

3825-3837 MAGNOLIA AVE.
LUBBOCK, TX 79404

**25,127 SF WAREHOUSE
SPACE FOR LEASE**

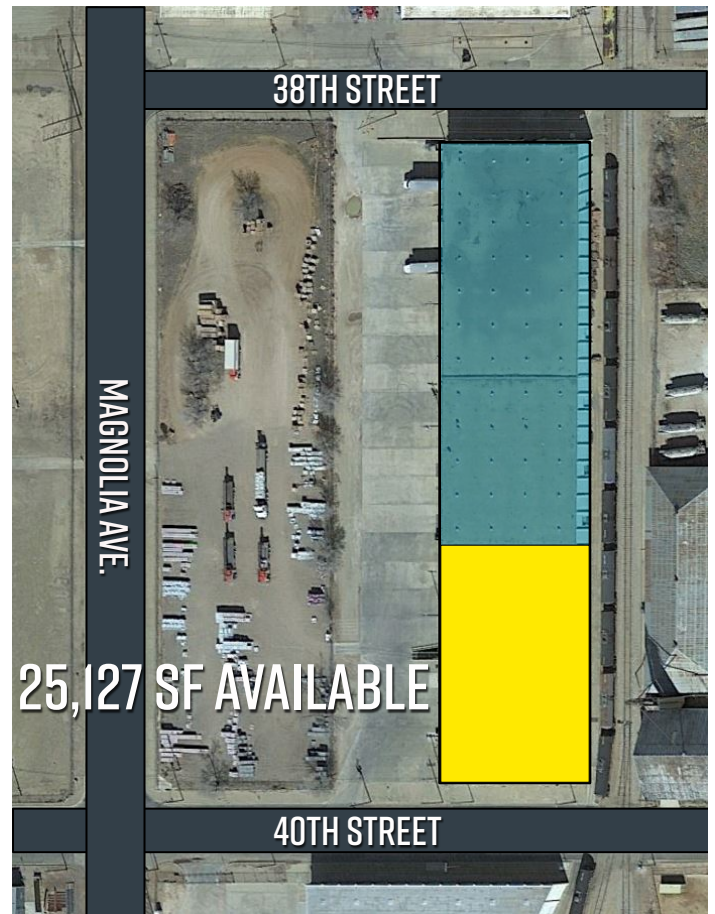


DETAILED SUMMARY

LEASE RATE	\$7.50/SF/year NNN
NNN EXPENSES	\$0.70/SF/year
SF AVAILABLE	25,127 SF Warehouse
OHD DOORS	3 dock doors
SPRINKLER	ESFR, wet system
CLEAR HEIGHTS	19'7" minimum clear

PROPERTY COMMENTS

Multi-tenant industrial building with end cap 25,127 SF unit available. ESFR sprinkler system installed. Large concrete truck court on west side with 3 dock doors. Exterior remodel currently underway. Currently in shell condition but landlord can construct office improvements if needed. Additional overhead doors can be added. Large yard storage available connected to truck court.



Wilkerson

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