



\*Representative Image

## Office / Warehouse

West Business Park: 6710 Yonkers Street, Lubbock, TX 79407

### Property Features

This 7,200 SF property features 2 suites that can be leased separately or combined. Each suite features shop spaces with two 14x14' overhead doors, 18' clear height, and a restroom. Offices can be added for a qualified tenant. This property is located in West Business Park, a brand new business park, located near Marsha Sharp Freeway. The excellent location provides easy access to the surrounding region.

### Offering Summary

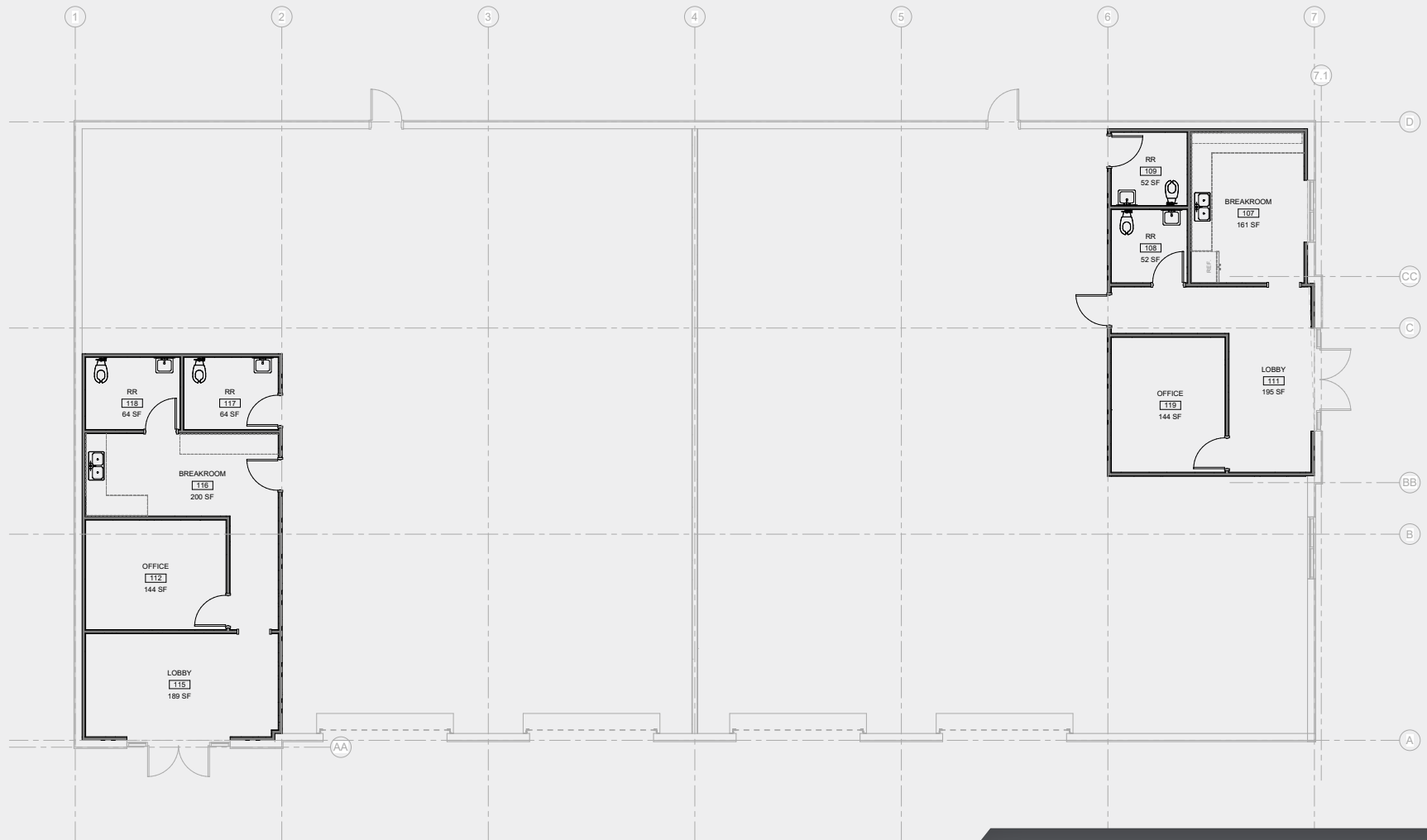
|               |             |
|---------------|-------------|
| SUITE 100     | 3,600 SF    |
| SUITE 200     | 3,600 SF    |
| BUILDING SIZE | 7,200 SF    |
| LEASE PRICE   | \$12/SF     |
| AVAILABLE     | August 2025 |

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# AVAILABLE

## The Property



# AVAILABLE

 LAND AVAILABLE:  
RETAIL PAD SITE

 LAND AVAILABLE:  
OFFICE/WAREHOUSE

 LAND AVAILABLE:  
GARDEN OFFICE

 AVAILABLE:  
BUILT OR UNDER  
CONSTRUCTION

 GARDEN OFFICES:  
AVAILABLE  
MOVE-IN READY

 UNDER CONTRACT

 SOLD/LEASED



## Location

# AVAILABLE

