

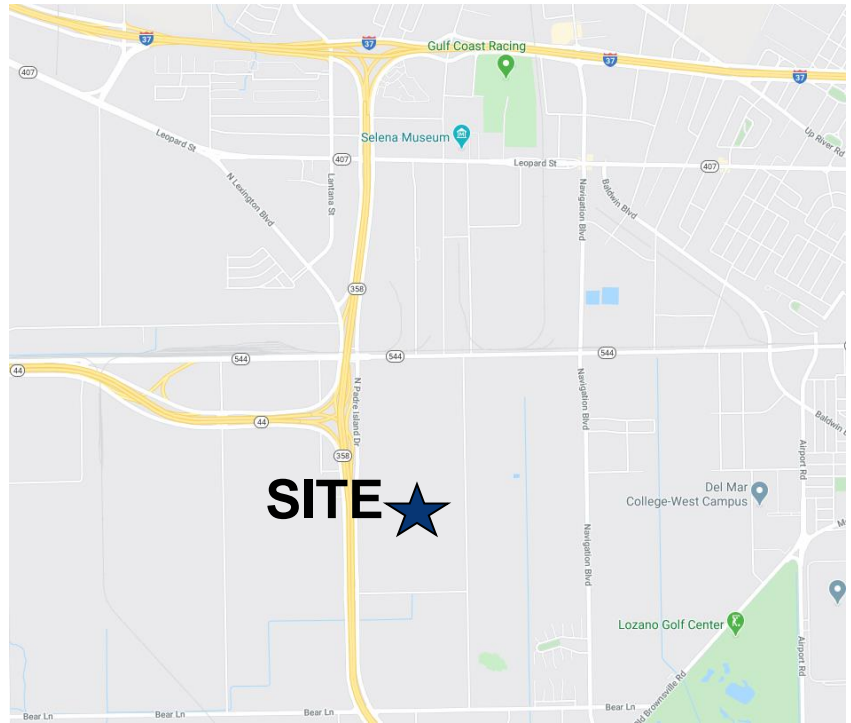
**CURRENT TENANT RELOCATING**



**PROPERTY SUMMARY**

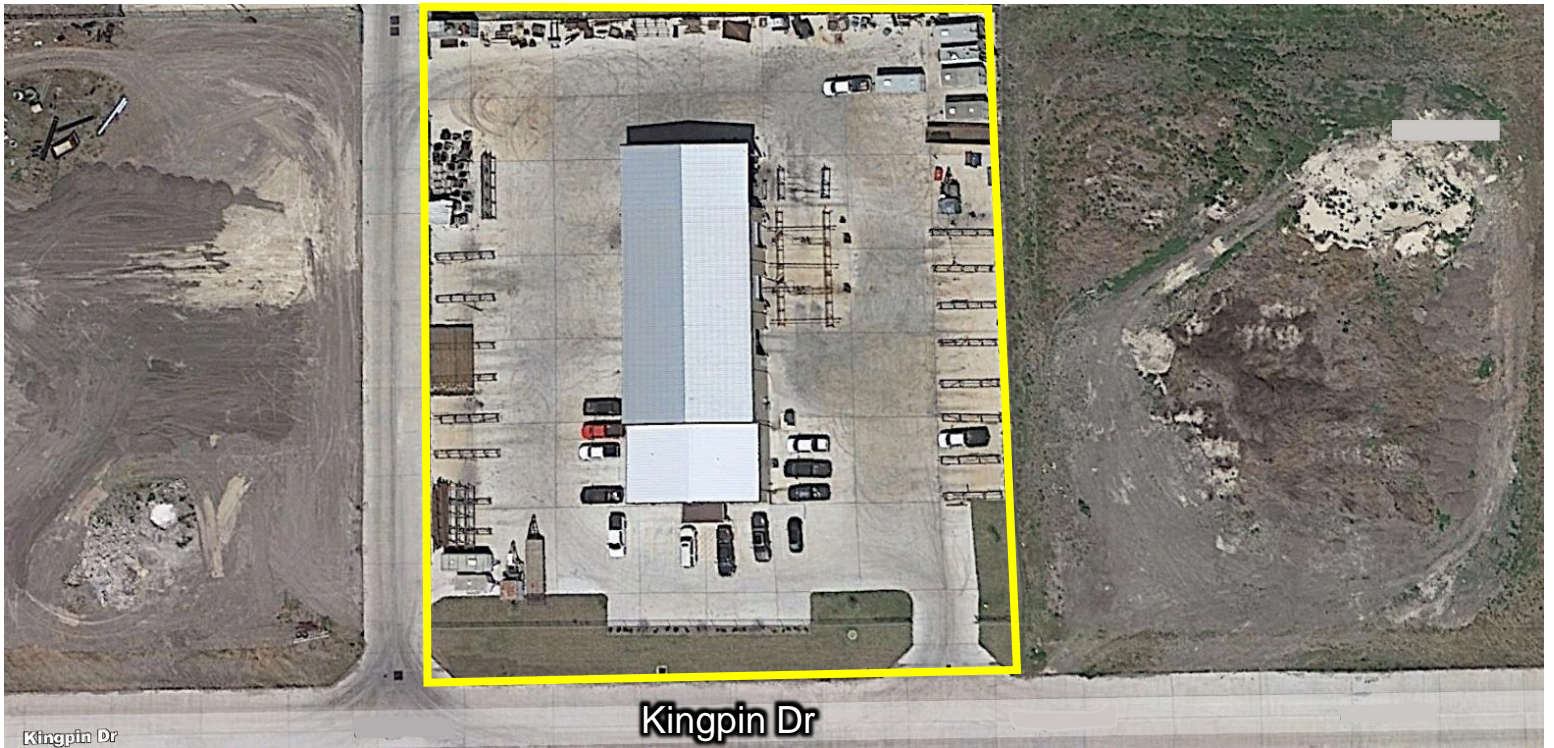
- Approx. 9,660 SF Total
  - Approx. 2,160 SF Office
  - Approx. 6,000 SF Warehouse
  - Approx. 1,500 SF Wash Bay
- 400 AMP 3 Phase Power (Upgradeable)
- 6 - 12' x 14' OH Doors
- Approx. 1.89 Acre
- Fenced and Concrete Paved Yard
- Zoned IL - Light Industrial
- Two Way Access Points
  - Private Dr - Access to Rear Yard
  - Kingpin Dr - Access to NPID & Flato Rd
- Current Tenant to Vacate Upon New Tenant Lease Execution

