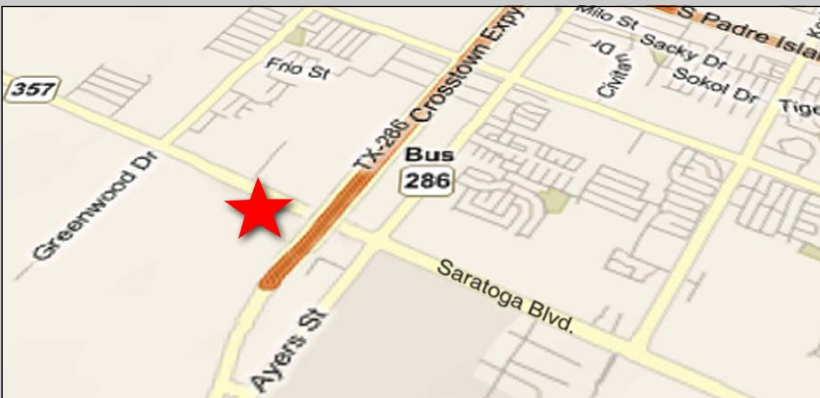


FOR LEASE

SARATOGA PARK

1959 Saratoga Blvd., Building 2 | 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 2 will have a total GLA of 8,400 SF, with 6,900 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: 1,500 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

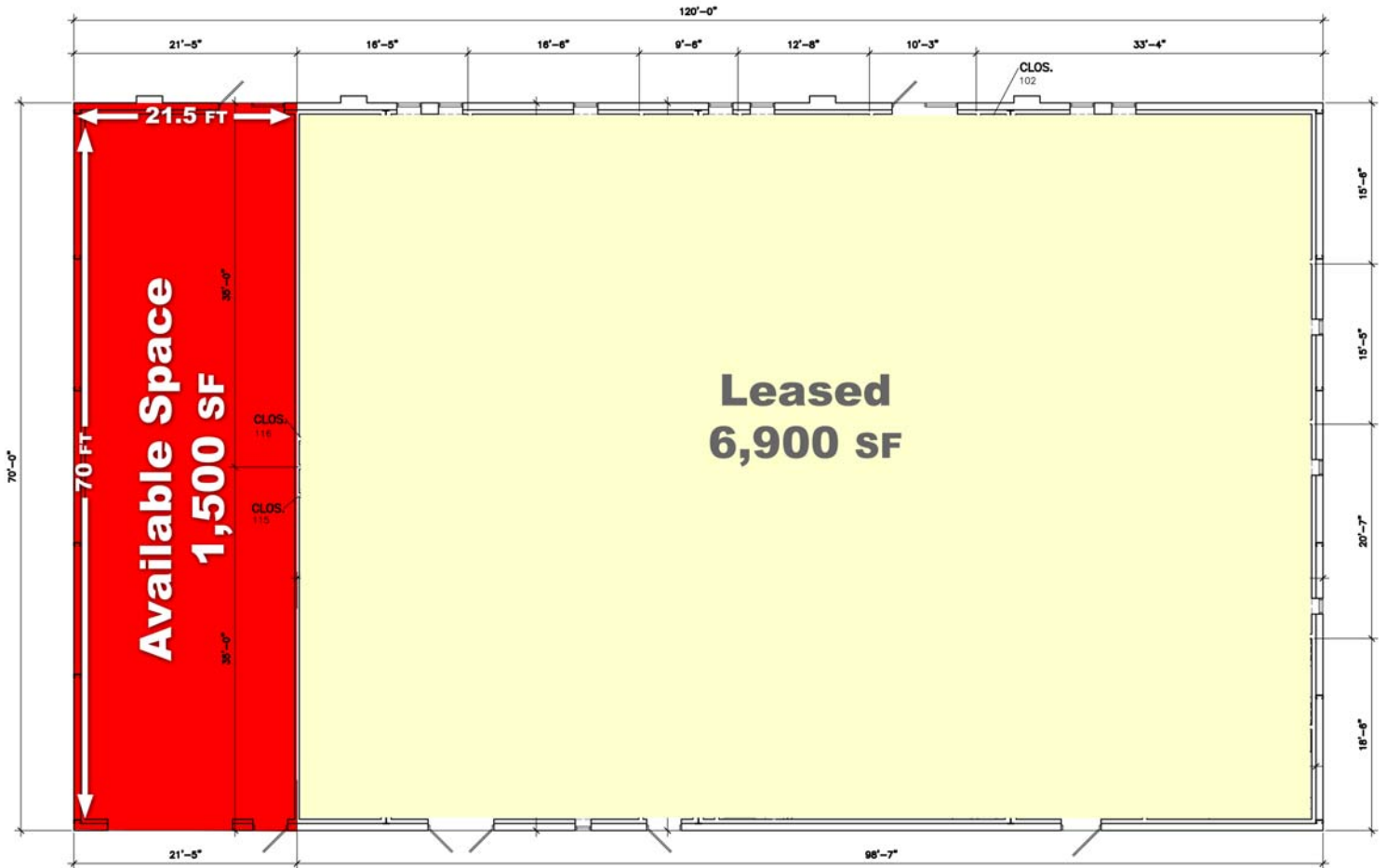
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FLOOR PLAN

SARATOGA PARK

1959 Saratoga Blvd., Building 2 | Corpus Christi, Texas 78417



BUILDING 2: 1959 Saratoga Blvd., Suite 0204 | Corpus Christi, TX

SPACE AVAILABLE: 1,500 SF

DIMENSIONS: 21.5' X 70'

Lease Property offers one overhead door 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



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