

FOR LEASE

Industrial Warehouse Spaces with Rail Access

2002 North Avenue N, Lubbock, TX
79403

WestMark
COMMERCIAL

TCN
WORLDWIDE
REAL ESTATE SERVICES

OFFERING SUMMARY



Lease Price

\$3.50 SF/yr (NNN)



Available SF

12,000 - 181,800 SF



Lot Size

+/- 30 Acres



Total Building Size

181,800 SF



Zoning

LI (Light Industrial)

LOCATION DESCRIPTION

This property is located in North Lubbock in a primary manufacturing district. The site is conveniently located on Loop 289 approximately a quarter of a mile west of Interstate 27 and near Lubbock Preston Smith International Airport.

Known as the "Hub City", Lubbock is the economic, educational, and healthcare hub of the South Plains region of Texas. This multi-county region stretches north of the Permian Basin into the Texas Panhandle.



SHELLI ECHEVARRIA, MBA

806.283.3936 Office

sechevarria@westmarkcommercial.com



DAVID HAYMES, CCIM

806.789.7653 Office

dhaymes@westmarkcommercial.com

Lease Rate:	\$3.50 SF/yr (NNN)
Available SF:	12,000 - 181,800 SF
Lot Size:	30 Acres
Building Size:	181,800 SF
Year Built:	1993-2001
Zoning:	LI (Light Industrial)
Grade Level Doors:	6
Ceiling Height:	14' to 16' Clear Height
Fire Suppression System:	Yes
Construction:	Metal; Concrete Stem Walls
Roof Type:	Metal
Water & Sewer:	City
Parking:	120+ Spaces
Parking Surface:	Asphalt
Power:	5.2 MW; 3 Phase; 480 V
Gas:	High Volume City Gas Line

PROPERTY DESCRIPTION

This large industrial property consists of three (3) fully-sprinkled buildings totaling 181,800 square feet of space situated on 30+ acres of land in Lubbock, Texas.

The property has been owner-occupied by O'Hair since it was built in multiple phases in the 90's and early 2000's. O'Hair utilized the facility for their manufacturing and lumber storage operations. The property has been well-maintained by the owners during this time. The available lease space is well-suited for a wide variety of industrial and manufacturing uses.

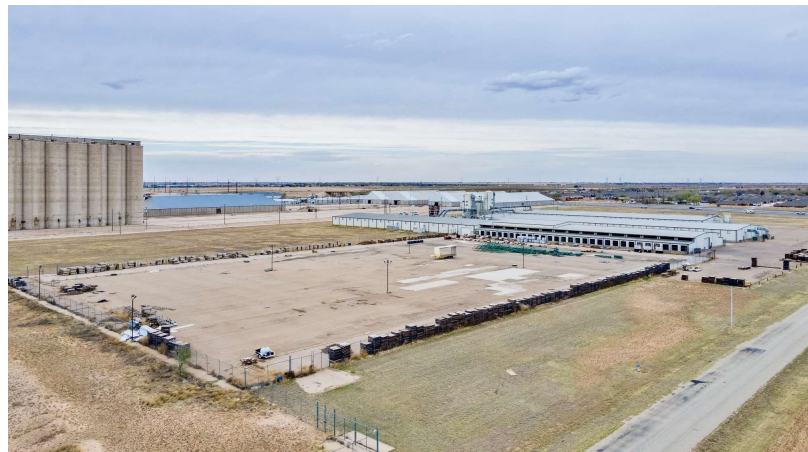
The property offers 5.2 MW of electricity configured with six dual-action transformers providing power to each wing of the building. There are six grade-level doors serving the warehouse areas with free span center clear heights of 17' to 18'. The location boasts a five-acre fenced, lighted, and paved stackyard for outdoor storage or trailer parking. This site offers approximately 7,090 square feet of office space including; private offices, breakrooms, and restrooms on each wing. Some areas of the warehouses offer swamp coolers to reduce the heat in the summer months. The three (3) buildings are connected by a corridor allowing easy separation of each wing in each building.

This unique configuration offers a multitude of options to subdivide the space from as small as approximately 12,000 square feet.

This site is located in an opportunity zone offering a wide variety of incentives for business owners. (Contact the Lubbock Economic Development Alliance for more details)

