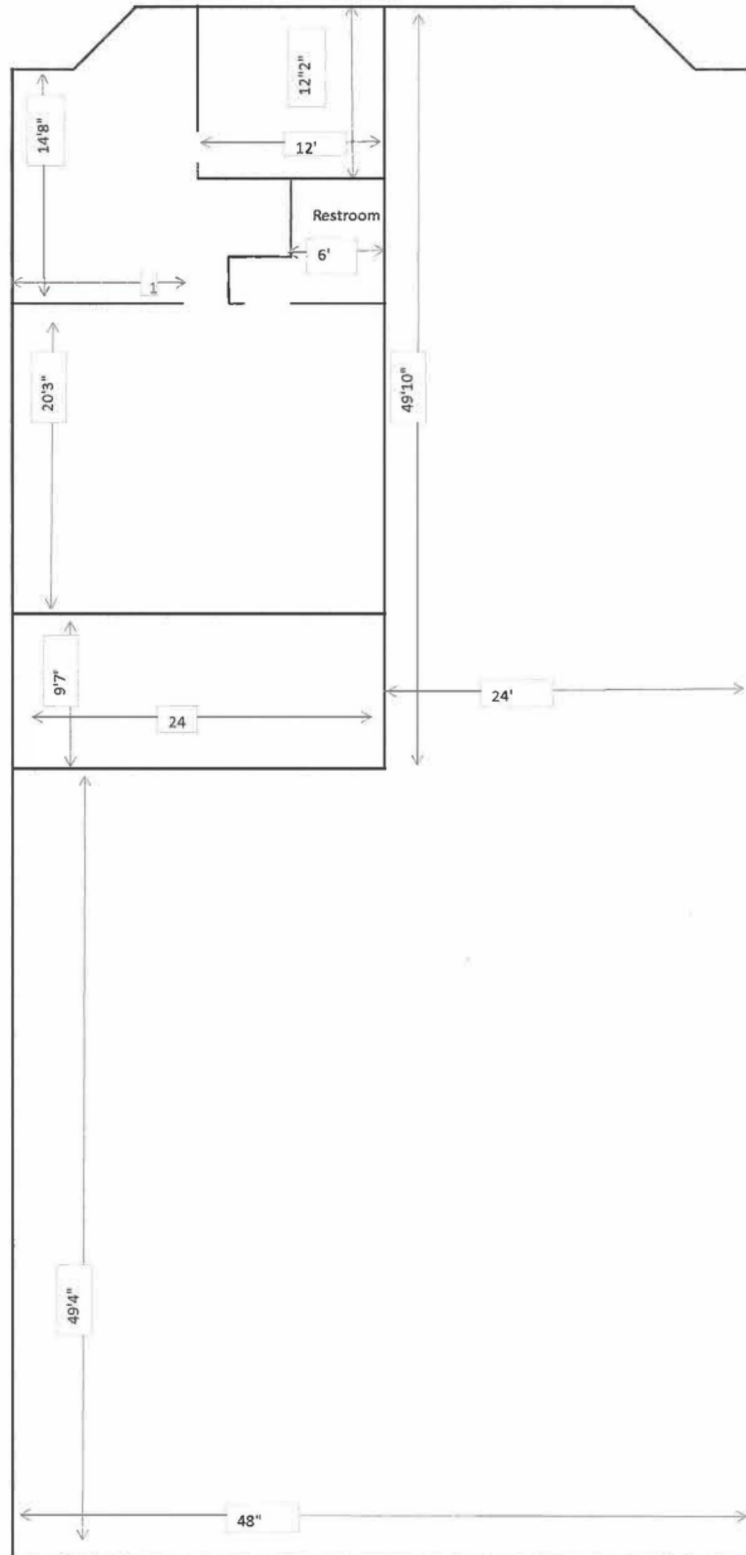
A2.01
 OVERALL FLOOR PLAN
 DOOR & WINDOW SCHEDULES
 PARTITION TYPES
 GENERAL INFORMATION

