



KINGPIN
INDUSTRIAL PARK



INVESTMENT
PROPERTIES

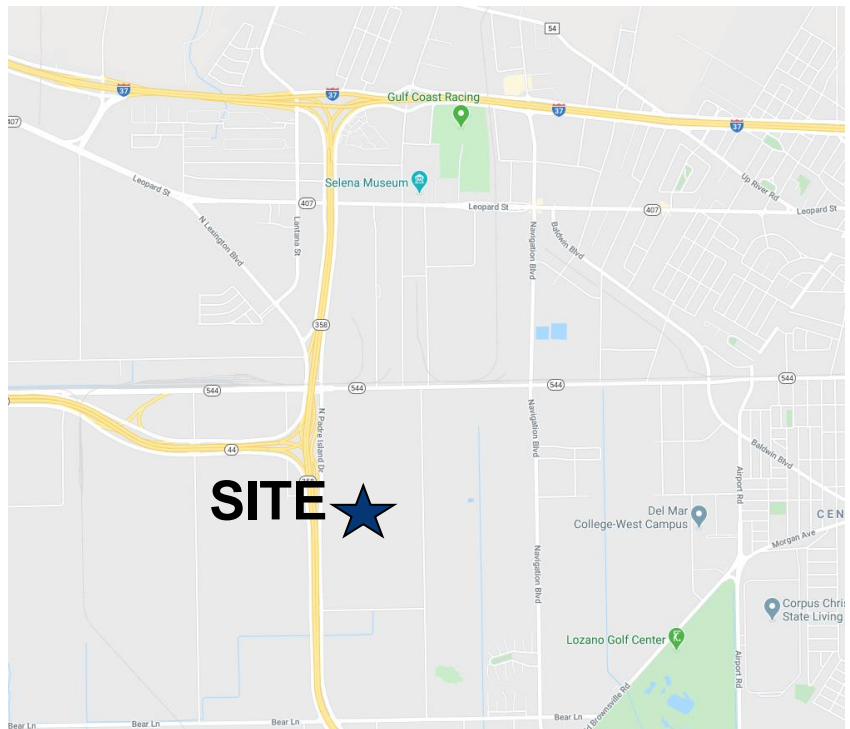
PROPERTY SUMMARY

- Approx. 15,000 SF Total (Built in 2021)
 - Approx. 3,000 SF Office
 - Approx. 10,500 SF Warehouse
 - Approx. 1,500 SF Wash Bay
- 480V 3 Phase 600 AMP Power
- 10 - 14' x 16' Electric OH Doors
- 5 Ton Crane (150' Travel)
- Approx. 3.749 Acres, Fenced, Concrete Paved Yard
- Quality Tenant with Long Term Lease
- 3.5% Annual Increases
- Zoned IL - Light Industrial
- Highway Frontage with Direct Access to NPID and Flato Rd.

\$4,985,000, Asking Price

~~\$5,250,000, Asking Price~~

Current NOI \$299,354



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





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



LEASE INFORMATION



- **Tenant** – CUST-O-FAB Specialty Services, L.L.C. – Based in Oklahoma, Cust-O-Fab Inc., also has locations in Texas, Louisiana and Montana. *“Cust-O-Fab provides unparalleled service from the west coast to the east coast with fully integrated, comprehensive heat transfer services to national and international customers. The national electrical/electronic manufacturing company provides equipment fabrication and on-site services intended for companies in the petrochemical industry. The company engages in process piping fabrication and installation services, field retubing, exchanger bundle extraction, welding procedures and refractory projects, enabling companies with fabricated equipment and on-site services with expedited deliveries.”* Taken from www.custofab.com
- **Rate** – Current Base Rent is \$24,946.15 per month through December 31, 2025, with 3.5% annual increases through the end of the term.
- **Commencement Date** – Tenant has leased property since January 1, 2022.
- **Term Remaining** – Primary Term expires December 31, 2031.
- **Renewal Options** – Tenant has 2 Additional 5-Year Renewal Options.
- **Lease Structure** – Lease is structured on a NNN basis where Landlord is responsible for the foundation, structural systems not including plate glass windows and doors. Tenant is responsible for taxes, insurance, utilities and all maintenance and routine repairs including sidewalks, service ways, loading areas, roof, exterior walls and the HVAC system.



INTERIOR PICTURES ARE REPRESENTATIVE OF KINGPIN INDUSTRIAL BUT MAY VARY SLIGHTLY.