SHELLI ECHEVARRIA, MBA
806.283.3936 Office
sechevarria@westmarkcommercial.com

DAVID HAYMES, CCIM
806.789.7653 Office
dhaymes@westmarkcommercial.com



SHELLI ECHEVARRIA, MBA
806.283.3936 Office
sechevarria@westmarkcommercial.com

DAVID HAYMES, CCIM
806.789.7653 Office
dhaymes@westmarkcommercial.com



SHELLI ECHEVARRIA, MBA
806.283.3936 Office
sechevarria@westmarkcommercial.com

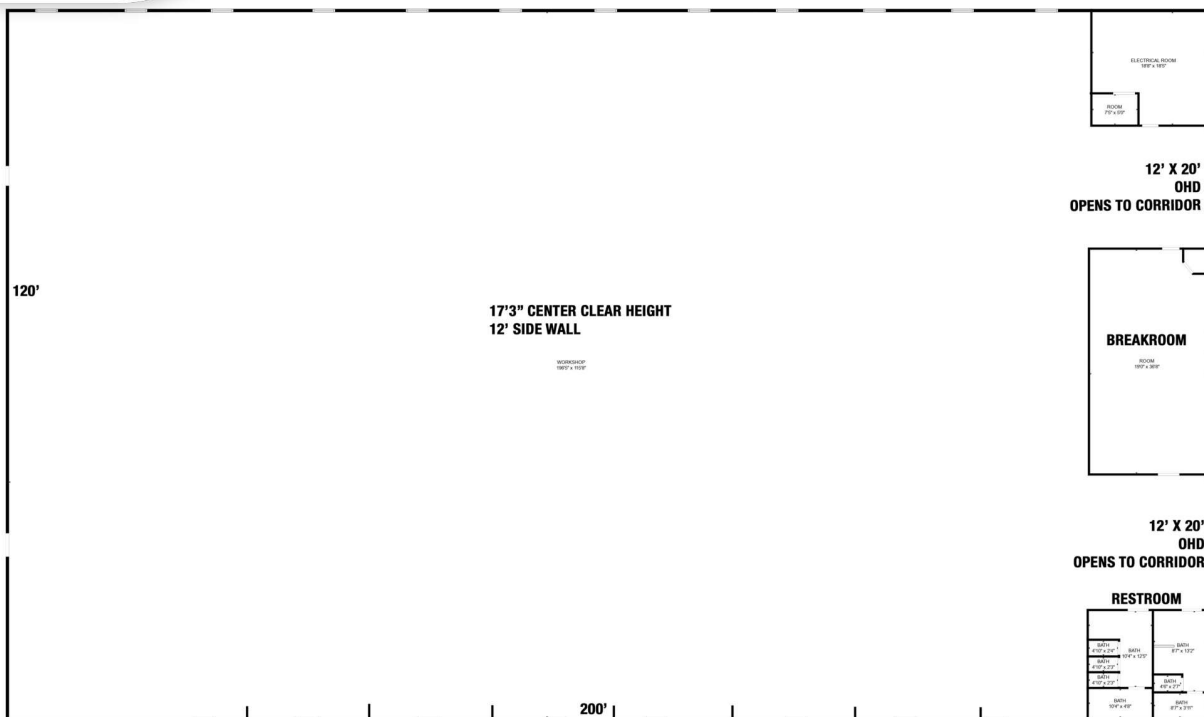
DAVID HAYMES, CCIM
806.789.7653 Office
dhaymes@westmarkcommercial.com



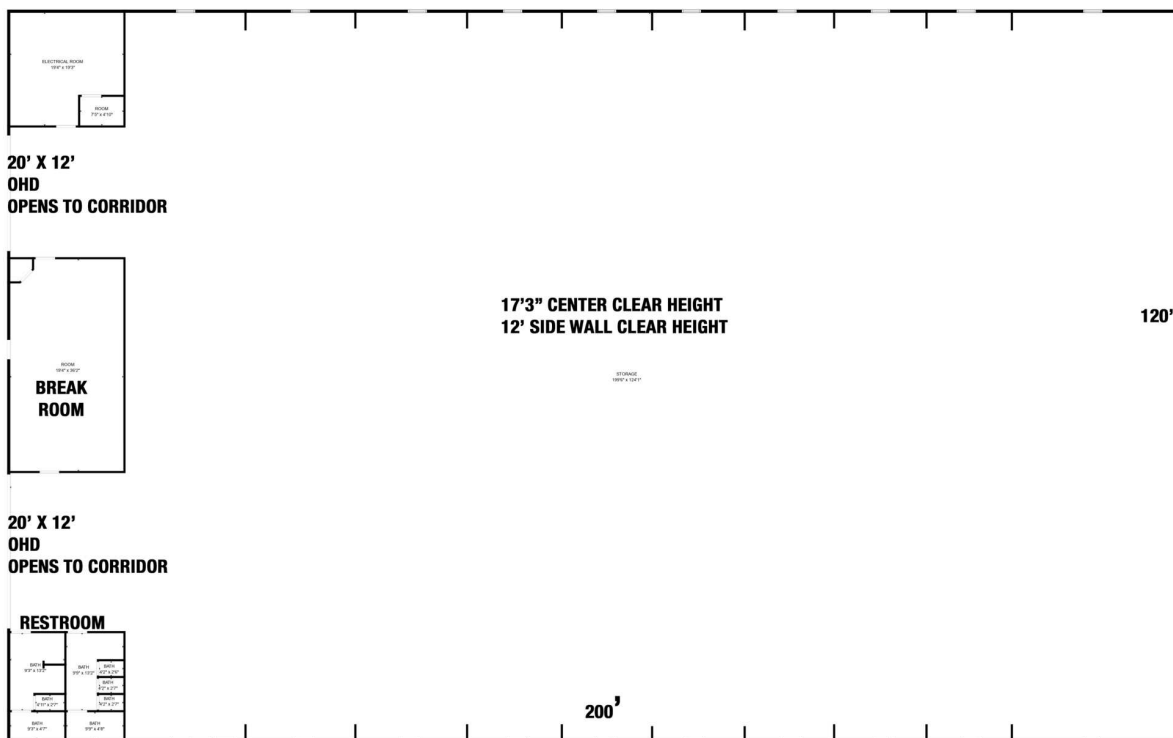
SUITE	SIZE	LEASE TYPE	LEASE RATE
2002 NORTH AVENUE N	12,000 - 181,800 SF	NNN	\$3.50 SF/YR
LEASE OPTIONS	SIZE	LEASE TYPE	LEASE RATE
BUILDING ONE, EAST WING	36,000 SF	NNN	\$3.50 SF/YR
South building, east wing contains +/- 36,000 SF. This area was used for raw lumber storage and features 30 drying bays with fans, 14 cinderblock bays with kilns, one 20' x 14' overhead door on the east side of the space, open air above bays for ventilation, 18' center clear height.			
BUILDING ONE, WEST WING	36,000 SF	NNN	\$3.50 SF/YR
South building, west wing contains +/- 36,000 SF. This wing measures 120' x 300' with a 17' center clear height and is fully sprinklered. Features include a break room with a sink and lockers, men's and women's restrooms, cinderblock east wall and dust collection duct work.			