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FLOOR PLANS

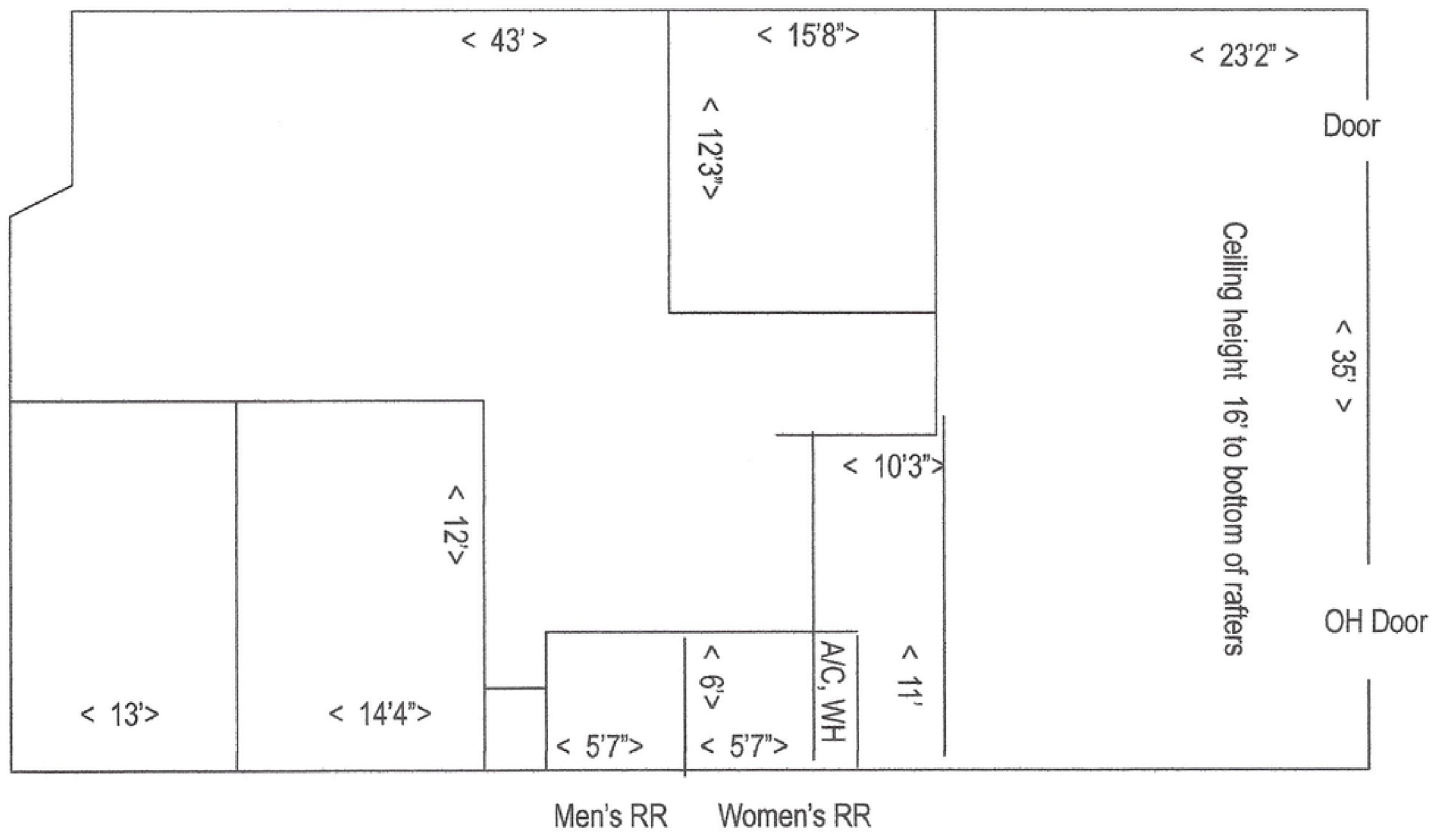
#417 D-E



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FLOOR PLANS

