



10K SF WAREHOUSE & SHOWROOM

3416 AVE A - LUBBOCK, TX

SPACE FOR LEASE

Well-maintained 10,000 SF warehouse and showroom opportunity located in an established industrial corridor just off I-27. The property features approximately 3,500 SF of finished showroom space, with the balance ideal for warehouse or light industrial use. Equipped with 3-phase power, two HVAC units, and two restrooms, the building offers a functional layout suitable for a variety of users.

- **LEASE PRICE: \$4.80/sf Modified Gross**
 - 10,000 SF Total Building
 - Approx. 3,500 SF Finished Showroom
- Warehouse/Industrial Layout
 - 3-Phase power
 - 2 HVAC Units
 - 2 Restrooms
- Modified Gross Lease (tenant pays utilities)
- Excellent access to I-27



Jeremy Steen

806.392.0578

Jeremy.Steen@KW.com

10210 Quaker Ave · Lubbock, Tx 79424

kw
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3416 AVE A

Offering Summary

LEASE PRICE	\$4.80/sf
SQFT	10,000 SqFt
LEASE TYPE	Modified Gross
IDEAL FOR	Warehouse or Light Industrial use



Ownership offers flexibility for both short-term users and tenants seeking a two-year or longer commitment. The property is surrounded by active industrial users and supported by a strong lineup of nearby restaurants, providing everyday convenience for employees and customers alike. This space is well suited for warehouse, showroom, or service-oriented operations seeking functionality, access, and flexibility.



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THE EXTERIORS

FOR LEASE



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kw
KELLERWILLIAMS.

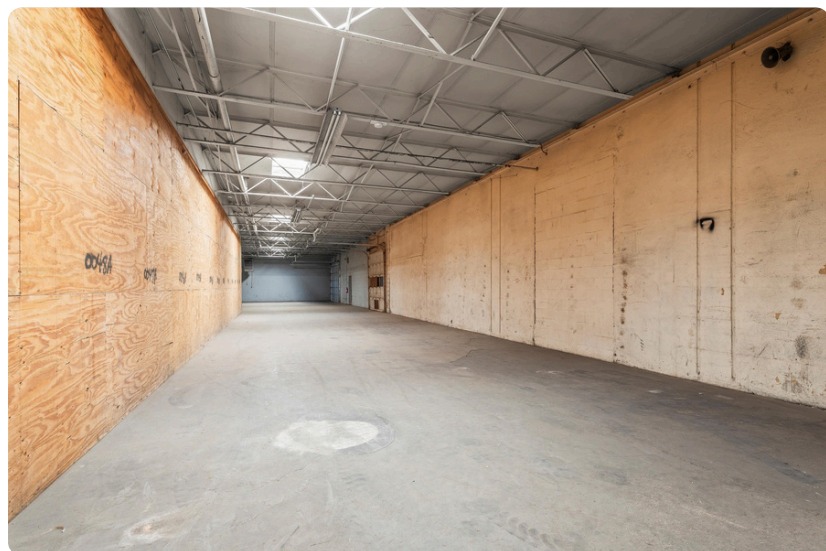
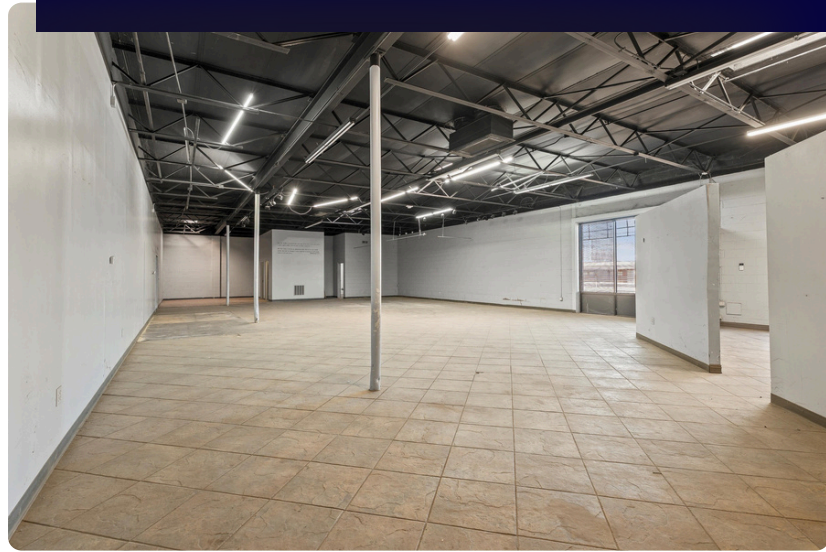
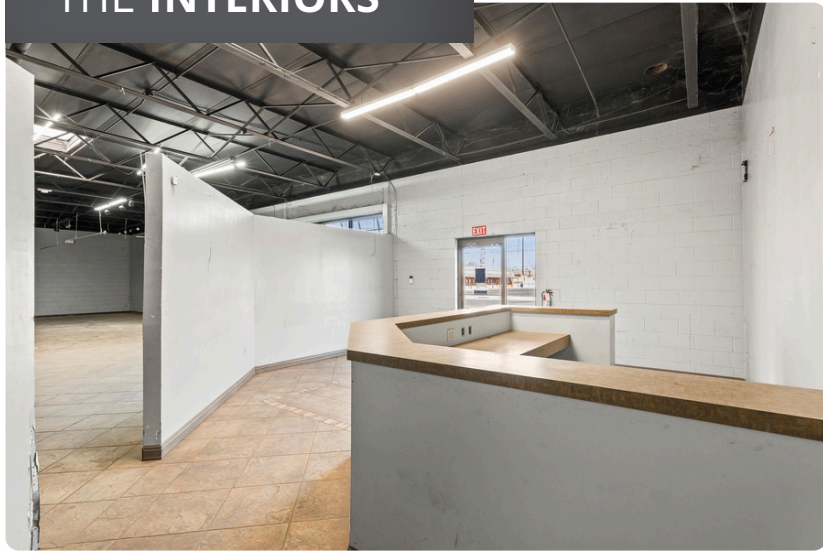


