

# FOR SALE

Industrial Investment Opportunity  
6810 Leopard Street, Corpus Christi, TX 78409



Available: 13,825 SF building available. Land is 2 acres.  
Price: \$1,075,000.00 (\$77.76 per Square Foot)  
Cap Rate: 9.49%  
Zoned: I-2  
Land: Two Acres  
Tenant: Total Safety, US, Inc. (B- Corporate Credit Rating)  
Comments: This facility has been recently remodeled. Total Safety, US, Inc. is the world's leading premiere global provider of integrated safety strategies and solutions. This facility is very conveniently located in our tight industrial sector. Limited warehousing options and below market rents make this a great buy.



**Joe Adame & Associates, Inc.**  
FULL SERVICE COMMERCIAL & INDUSTRIAL REAL ESTATE  
[www.joeadame.com](http://www.joeadame.com)

For more information please contact:

**Will Douglas, CCIM, SIOR**

361-880-5888

361-549-1913 cell

[wdouglas@ccim.net](mailto:wdouglas@ccim.net)

Full Service Commercial and Industrial Real Estate

◆ Land ◆ Retail ◆ Industrial ◆ Investment ◆ Office

*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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## INVESTMENT SUMMARY:

Total Safety	
Expiration	7/31/2014
Sales Price for Building and Land	\$1,075,000.00
Cap Rate on Building	9.49%
Building Square Footage	13,825
Land the Building Rests On (Acres)	2.0
Zoned	I-2
<i>Due Diligence Available Upon Request</i>	



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4550 Corona Drive, Corpus Christi, Texas 78411 Phone: 361-880-5888 Fax: 361-880-5883