



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.

Offering Summary

BUILDING SIZE	7,232 SF
LOT SIZE	0.5 AC
LEASE RATE	\$11.33/SF + NNNs
AVAILABLE	Now

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The Property



NaiWheelhouse

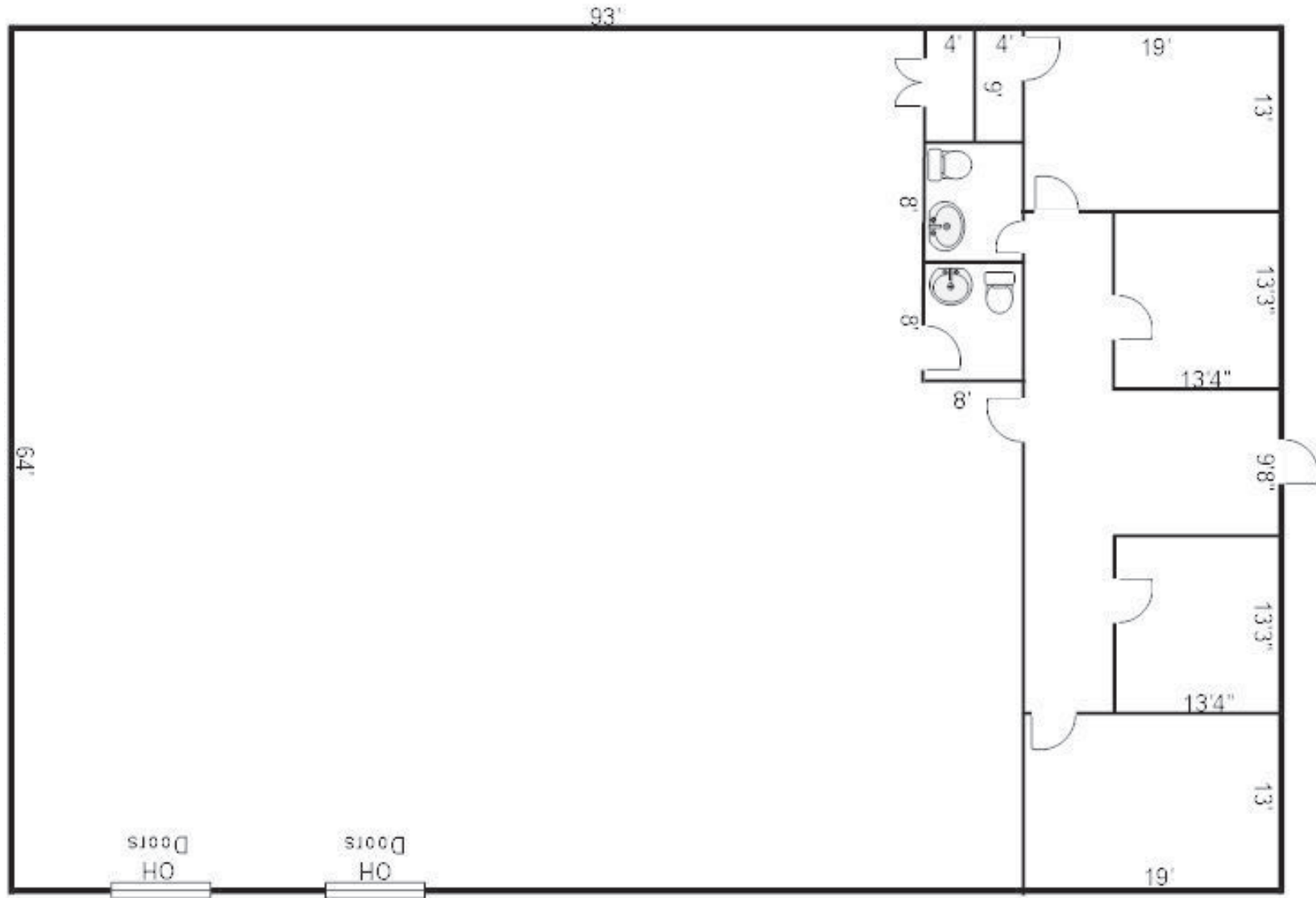
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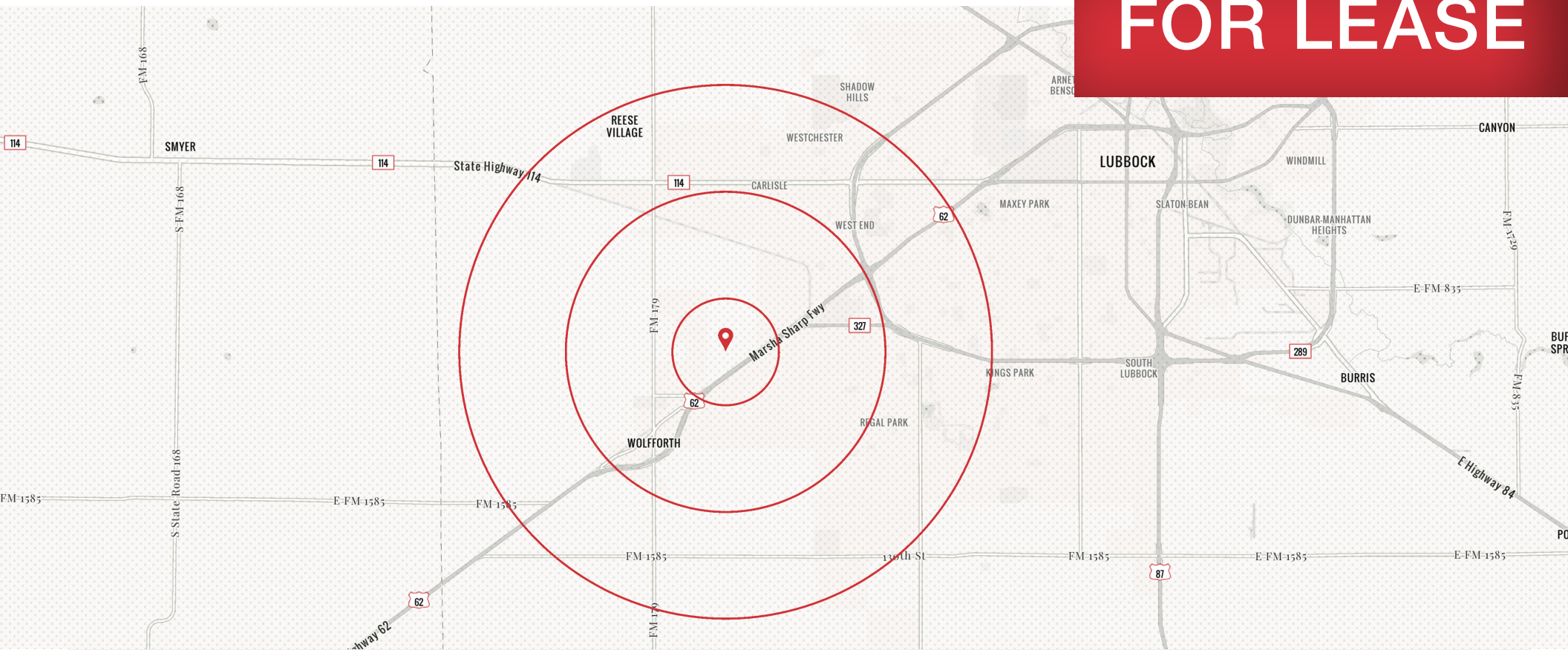
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The Property

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



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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.