BUILDING TWO, EAST WING	36,000 SF	NNN	\$3.50 SF/YR
Middle building, east wing contains +/- 36,000 SF. This wing measures 120' x 300' with a 17' center clear height and is fully sprinklered. Features include a break room with a sink and dishwasher, men's and women's restrooms, and dust collection and swamp cooler duct work.			
BUILDING TWO, WEST WING	12,000 SF	NNN	\$3.50 SF/YR
Middle building, west wing contains +/- 12,000 SF. This wing measures 100' x 120' with a 17' center clear height and is fully sprinklered. Features include an office area with multiple private offices, two restrooms, large training room, washer/dryer hook-ups and gas heaters in the warehouse. There is a 20' x 12' grade level overhead door on the south side with a canopy that opens to a fenced in area.			
BUILDING THREE, EAST WING	24,000 SF	NNN	\$3.50 SF/YR
North building, east wing contains +/- 24,000 SF. This wing measures 120' x 200' with a 17' center clear height and is fully sprinklered. Features include a kitchen area with a three compartment sink, men's and women's restrooms, and gas heaters.			
BUILDING THREE, WEST WING	24,000 SF	NNN	\$3.50 SF/YR
North building, west wing contains +/- 24,000 SF. This wing measures 120' x 200' with a 17' center clear height and is fully sprinklered. Features include a breakroom, men's and women's restrooms, and gas heaters.			

