

3203 AVE. B
LUBBOCK, TX 79404

**188,240 SF WAREHOUSE
SPACE FOR LEASE**



DETAILED SUMMARY

LEASE RATE	\$3.50-\$9.50/SF/year NNN
NNN EXPENSES	TBD
SF AVAILABLE	188,240 SF Warehouse
OHD DOORS	26 dock doors
CLEAR HEIGHTS	15'-30' clear heights
DIVISIBLE	30,000-188,240 SF

PROPERTY COMMENTS

188,240 manufacturing facility available for lease. Very nice 30'+ clear Class A distribution warehouse space on the north side with dock seals and pit levelers. Lower clear height manufacturing space on the south side that will undergo an extensive clean up and renovation. Fully sprinklered. Can be subdivided as needed but 30k SF minimum. Water treatment plant could be reactivated if necessary.



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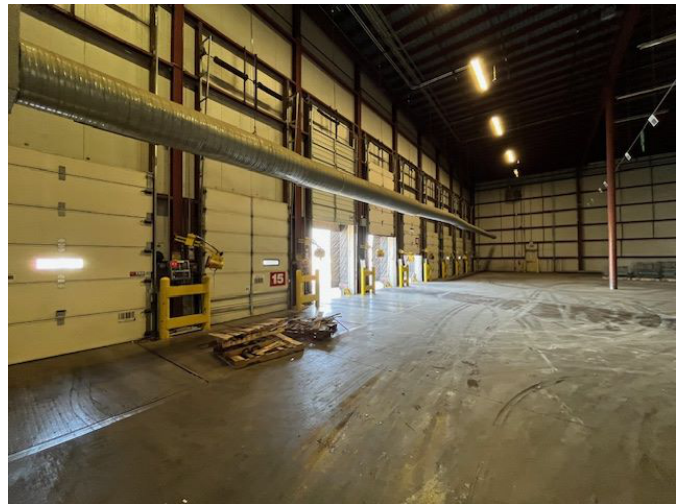
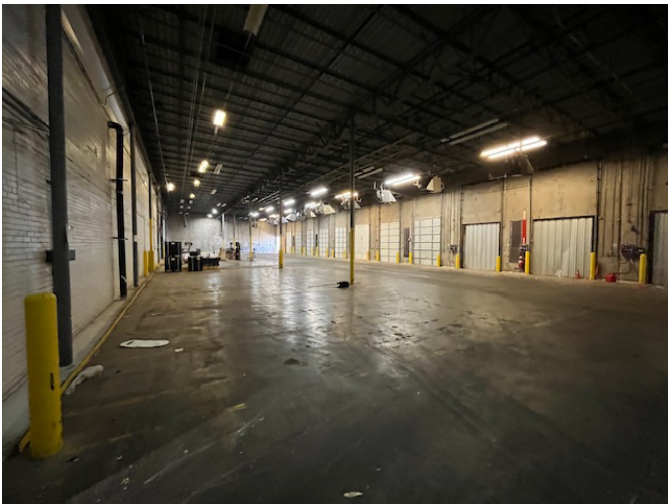
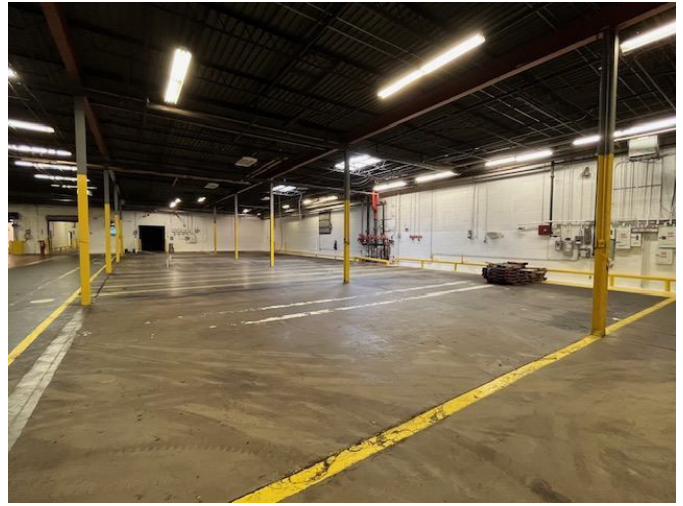
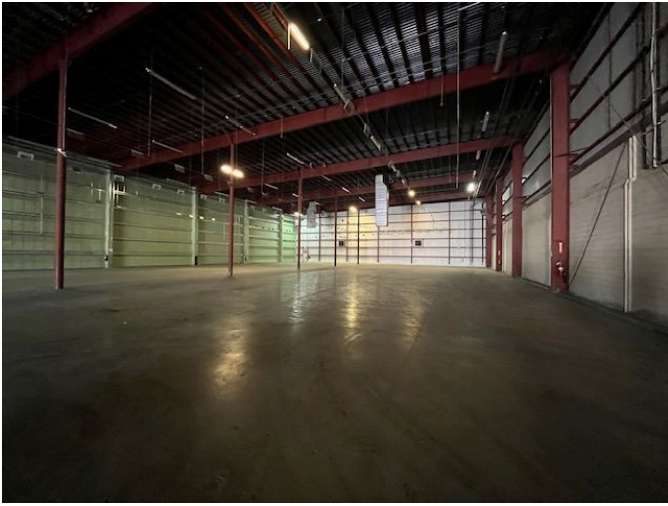
Commercial & Industrial Real Estate Services