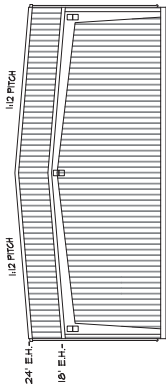




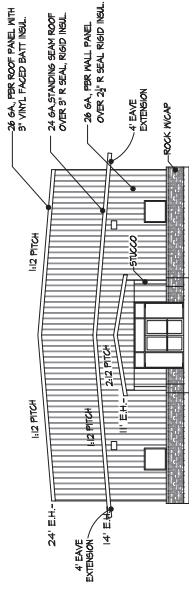
INTERIOR PICTURES ARE REPRESENTATIVE OF KINGPIN INDUSTRIAL BUT MAY VARY SLIGHTLY.



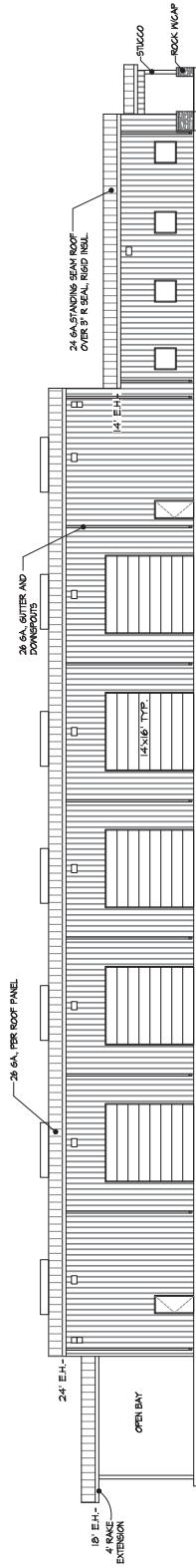




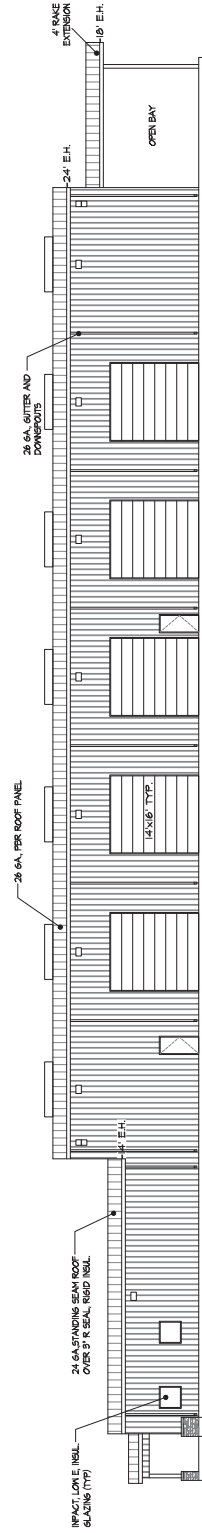
REAR ELEVATION ②
SCALE: 3/8" = 1'-0"



FRONT ELEVATION ①
SCALE: 3/8" = 1'-0"



LEFT ELEVATION ③
SCALE: 3/8" = 1'-0"



RIGHT ELEVATION ④
SCALE: 3/8" = 1'-0"

DICKSON

BUILDERS, INC.
1108 5th Street, Suite 100
Corpus Christi, Texas 78410
(361) 241-4292