SHELLI ECHEVARRIA, MBA
 806.283.3936 Office
 sechevarria@westmarkcommercial.com

DAVID HAYMES, CCIM
 806.789.7653 Office
 dhaymes@westmarkcommercial.com



North Building West Wing Floorplan

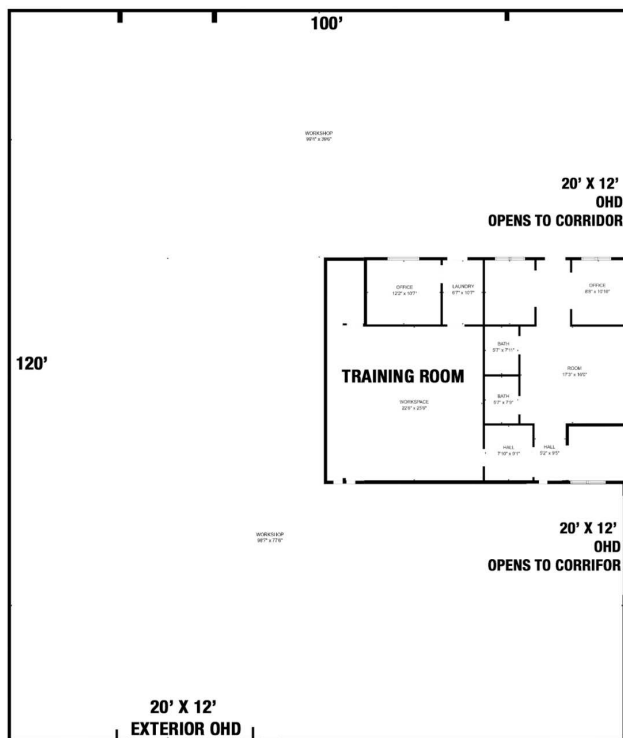


North Building East Wing Floorplan

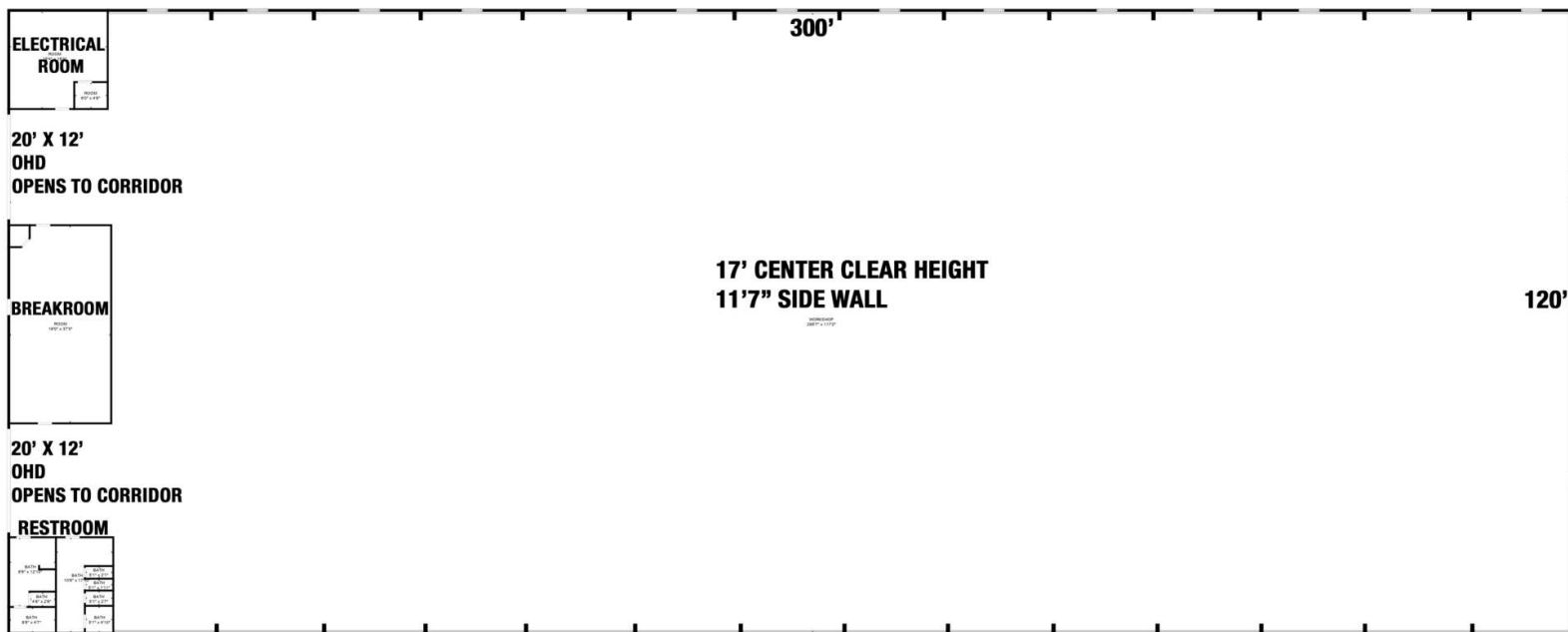
TOTAL: 1090 sq. ft

SHELLI ECHEVARRIA, MBA
806.283.3936 Office
sechevarria@westmarkcommercial.com