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FOR LEASE

THE INTERIORS



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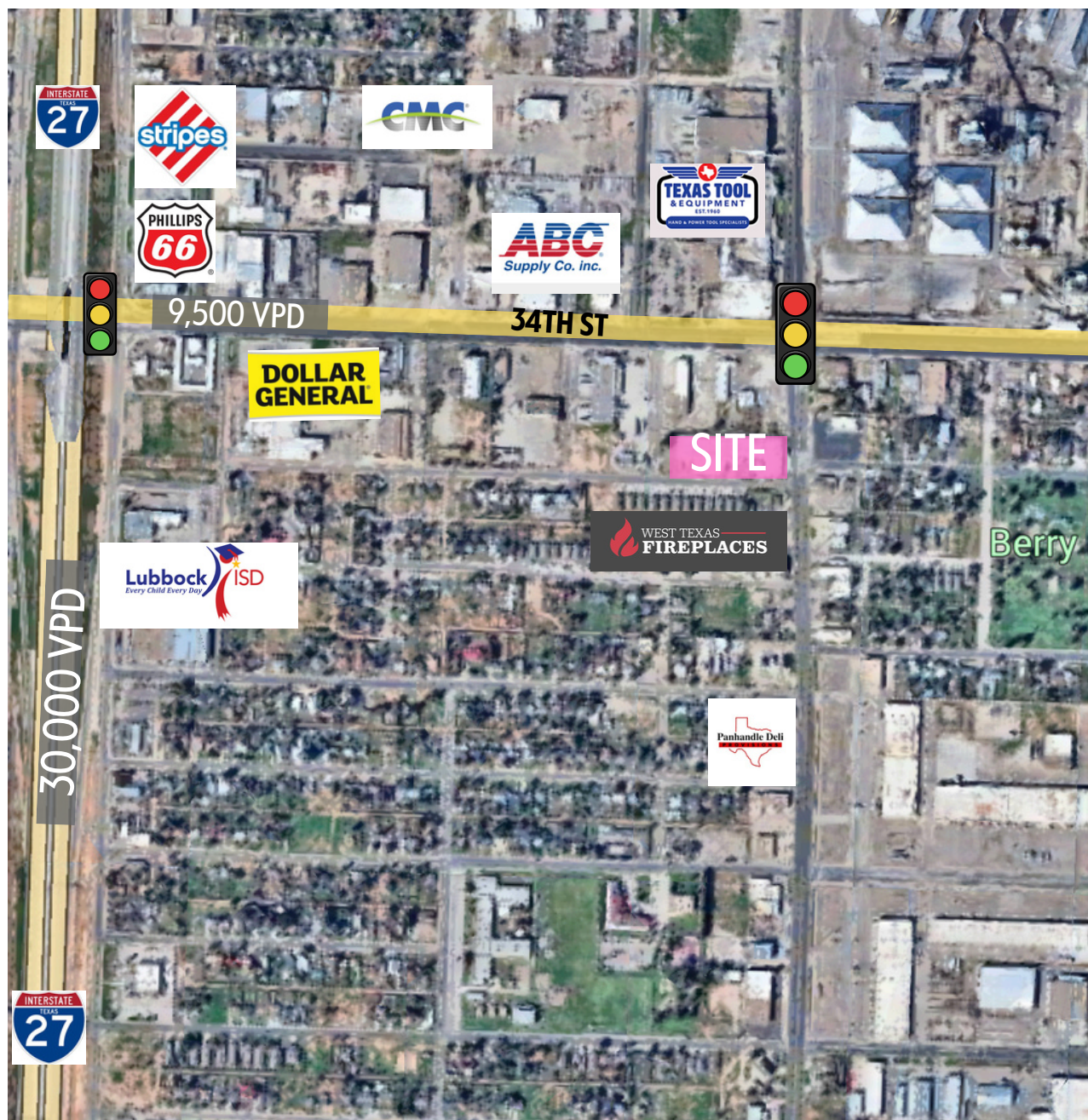


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STEEN REALTY GROUP

SURROUNDING BUSINESSES

FOR LEASE



Jeremy Steen

806.392.0578

Jeremy.Steen@KW.com

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- Sustained population and economic growth in the Lubbock market
- Nearly 4,600 new home permits issued since 2023, signaling rising residential density and long-term consumer demand
- Average annual wages of \$54,000, supporting strong purchasing power
- 58.3% MSA growth over the past 10 years, significantly outpacing the national MSA growth rate of 27.3%
- Over 7.3 million visitors in 2024, strengthening retail, dining, and service demand
- Consistently ranked among the most affordable cities in Texas post-college
- Recognized as a Top 20 U.S. market to start a business
- Loop 289 provides direct connectivity to major retail, residential, and employment hubs, ensuring high accessibility and visibility



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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.

<u>Keller Williams Realty</u>	<u>494693</u>	<u>klrw238@kw.com</u>	<u>(806)771-7710</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
<u>Pam Titzell</u>	<u>465722</u>	<u>pamtitzell@kw.com</u>	<u>(806)771-7710</u>
Designated Broker of Firm	LicenseNo.	Email	Phone
<u>Pam Titzell</u>	<u>465722</u>	<u>pamtitzell@kw.com</u>	<u>(806)771-7710</u>
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
<u>Jeremy Steen</u>	<u>685530</u>	<u>jeremy@steenregroup.com</u>	<u>(806)392-0578</u>
Sales Agent/Associate's Name	LicenseNo.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Keller Williams Realty, 10210 Quaker Ave Lubbock TX 79424
Jeremy Steen

Information available at www.trec.texas.gov
IABS1-0 Date

Phone: 806.392.0578
Produced with Lone Wolf Transactions (zip Form Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Fax: 806.589.0199

305 Ave Q



Jeremy Steen

806.392.0578
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