TRANSPORT ENTERPRISES, LTD - LOT#1
726 NPID
CORPUS CHRISTI, TEXAS 78405

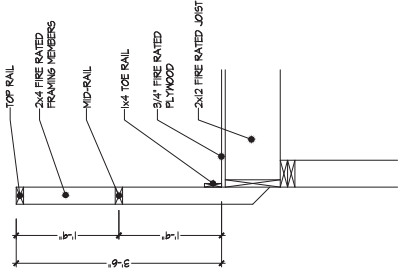
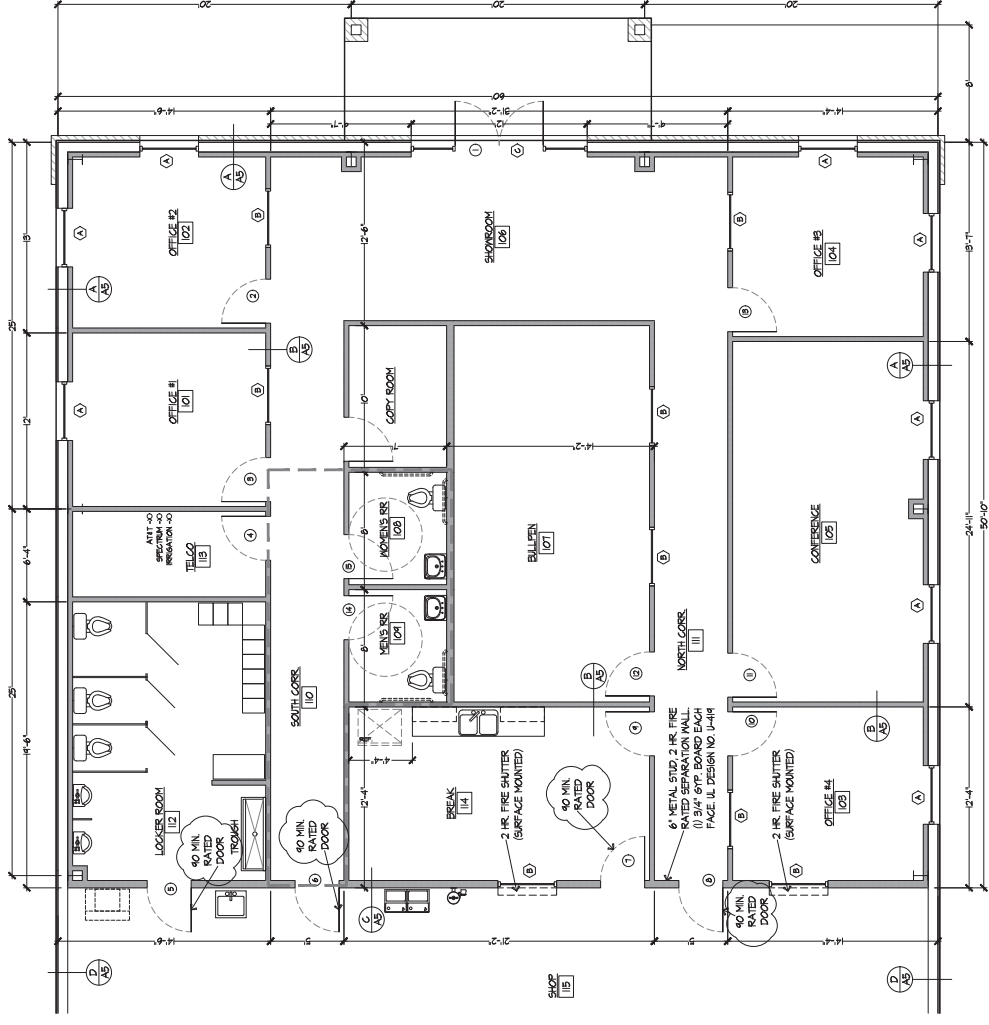
DRAWN
CHECKED
CD
DATE: 1/26/2021
SCALE
AS NOTED

SHEET NO.
A4
OF
SPTS

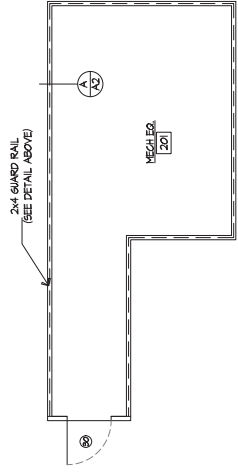
D/B 3390



① ENLARGED FLOOR PLAN
SCALE: 1/4"=1'-0"



② SECTION @ EQUIP. PLATFORM GUARD
SCALE: 1"=1'-0"



③ MECHANICAL PLATFORM
SCALE: 1/4"=1'-0"