DAVID HAYMES, CCIM
806.789.7653 Office
dhaymes@westmarkcommercial.com



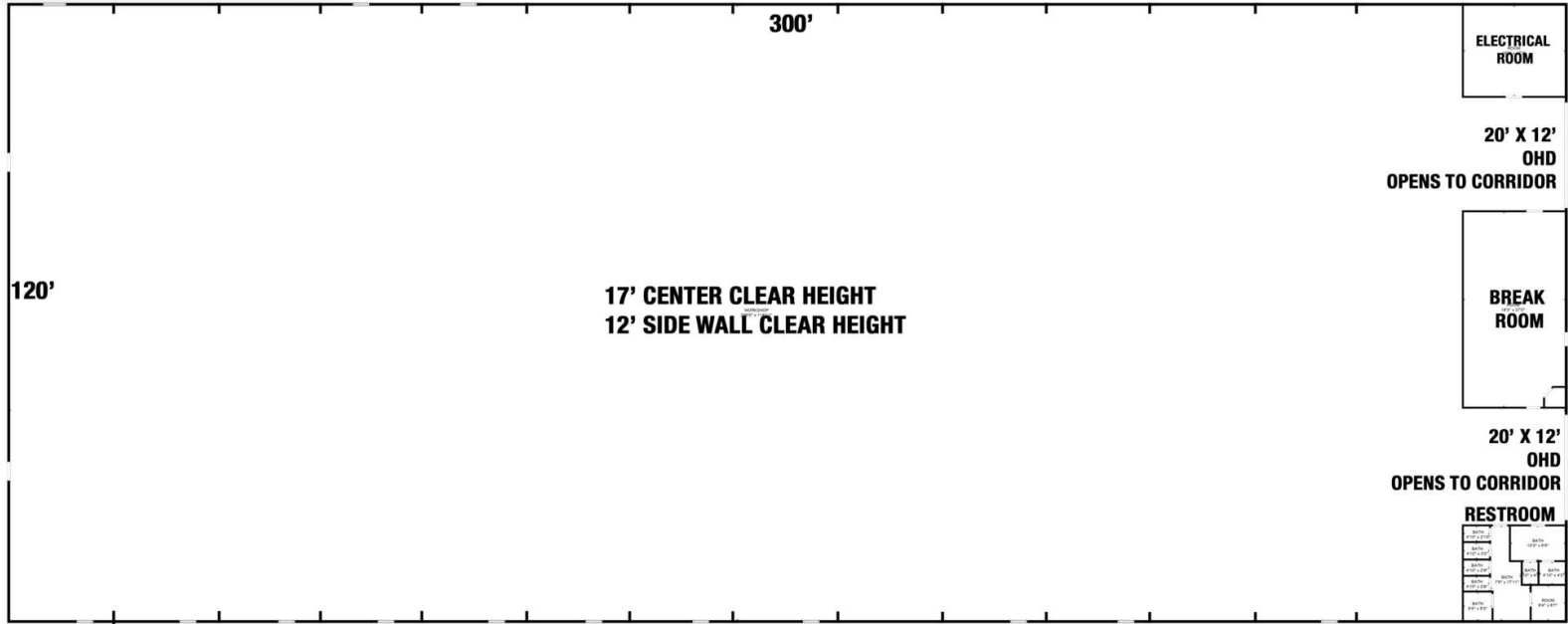
Middle Building West Wing Floorplan



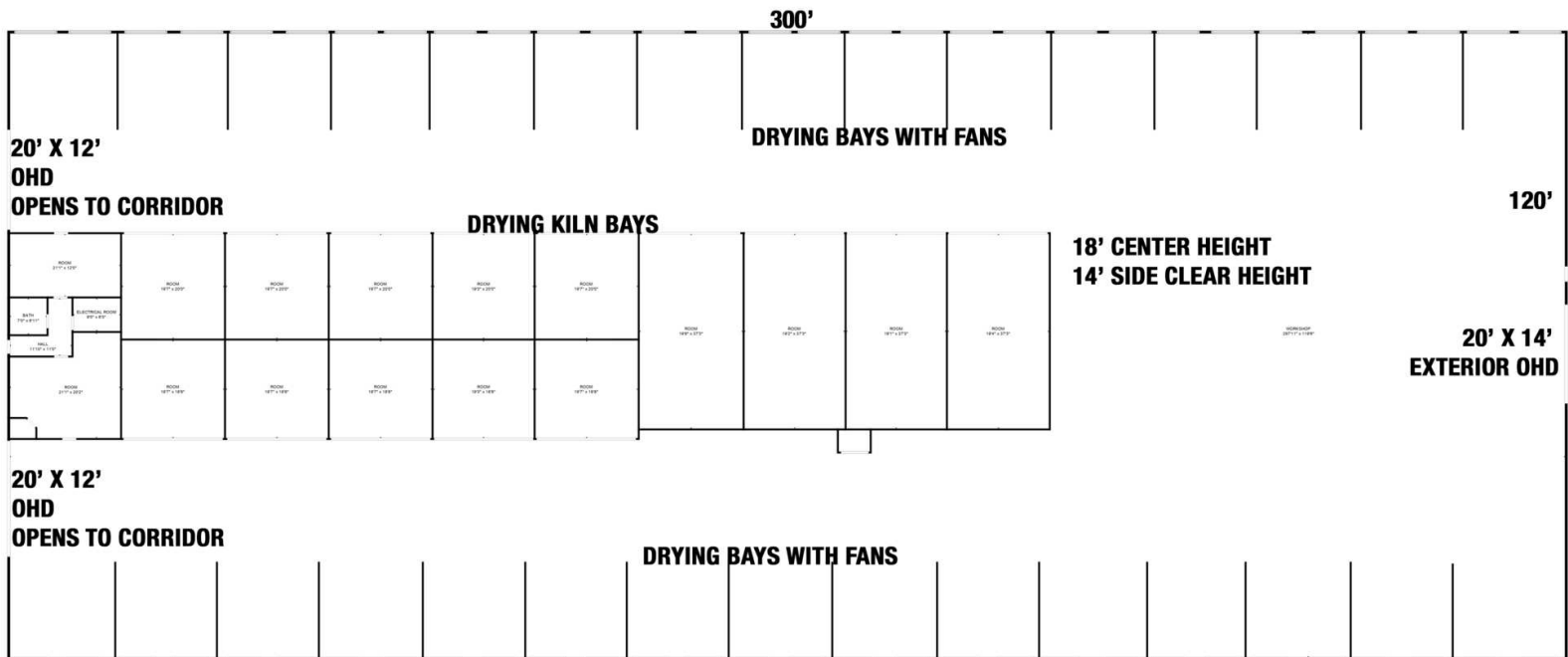
Middle Building East Wing Floorplan

SHELLI ECHEVARRIA, MBA
806.283.3936 Office
sechevarria@westmarkcommercial.com

DAVID HAYMES, CCIM
806.789.7653 Office
dhaymes@westmarkcommercial.com