***For Lease or For Sale  
Inquire for Pricing***



THE GAINES ORGANIZATION, INC.  
555 N. Carancahua, Suite 830, Corpus Christi, TX 78401  
361-442-2825 – Office 361-442-2961 – Fax  
Josh@GainesOrg.com | www.GainesOrg.com





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**5560 KINGPIN DR.  
CORPUS CHRISTI, TX**



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The information contained herein has been given to us by the owner of the property, the Appraisal District, or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. This Property is subject to removal from the market without notice .



**GAINES**  
ORGANIZATION

**5560 KINGPIN DR.  
CORPUS CHRISTI, TX**



***PHOTOS ARE REPRESENTATIVE OF PROPERTY PRIOR TO CURRENT TENANT***



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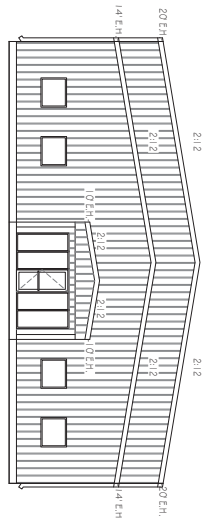


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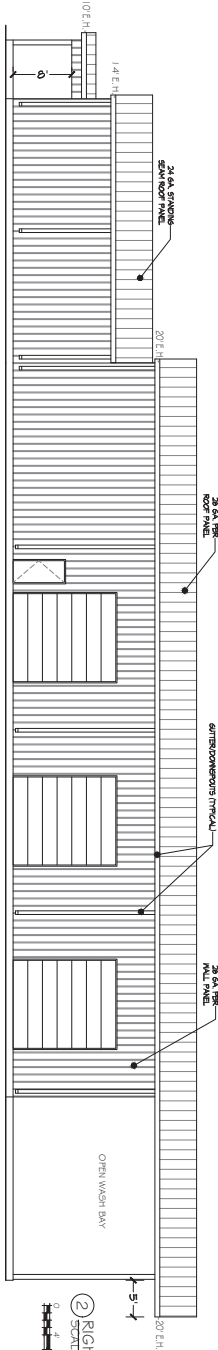


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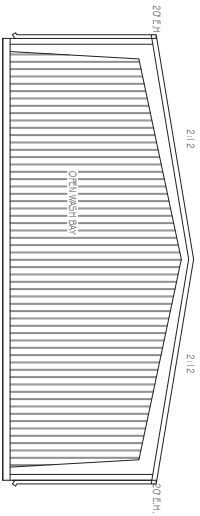