DICKSON
BUILDERS, INC.
1108 GA RIVER ROAD
CORPUS CHRISTI, TEXAS 78410
(361) 241-4292

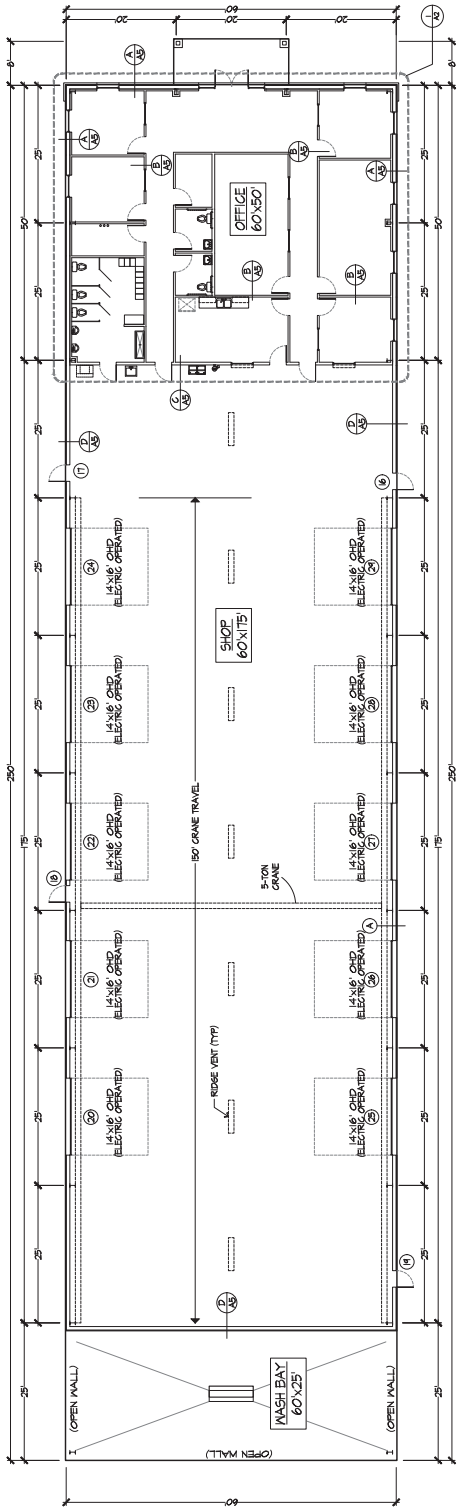
CUST-O-FAB SPECIALTY SERVICES, LLC
726 NPID
CORPUS CHRISTI, TEXAS 78405

DRAWN
CHECKED
CD
8/22/21
SCALE
AS NOTED

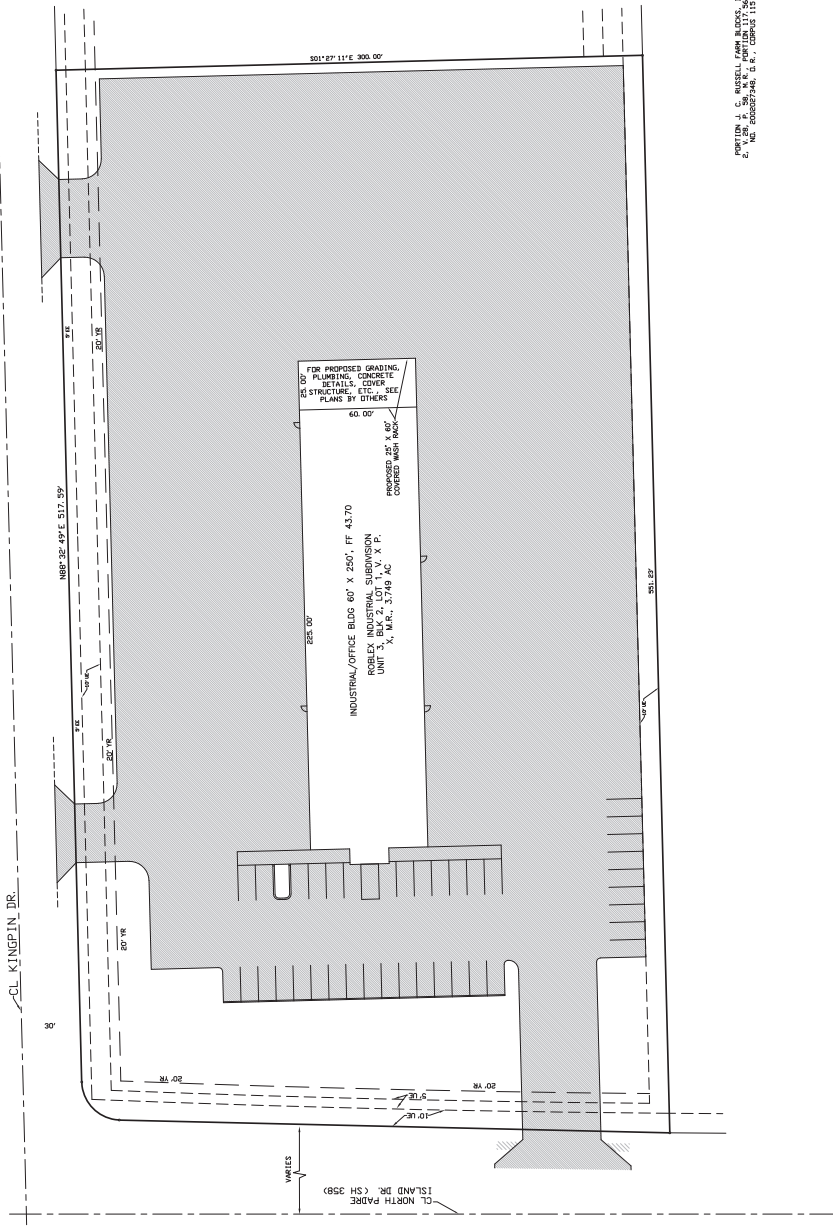
SHEET NO.
A2
OF
SPTS

D/B 3390

© 2021 DICKSON BUILDERS, INC.



FLOOR PLAN
SCALE: 3/8"=1'-0" (1)



INDUSTRIAL/OFFICE BLDG 60' X 250', FF 43.70
 ROBLEX INDUSTRIAL SUBDIVISION
 UNIT 3, BLK 2, LOT 1, V. X P.
 X, M.P., 3.749 AC

FOR PROPOSED GRADING,
 PLUMBING, CONCRETE
 DETAILS, COVER
 STRUCTURING, SEE