South Building West Wing Floorplan



South Building East Wing Floorplan

SHELLI ECHEVARRIA, MBA
806.283.3936 Office
sechevarria@westmarkcommercial.com

DAVID HAYMES, CCIM
806.789.7653 Office
dhaymes@westmarkcommercial.com

Buildings with floor plan overlayed



SHELLI ECHEVARRIA, MBA

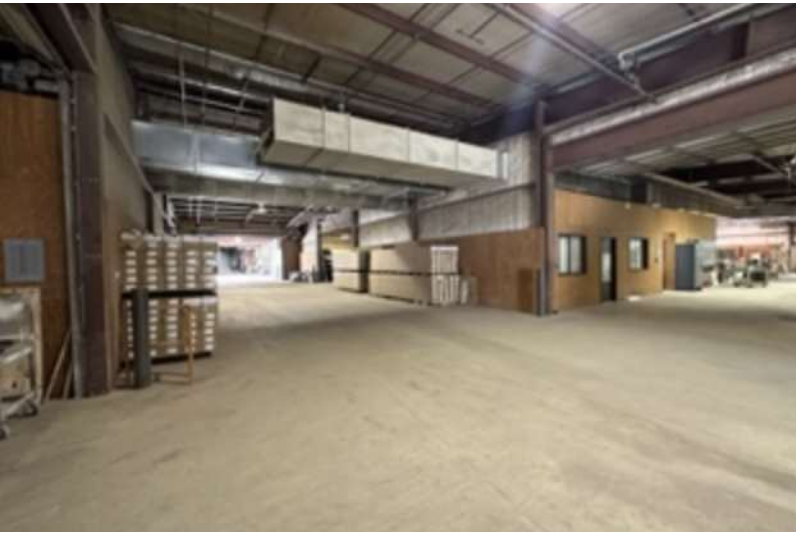
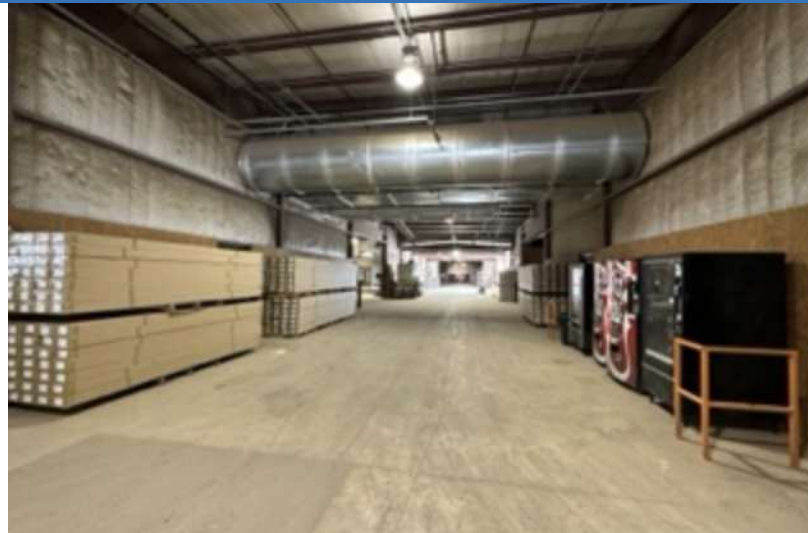
806.283.3936 Office