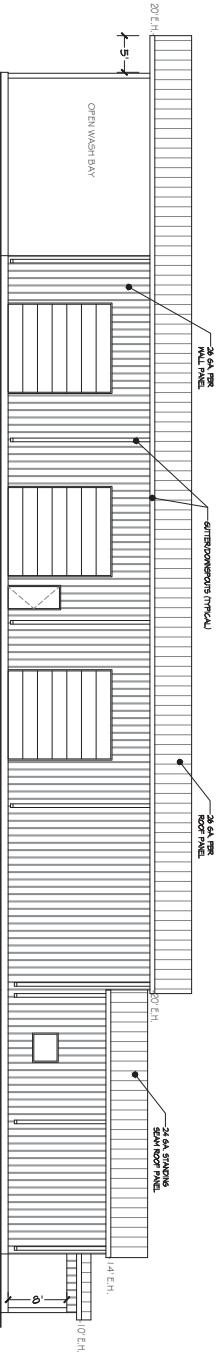
① FRONT ELEVATION (SOUTH)  
SCALE: 1/8" = 1'-0"  
0' 4' 8' 12' 16' 20'



② RIGHT ELEVATION (EAST)  
SCALE: 1/8" = 1'-0"  
0' 4' 8' 12' 16' 20'



③ REAR ELEVATION (NORTH)  
SCALE: 1/8" = 1'-0"  
0' 4' 8' 12' 16' 20'



④ LEFT ELEVATION (WEST)  
SCALE: 1/8" = 1'-0"  
0' 4' 8' 12' 16' 20'

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TRANSPORT ENTERPRISES, LTD.  
LOT #4 - LEASE BUILDING  
5560 KINGPIN DR.  
CORPUS CHRISTI, TEXAS 78405

**DICKSON**

BUILDERS, INC.  
11198 Up River Road  
Corpus Christi, Texas 78410  
(361) 241-4292

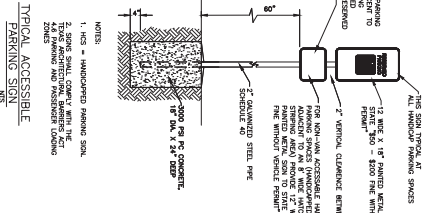
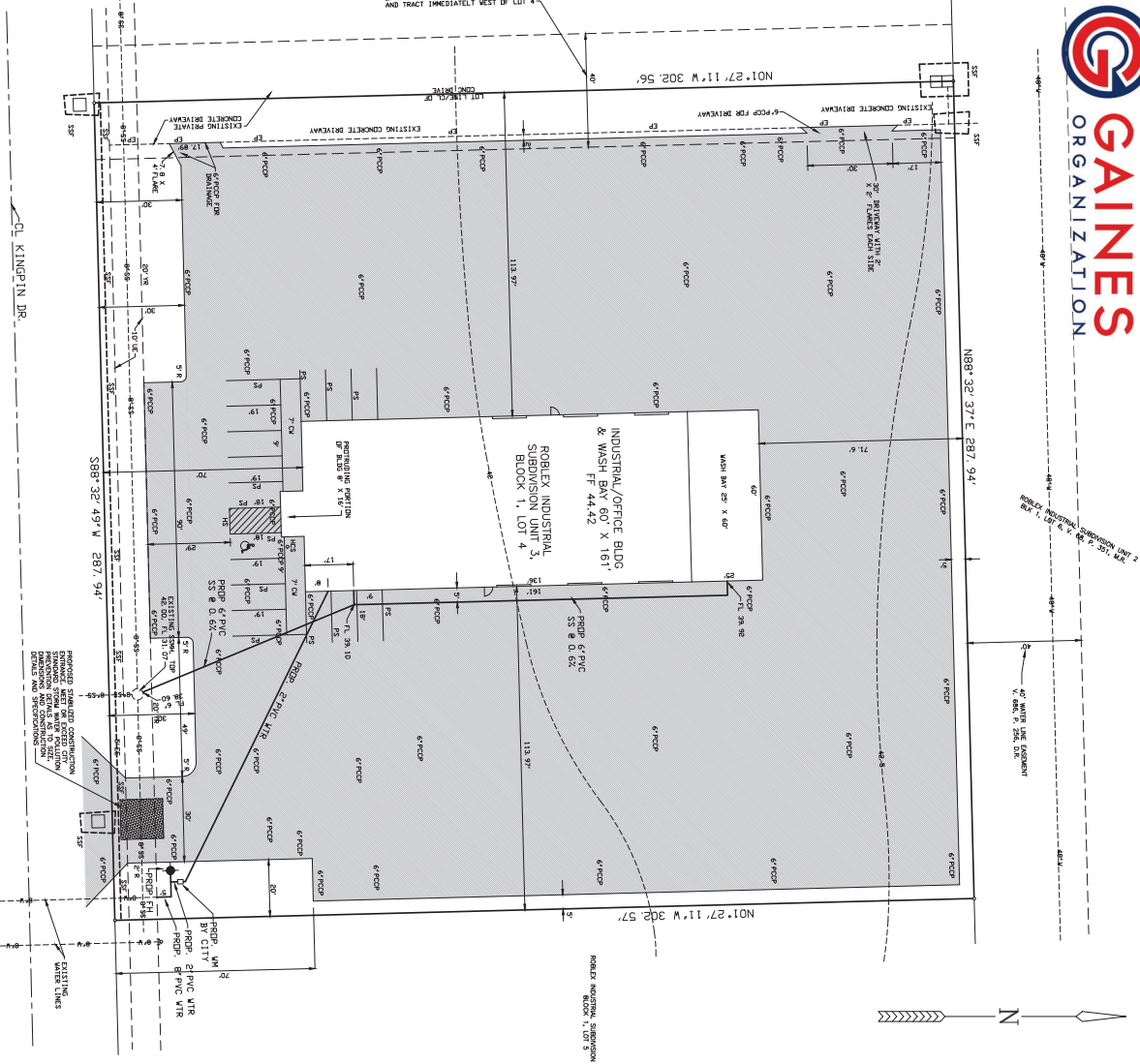
DIB #3370