 PLANS BY OTHERS

60.00
 PROPOSED 8' X 60'
 COVERED WASH RACK

VARIES
 CL NORTH PADRE
 ISLAND DR (SH 358)

CL KINGPIN DR

PORTION J. C. RUSSELL FARM BLK 2, LOTS 1, 2,
 3, V. X, M.P., 3.749 AC, PART OF TRACT 1712, SEC. 16,
 T. 12N., R. 10E., S. 12E., CO. 100, TEXAS

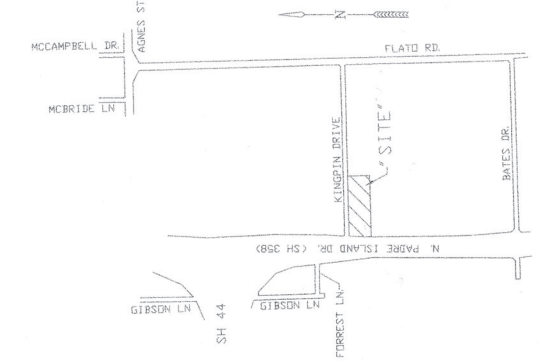
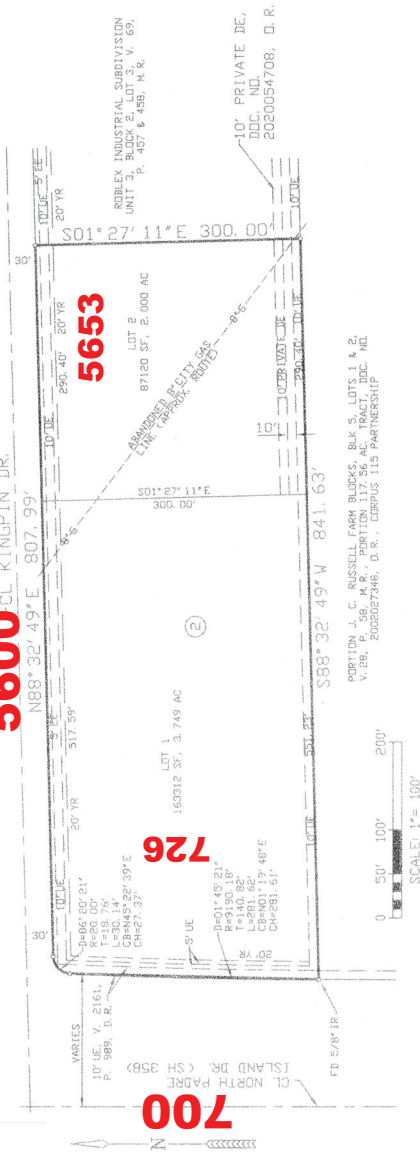


THIS DOCUMENT IS RELEASED FOR THE
 PURPOSE OF INTERIM REVIEW UNDER
 THE AUTHORITY OF MILOM A. WELSH,
 PROFESSIONAL ENGINEER, LICENSE NO. 100227,
 ENGINEERING, P. 52. IT IS NOT TO BE
 USED FOR CONSTRUCTION OR BIDDING
 PURPOSES.



