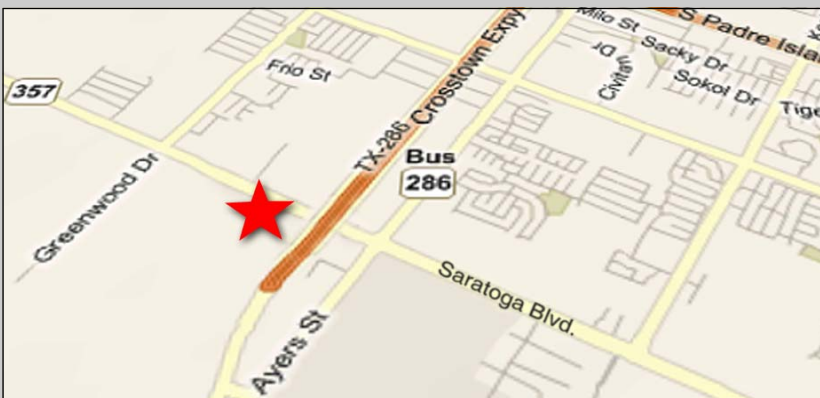


FOR LEASE

SARATOGA PARK

1959 Saratoga Blvd., Building 1 | Corpus Christi, Texas 78417



PROPERTY INFORMATION

PROPERTY DESCRIPTION:

NEW CONSTRUCTION - The Retail and Industrial Development, known as **SARATOGA PARK**, located at 1959 Saratoga Blvd., is getting ready to break ground on their last two buildings. With the construction of these two buildings, **SARATOGA PARK** development will be completed. Building 1 will have a total GLA of 8,400 SF, with 5,040 SF already pre-leased. **SARATOGA PARK** offers direct exposure to Saratoga Blvd., and easy access to Crosstown Expressway Extension. This will be an ideal location for any business requiring office/showroom as well as warehouse/inventory area.

ZONING: "I-2" (Light Industrial)

SPACE AVAILABLE: 3,360 SF

LEASE PRICE: \$ 0.90 PSF + NNN

LEASE TERM: 5 yrs. (Minimum)

ESTIMATED COMPLETION DATE: **NOVEMBER 2010**

FOR MORE INFORMATION



Ray Ver Hey

6000 S. Staples, Ste. 205 | Corpus Christi, TX 78413

Phone: 361.992.9700 | Fax: 361.992.9790

Email: ray@gulftex.com

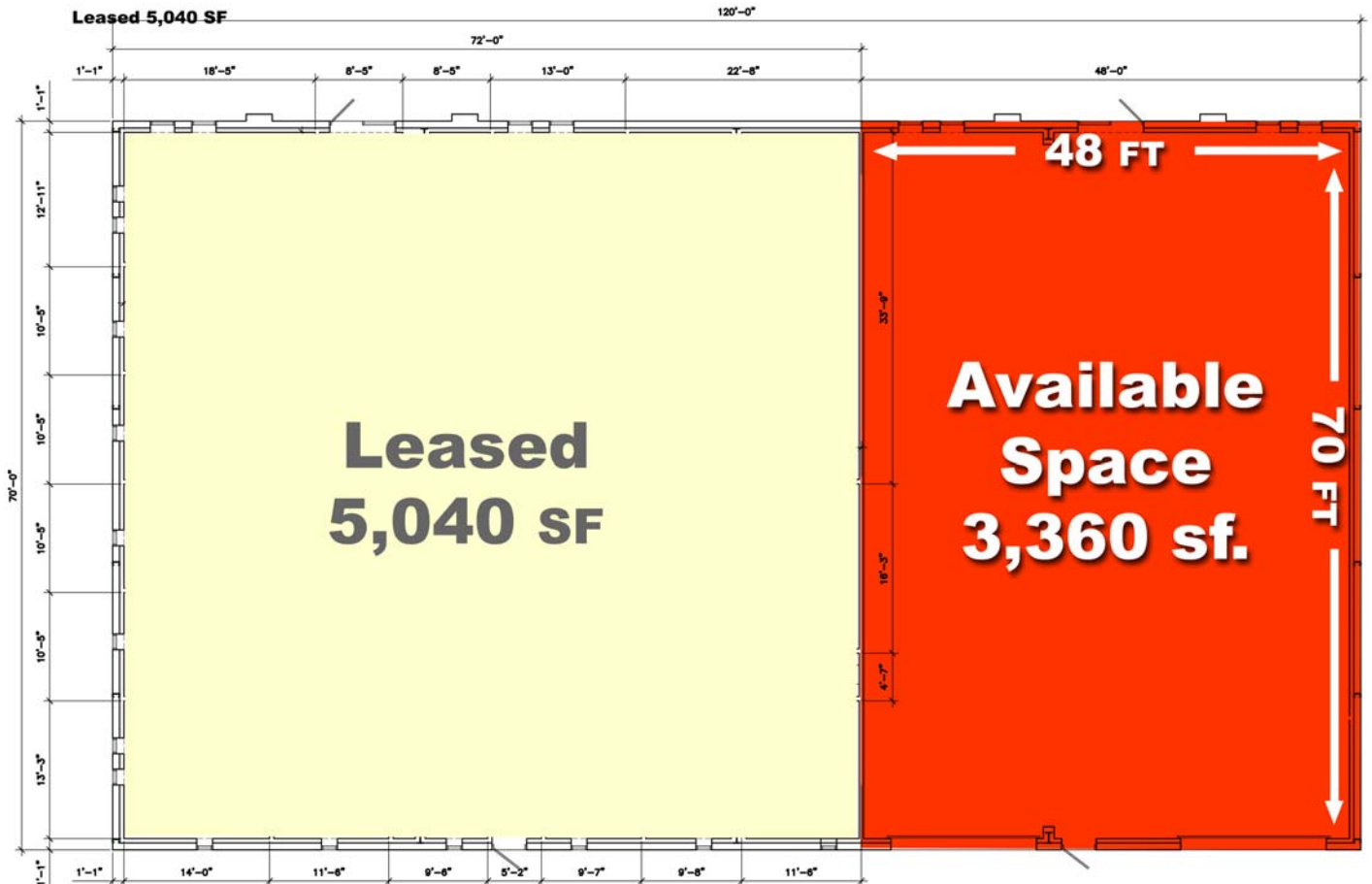
www.gulftex.com

All information furnished regarding property for sale or rental is from sources deemed in our sole opinion to be reliable, but Gulftex Properties makes no representation as to the accuracy thereof and is submitted subject to errors or omissions. Gulftex Properties urges interested parties to verify all information. Submission is also subject to any change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

FLOOR PLAN

SARATOGA PARK

1959 Saratoga Blvd., Building 1 | Corpus Christi, Texas 78417



BUILDING 1: 1959 Saratoga Blvd., Suite 0104 | Corpus Christi, TX

SPACE AVAILABLE: 3,360 SF

DIMENSIONS: 48' x 70'

Lease Property offers two overhead doors at the rear of the building, making it ideal for any user requiring office/showroom as well as warehouse/inventory storage area.

FOR MORE INFORMATION



Ray Ver Hey

6000 S. Staples, Ste. 205 | Corpus Christi, TX 78413

Phone: 361.992.9700 | Fax: 361.992.9790

Email: ray@gulftex.com

www.gulftex.com

All information furnished regarding property for sale or rental is from sources deemed in our sole opinion to be reliable, but Gulftex Properties makes no representation as to the accuracy thereof and is submitted subject to errors or omissions. Gulftex Properties urges interested parties to verify all information. Submission is also subject to any change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.