#433 C

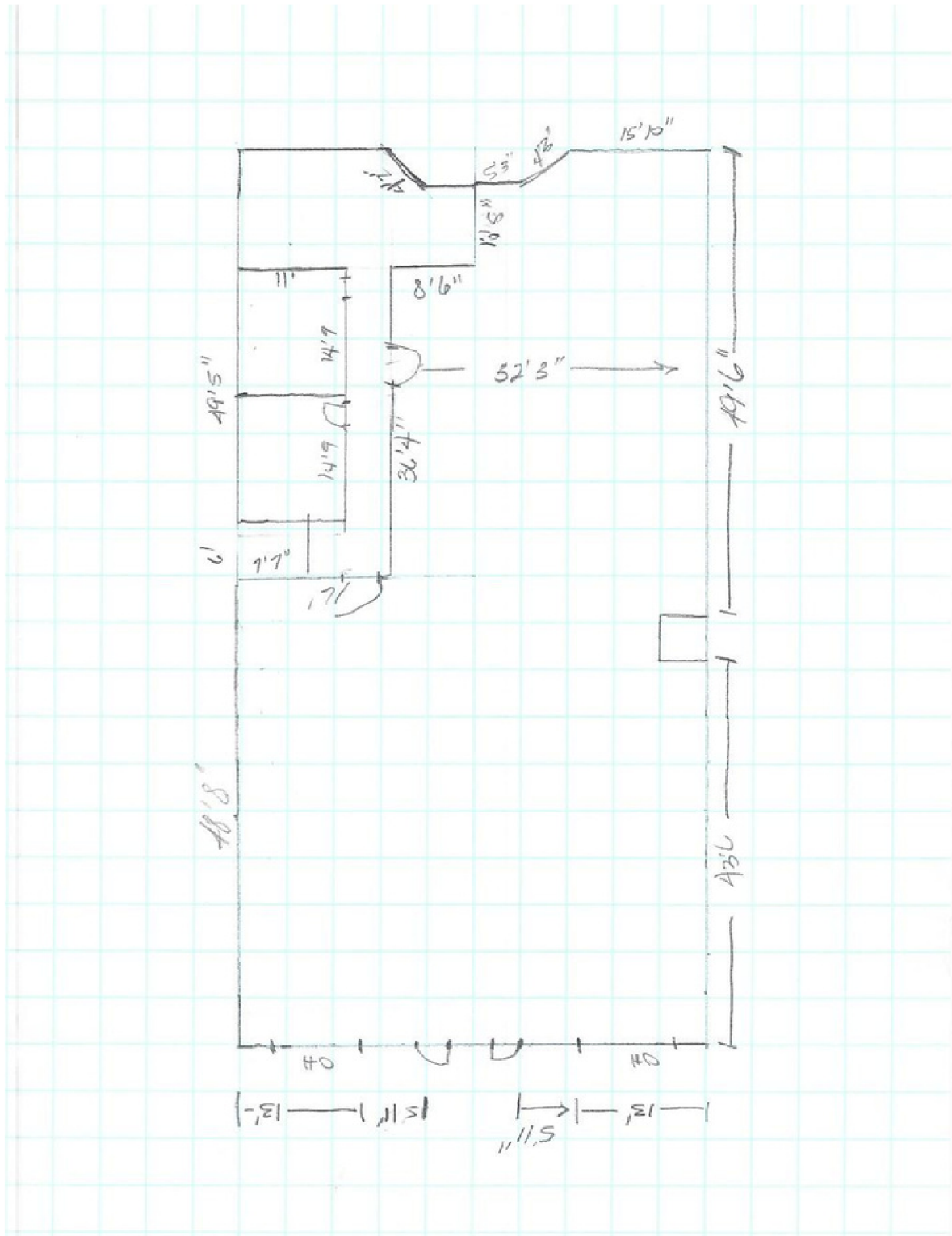


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FLOOR PLANS

#433 E-F



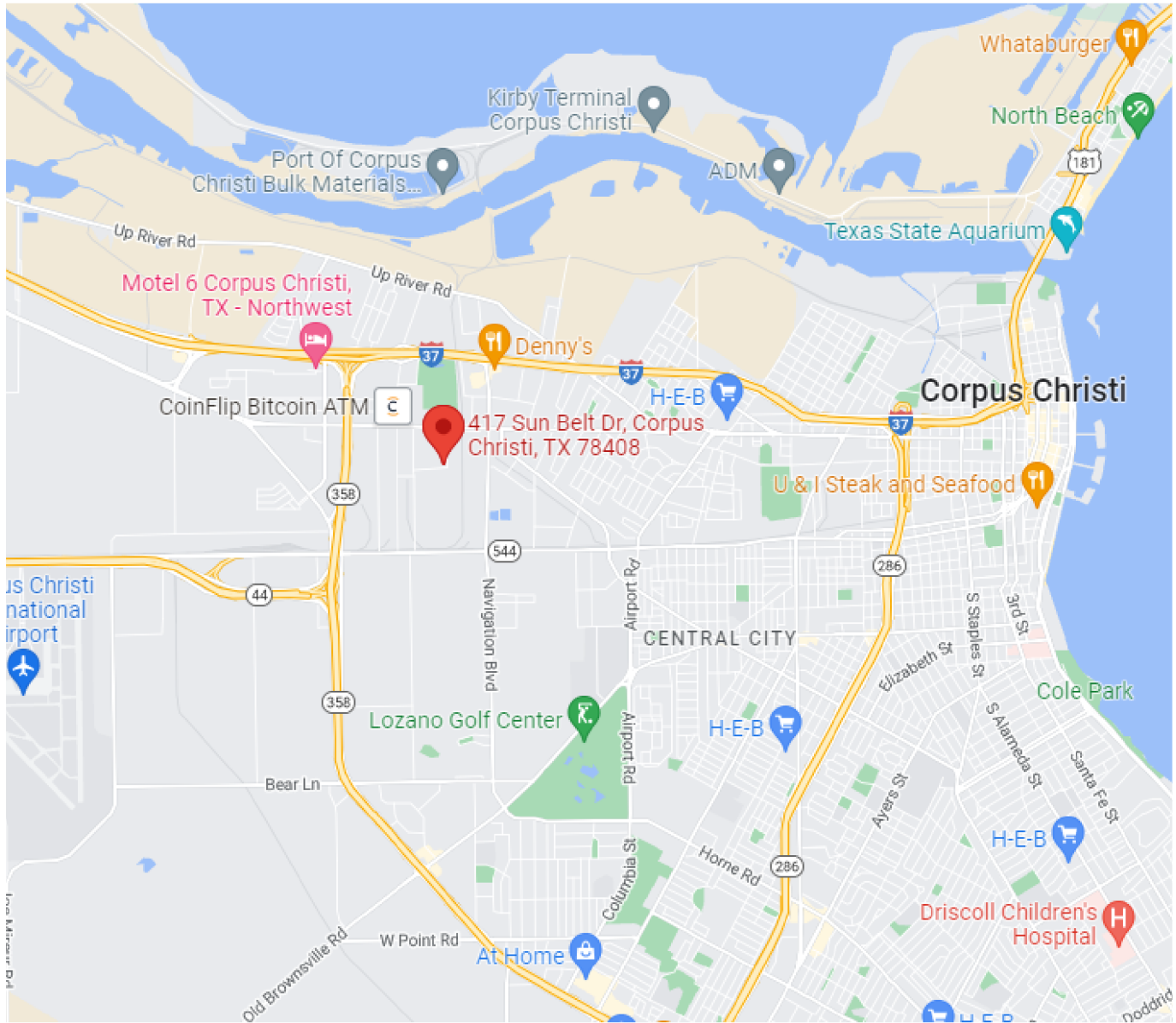
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PHOTOS



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LOCATION



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