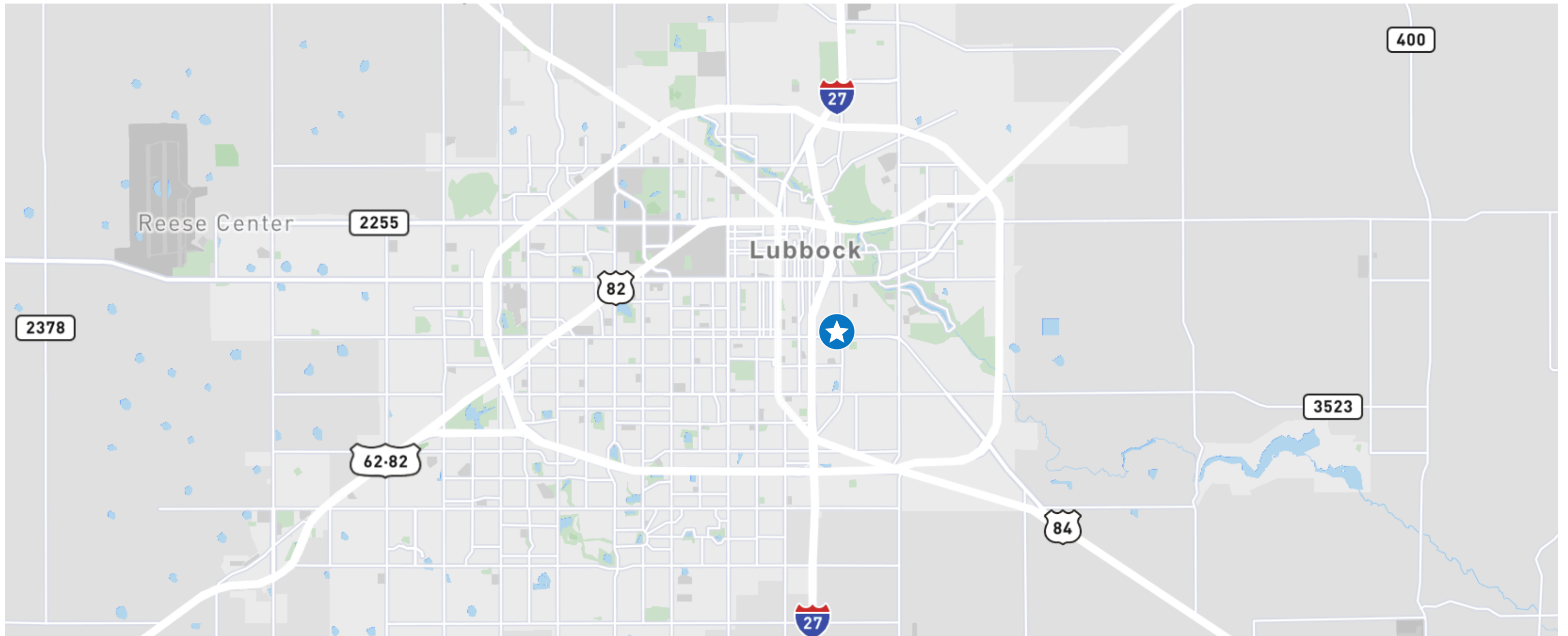


Large Manufacturing Plant

Sales Price: \$3,200,000

3203 Avenue B
Lubbock, TX



Large Manufacturing Facility

±9.66 Acres | ±179,690 SF

Property Highlights:

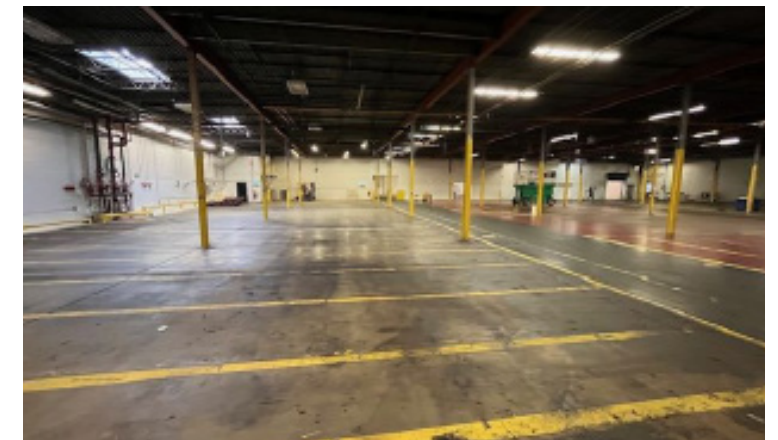
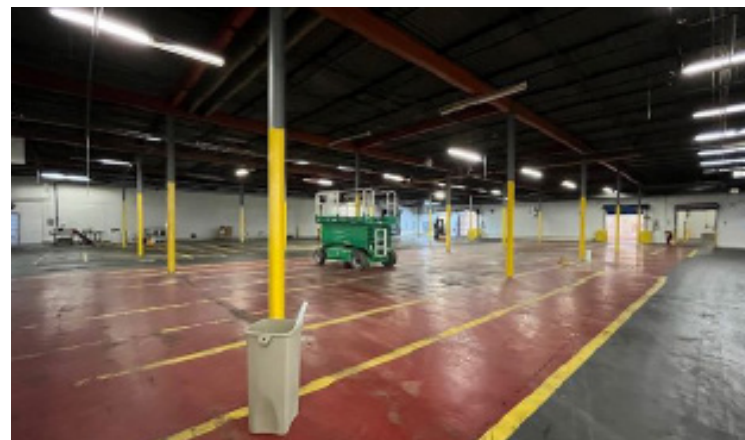
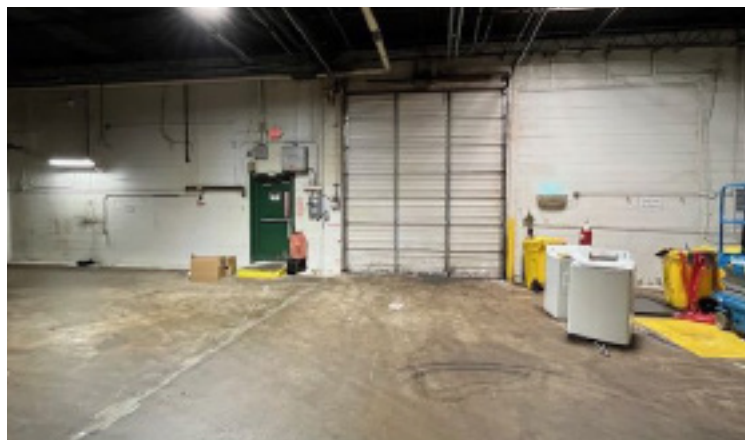
- Far north warehouse is newer (15-20 years old) with 30'+ clear height
- 10+ private executive offices with supervisor offices throughout facility
- Multiple conference/meeting rooms
- Middle roof section replaced recently
- Portions of facility have HVAC
- Multiple OH doors on east, south, west sides
- 27 dock doors / 5 grade level doors
- 2 Electrical rooms
- Boiler room
- Parts/mechanic shop
- Large employee cafeteria
- Large restrooms with lockers
- Secure fenced parking lot with electric gates
- Close proximity to Interstate 27 & Marsha Sharp Freeway
- Previously occupied by Frito Lay & Shearer's
- Separate Waste Water treatment facility included (outlined in Orange)
- Zoning: General Industrial (GI)