sechevarria@westmarkcommercial.com

DAVID HAYMES, CCIM

806.789.7653 Office

dhaymes@westmarkcommercial.com

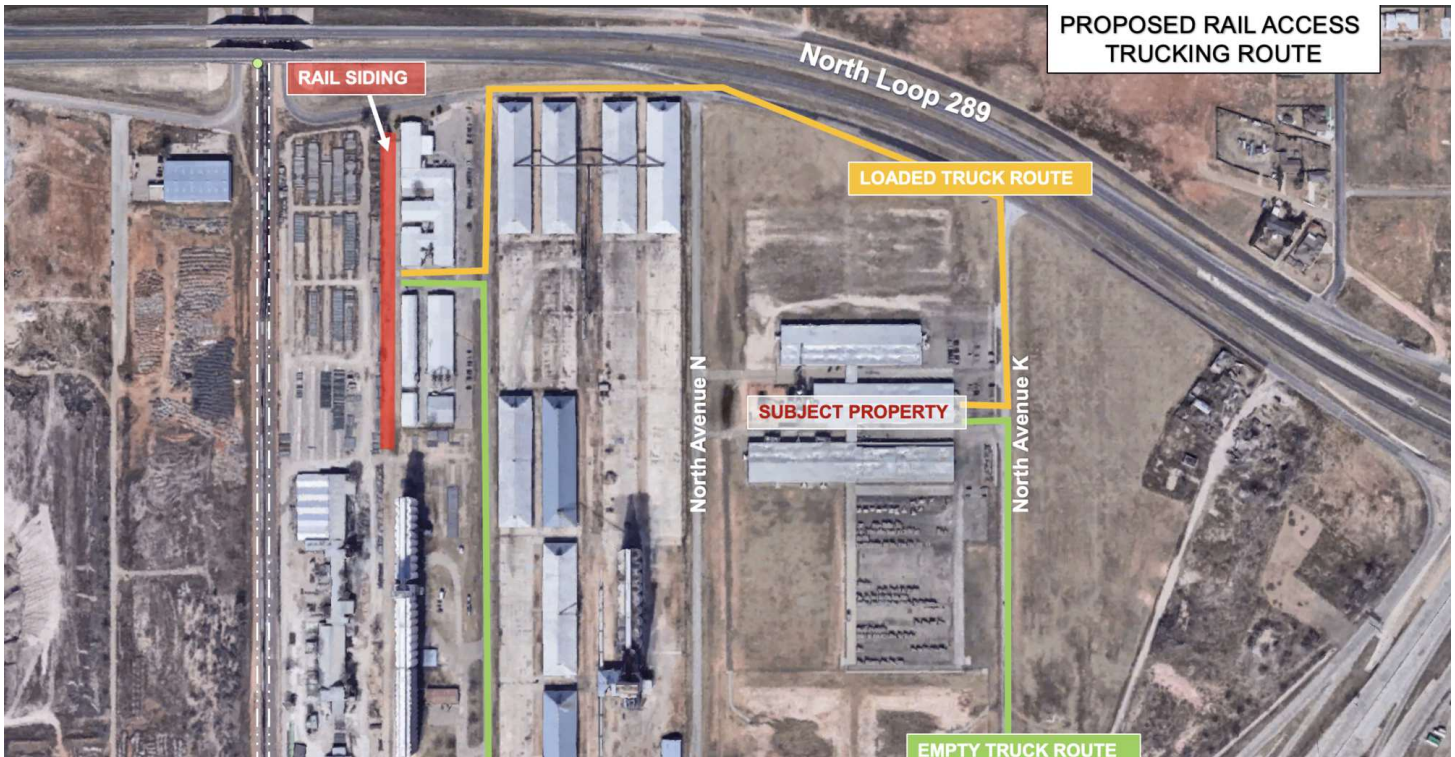


SHELLI ECHEVARRIA, MBA
806.283.3936 Office
sechevarria@westmarkcommercial.com

DAVID HAYMES, CCIM
806.789.7653 Office
dhaymes@westmarkcommercial.com



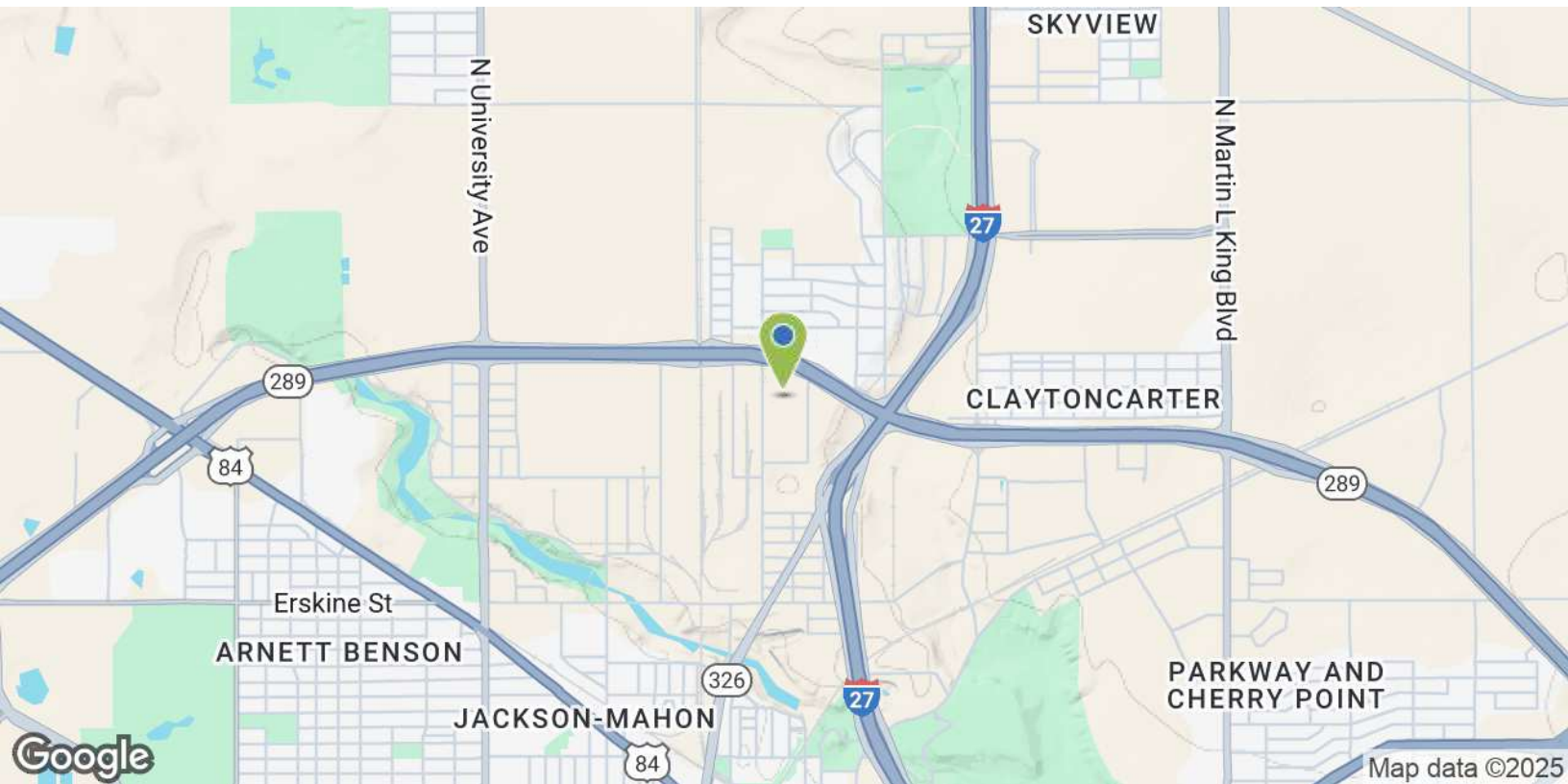
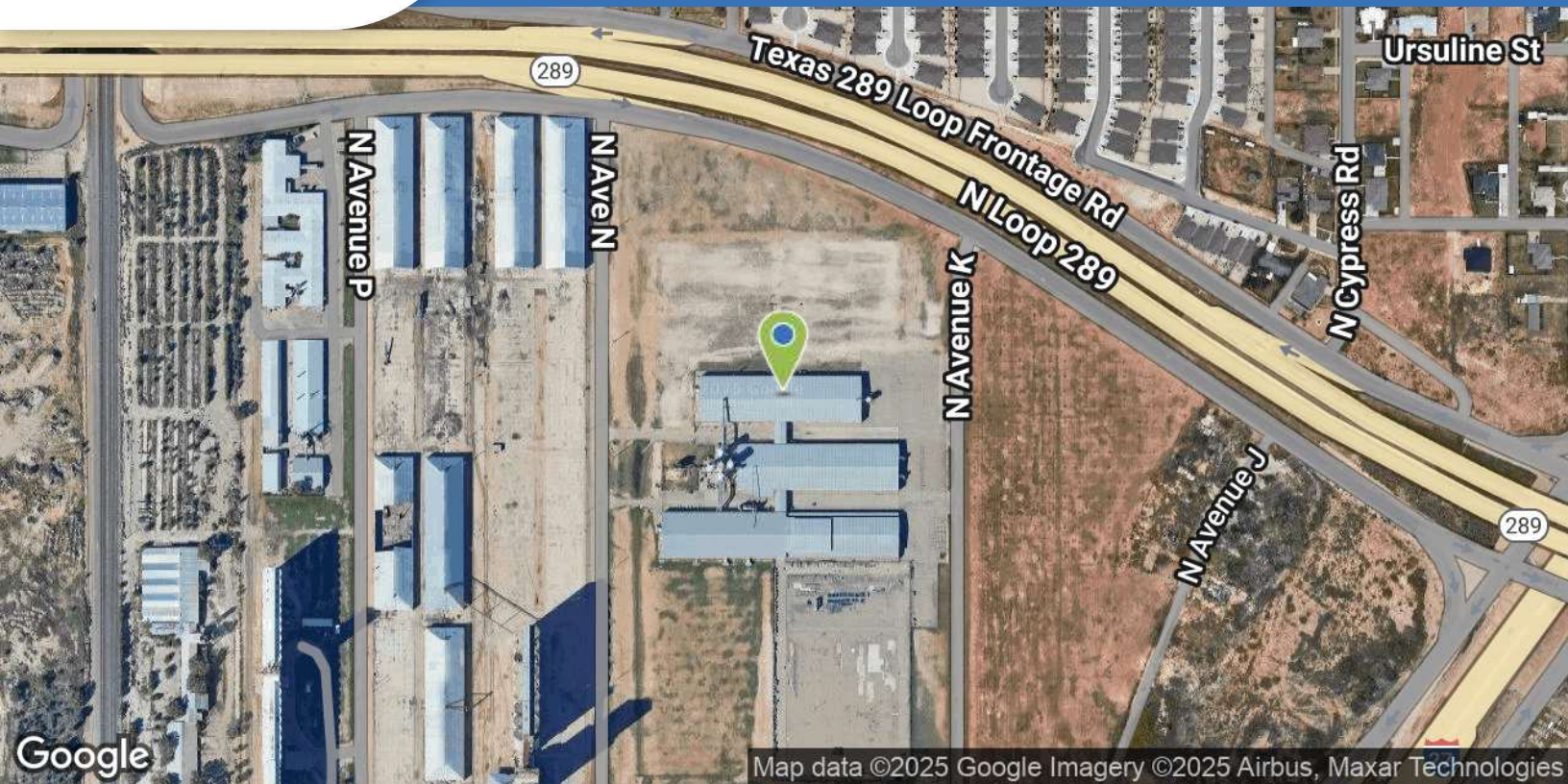
O'HAIR SHUTTERS CURRENTLY OCCUPIES +/- 36,000 SF OF BUILDING (2) AND (3)



PROPOSED RAIL ACCESS TRUCKING ROUTE

SHELLI ECHEVARRIA, MBA
806.283.3936 Office
sechevarria@westmarkcommercial.com

DAVID HAYMES, CCIM
806.789.7653 Office
dhaymes@westmarkcommercial.com



SHELLI ECHEVARRIA, MBA
806.283.3936 Office
sechevarria@westmarkcommercial.com

DAVID HAYMES, CCIM
806.789.7653 Office
dhaymes@westmarkcommercial.com



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.

WestMark Commercial TCN Worldwide	9000344	commercialinfo@westmarkrealtors.com	806-794-3300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Amie Henry	622547	ahenry@westmarkrealtors.com	806-241-6363
Designated Broker of Firm	License No.	Email	Phone
Amie Henry	622547	ahenry@westmarkrealtors.com	806-794-3300
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shelli Echevarria, MBA	TX #0745799	sechevarria@westmarkcommercial.com	806-283-3936
David Haymes, CCIM	TX #0618395	dhaymes@westmarkcommercial.com	806-789-7653
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date