Will Wilkerson 214.843.8221

will@wilkersonproperties.com

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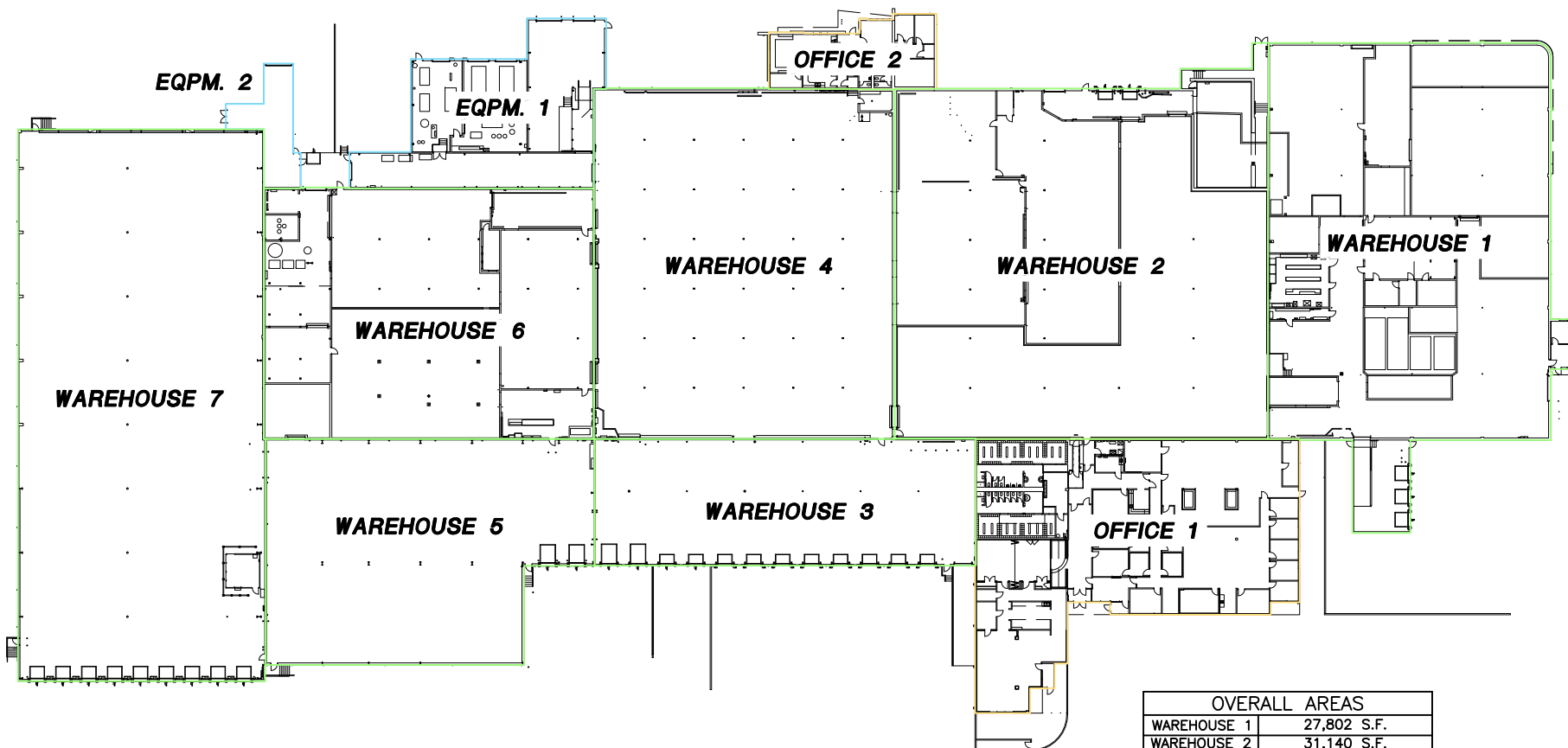
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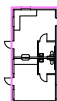
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FLOOR PLAN

SCALE: NONE

**GUARD
SHACK**



OVERALL AREAS	
WAREHOUSE 1	27,802 S.F.
WAREHOUSE 2	31,140 S.F.
WAREHOUSE 3	11,314 S.F.
WAREHOUSE 4	24,680 S.F.
WAREHOUSE 5	15,770 S.F.
WAREHOUSE 6	19,348 S.F.
WAREHOUSE 7	31,886 S.F.
OFFICE 1	14,972 S.F.
OFFICE 2	2,497 S.F.
EQUIPMENT 1	6,911 S.F.
EQUIPMENT 2	1,145 S.F.
GUARD SHACK	773 S.F.
TOTAL AREA	188,239 S.F.