0 15' 30' 60'
 SCALE 1" = 30'

BASS & WELSH ENGINEERING 15, SURVEY REG. NO. 100227, P.O. BOX 7604, FORT WORTH, TEXAS 76104	
CIVIL ENGINEERING CONSTRUCTION PLANS ROBLEX INDUSTRIAL SUBDIVISION UNIT 3, BLOCK 2, LOT 1, CORPUS CHRISTI, TX	
DATE	COM. NO.
BY: M. WELSH	17 - 52
SCALE: 1" = 30'	DATE: 02/11/21
DATE PLOTTED: 02/11/21	SHEET: 02
	OF 3



NOTES

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS A C-1 USE. THE AQUATIC LIFE USE FOR THE OSO BAY IS "EXCEPTIONAL" AND "BAY" TO "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, 1400 1983.
3. THE SUBJECT SITE IS IN ZONE "S", ACCORDING TO FEMA MAP 4835500315G (10/23/15).
4. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
5. THE TOTAL PLANTED AREA CONTAINS 5.749 ACRES OF LAND (NO STREET DEDICATIONS).
6. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
7. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS SHOWN OTHERWISE. ALL SET IRON RODS CONTAIN PLASTIC CAPS, LABELED BASS AND WELSH ENGINEERING.
8. ALL DEDICATIONS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OBTAINED IN ARTICLE 7 OF THE UCC.

STATE OF TEXAS §
 COUNTY OF NUECES §
 THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

STATE OF TEXAS §
 COUNTY OF NUECES §
 THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS, BY THE PLANNING COMMISSION.

THIS THE 25th DAY OF January, 2021

THIS THE 8th DAY OF February, 2021

TRANSPORT ENTERPRISES, LTD
 GENERAL PARTNER
 BY: *Mark D. Stockseth*
 MARK D. STOCKSETH, PRESIDENT

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 BY: *Glora Lopez*
 GLORAP LOPEZ
 My Notary ID # 4675044
 Expires September 5, 2025

STATE OF TEXAS §
 COUNTY OF NUECES §
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK D. STOCKSETH AS PRESIDENT OF TRANSPORT INDUSTRIAL PROPERTIES, LLC.

STATE OF TEXAS §
 COUNTY OF NUECES §
 I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 25th DAY OF January, 2021 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 9th DAY OF February, 2021 AT 1:58 O'CLOCK P.M. AND DULY RECORDED THE 9th DAY OF February, 2021 AT 1:58 O'CLOCK P.M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME 69, PAGE 569, INSTRUMENT NUMBER 2021000742.

DATE

DATE

VICE CHAIRMAN
 KARA SANDS, COUNTY CLERK
 NUECES COUNTY, TEXAS

DEPUTY
 KARA SANDS, COUNTY CLERK
 NUECES COUNTY, TEXAS

PLAT OF
 ROBLEX INDUSTRIAL SUBDIVISION UNIT 3,
 BLOCK 2, LOTS 1 & 2
 A 5.749 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF N. C. RUSSELL FARM BLOCKS, BLOCK 2, LOT 1 & 2, MAP RECORDED IN VOLUME 28 OF THE MAP RECORDS OF SAID COUNTY IN INSTRUMENT NUMBER 20080027346, D. R., CORPUS CHRISTI, TEXAS.

BASS & WELSH ENGINEERING
 TX SURVEY REG. NO. 100027-00, TX ENGINEERING REG. NO. F-52, 3034 S. ALAMEDA STREET
 CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 1/14/21
 FILE PLAT
 JOB NO. 20042
 PLAT SOCIAL ID# SAME
 SHEET 1 OF 1





Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>The Gaines Organization, Inc.</u>	<u>9003379</u>	<u></u>	<u>(361)442-2825</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Josh Gaines</u>	<u>525644</u>	<u>Josh@GainesOrg.com</u>	<u>(361)442-2825</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Josh Gaines</u>	<u>525644</u>	<u>Josh@GainesOrg.com</u>	<u>(361)442-2825</u>
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.trec.texas.gov
IABS 1-1
TXR 2501