

# FOR SALE OR LEASE

Industrial Building Investment Opportunity  
1302 Saratoga Boulevard, Corpus Christi, TX 78417



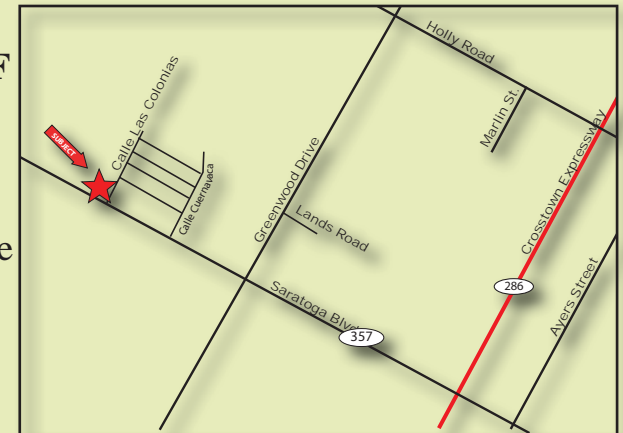
**Size:** Building is approximately 15,968 SF  
Office 1,600 SF, Attached Whse 9,100 SF and Rear Whse 4,896 SF  
**\$639,000 or Lease for 5,212.50/monthly NNN**

**Zoning:** B-4 zoning with a SP for outside storage

**Legal Description:** Lots 25, 26 & 27, Block 1 Las Colonias Subdivision, Unit 4

**Comments:** Minutes away from Crosstown Expressway, South Padre Island Drive and FM 665. Building has ten (10) overhead doors (12' wide by 14' high). Built in 1985 and 1997. Site is 2.18 acres, fenced yard.

**Subject property is in a Qualified Census Tract - HUB Zone**



**Joe Adame & Associates, Inc.**  
FULL SERVICE COMMERCIAL & INDUSTRIAL REAL ESTATE

[www.joeadame.com](http://www.joeadame.com)

*For more information please contact:*

**Mark Adame, CCIM, SIOR**

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Full Service Commercial and Industrial Real Estate

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The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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## Building Photos



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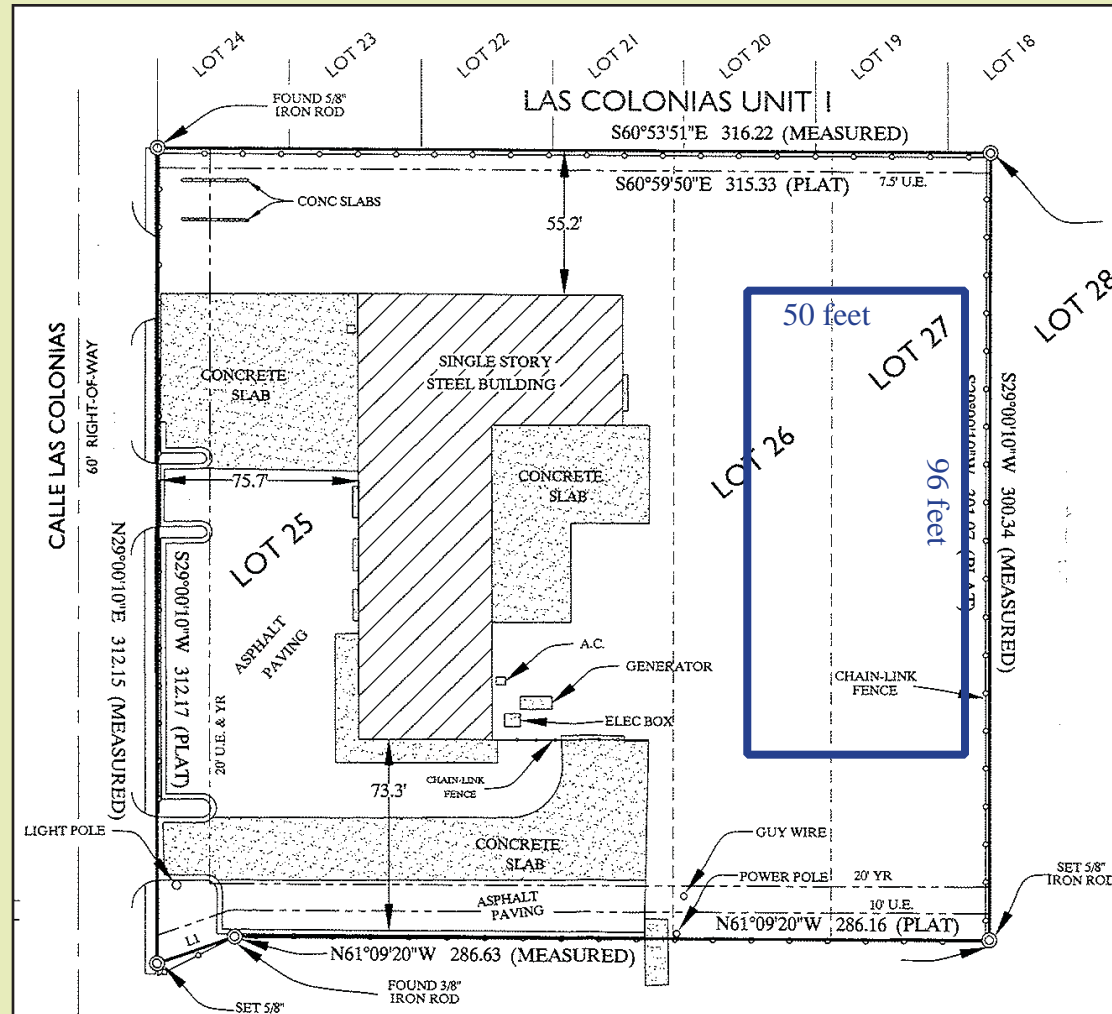
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## Survey



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