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. JEFFREY TIPPIT, ARCHITECT #21899.

Wilkerson

PROPERTIES INC.

Commercial & Industrial
Development, Management & Brokerage
Phone: (806) 474-2223
Fax: (806) 474-2216
501 E. 66th Street
Lubbock, Texas 79404

VACANT

3203 Avenue B

Lubbock, Texas 79404

Date: 10/06/2025

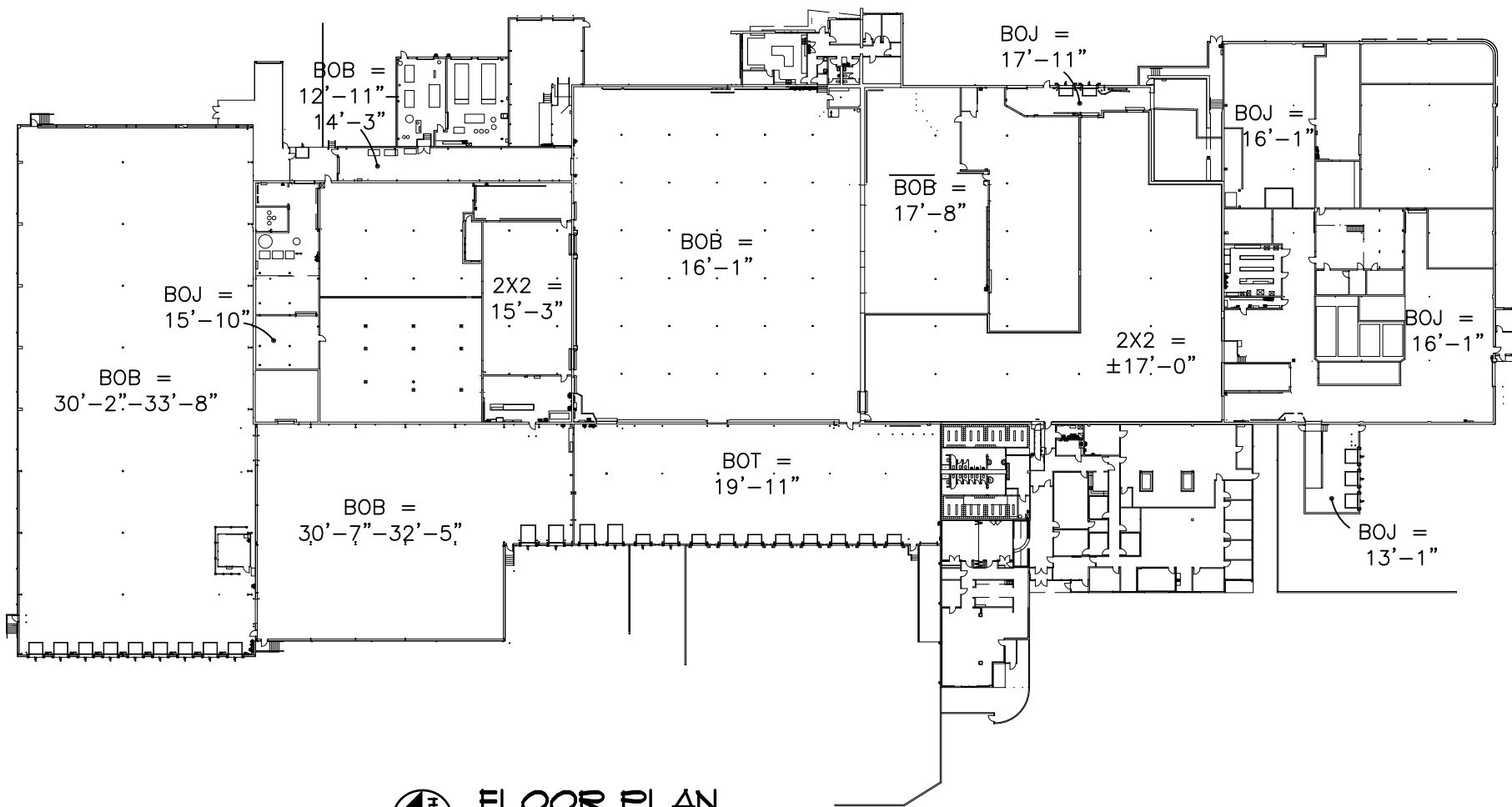
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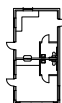
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