



# Warehouse with Office & Stackyard

6622 Winfield Ave Suite A Lubbock TX 79407

## Property Features

This versatile Class A warehouse building offers three private offices, a reception area, and a dedicated conference room, providing a professional environment for daily operations. The insulated warehouse space at the rear is equipped with two overhead bay doors for easy loading and workflow. Situated on a half-acre lot, the property includes an 8,500 SF secure stack yard enclosed by a solid metal fence. A front carport, on-site water well, and flexible layout make this an exceptional option for businesses seeking a clean, well-maintained warehouse with room to grow.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

## Offering Summary

BUILDING SIZE	7,232 SF
LOT SIZE	0.5 AC
LEASE RATE	\$10.25/SF + NNNs
AVAILABLE	Now

Joseph Magby  
[joe@naiwheelhouse.com](mailto:joe@naiwheelhouse.com)  
+1 806 200 3244  
[naiwheelhouse.com](http://naiwheelhouse.com)

Jax Collier  
[jax@naiwheelhouse.com](mailto:jax@naiwheelhouse.com)  
+1 325 207 6118  
[naiwheelhouse.com](http://naiwheelhouse.com)

# FOR LEASE

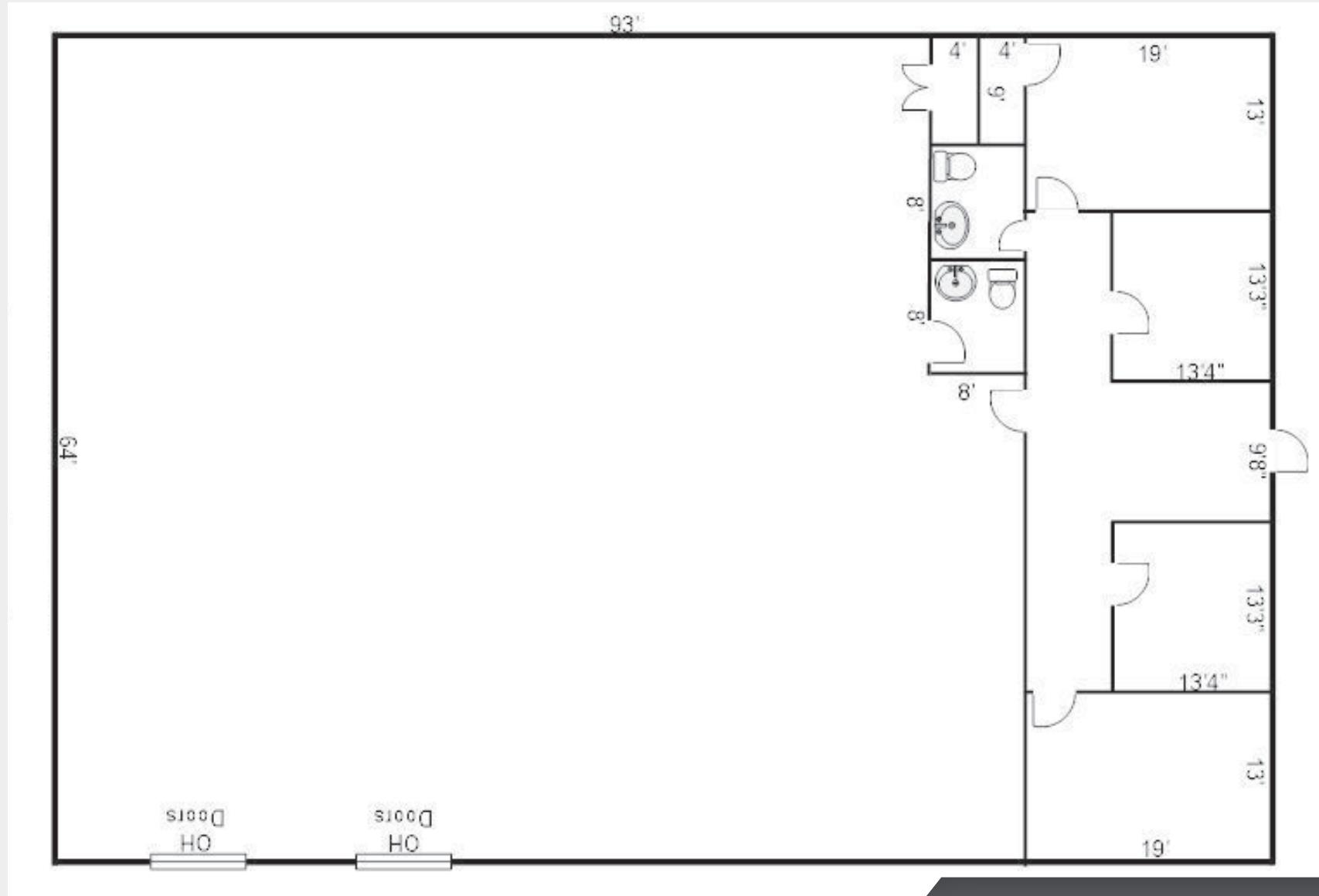
## The Property



# FOR LEASE

## The Property

\*The floor plan provided is for representative purposes only. All measurements are approximate and should be independently verified for accuracy.



**NAI**Wheelhouse

Joseph Magby  
[joe@naiwheelhouse.com](mailto:joe@naiwheelhouse.com)  
+1 806 200 3244  
[naiwheelhouse.com](http://naiwheelhouse.com)

Jax Collier  
[jax@naiwheelhouse.com](mailto:jax@naiwheelhouse.com)  
+1 325 207 6118  
[naiwheelhouse.com](http://naiwheelhouse.com)

# FOR LEASE



## Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	4,361	42,531	116,476
AVG HH INCOME	\$134,408	\$107,664	\$96,060
ANNUAL GROWTH	1.89%	1.29%	0.84%
MEDIAN AGE	35.3	35.5	35.2

## Location Advantages

- Positioned in a growing industrial and office corridor, the property is surrounded by established businesses that drive consistent activity and visibility.
- Offers immediate access to the Marsha Sharp Freeway, providing efficient routes to major Lubbock destinations and regional highways.
- The area's steady commercial growth makes it ideal for companies seeking a convenient, well-trafficked location with strong long-term potential.