SHEET NO.  
**A2**  
of SHS

DRAWN	
CHECKED	
DATE	11/11/2020
SCALE	AS NOTED



PORTION OF C. C. RUSSELL, FARM BLOCKS, BLK 5, LOTS 1 & 2, ACRES 1.15, MORE OR LESS, TRACT 36,000,000, SECTION 36, T4N, R3E, S20E, COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA, AND PORTION OF THE TRACT IMMEDIATELY WEST OF LOT 4, BLOCK 1, LOT 3, ROULEX INDUSTRIAL SUBDIVISION, D. R. TRANSPORT ENTERPRISES, L.T.D.



CONSTRUCTION OF PARKING SPACES SHALL BE IN ACCORDANCE WITH THE ADA AND ADA REGULATORY GUIDANCE (2010) AND PREVIOUS EDITIONS. ALL PARKING SPACES SHALL BE ACCESSIBLE TO ALL HANDICAPPED PERSONS. SEE NOTES FOR OTHER REQUIREMENTS.

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**SEDIMENTATION SCREENING FENCE**

CONSTRUCTION OF SEDIMENTATION SCREENING FENCE SHALL BE IN ACCORDANCE WITH THE ADA AND ADA REGULATORY GUIDANCE (2010) AND PREVIOUS EDITIONS. ALL SEDIMENTATION SCREENING FENCES SHALL BE ACCESSIBLE TO ALL HANDICAPPED PERSONS. SEE NOTES FOR OTHER REQUIREMENTS.

**COR 015700 TEMPORARY CONTROLS**

CONSTRUCTION OF COR 015700 TEMPORARY CONTROLS SHALL BE IN ACCORDANCE WITH THE ADA AND ADA REGULATORY GUIDANCE (2010) AND PREVIOUS EDITIONS. ALL COR 015700 TEMPORARY CONTROLS SHALL BE ACCESSIBLE TO ALL HANDICAPPED PERSONS. SEE NOTES FOR OTHER REQUIREMENTS.

**NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WASHINGTON DEPARTMENT OF PUBLIC WORKS AND ENGINEERING (DPWE) SPECIFICATIONS AND STANDARDS FOR CONSTRUCTION OF BROWNS PAVED AREAS.
2. THE SUBJECT LOT AND STORM SEWER, SANITARY SEWER AND WATER MAINS SHALL BE INSTALLED AND SHALL BE IN ACCORDANCE WITH THE DPWE SPECIFICATIONS AND STANDARDS FOR CONSTRUCTION OF BROWNS PAVED AREAS.
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BASS & WELSH ENGINEERING  
 1876 STATE ST., SUITE 200, SEATTLE, WA 98101  
 CIVIL ENGINEERING CONSTRUCTION PLANS  
 ROULEX INDUSTRIAL SUBDIVISION UNIT 3,  
 BLOCK 1, LOT 4  
 UTILITY AND DIMENSION PLAN, STORM WATER  
 POLLUTION PREVENTION PLAN  
 SCALE: AS SHOWN  
 DATE: 06/16/19  
 SHEET NO. 11 OF 11



## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>The Gaines Organization, Inc.</b>	<b>9003379</b>	<b>N/A</b>	<b>(361)442-2825</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joshua Gaines</b>	<b>525644</b>	<b>josh@gainesorg.com</b>	<b>(361)442-2825</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trac.texas.gov](http://www.trac.texas.gov)

IABS 1-0 Date