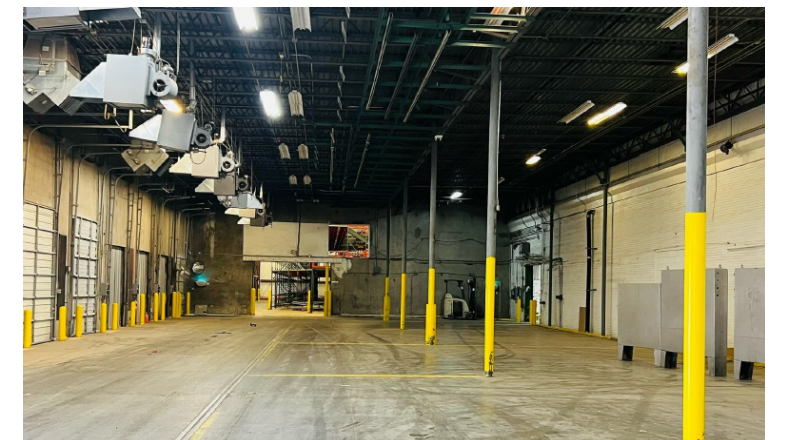
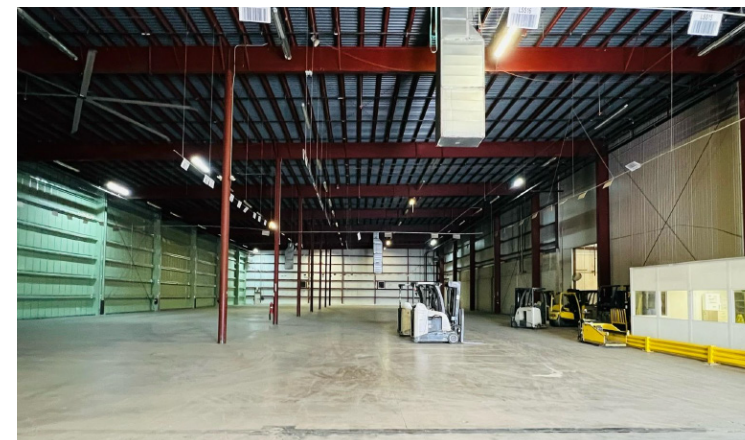
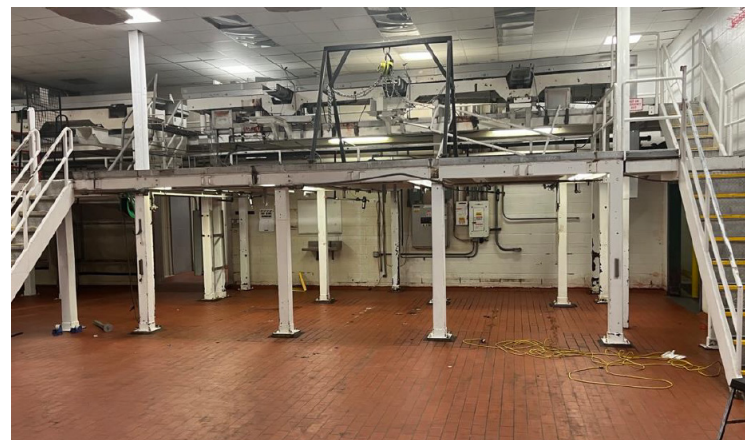
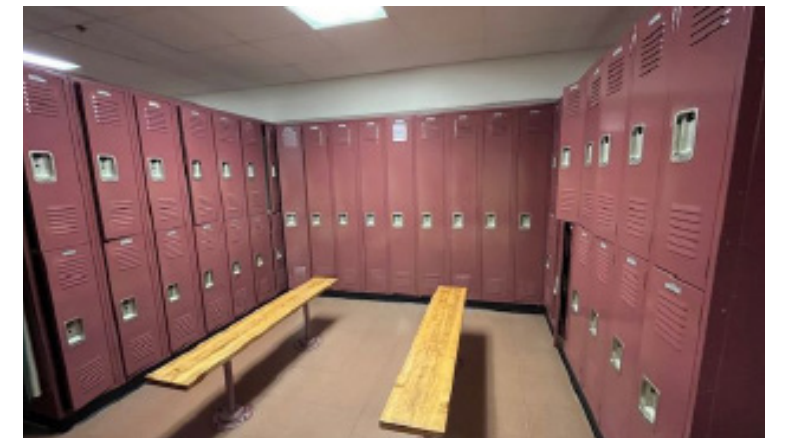
Manufacturing Facility
3203 Avenue B | Lubbock, TX

For Sale

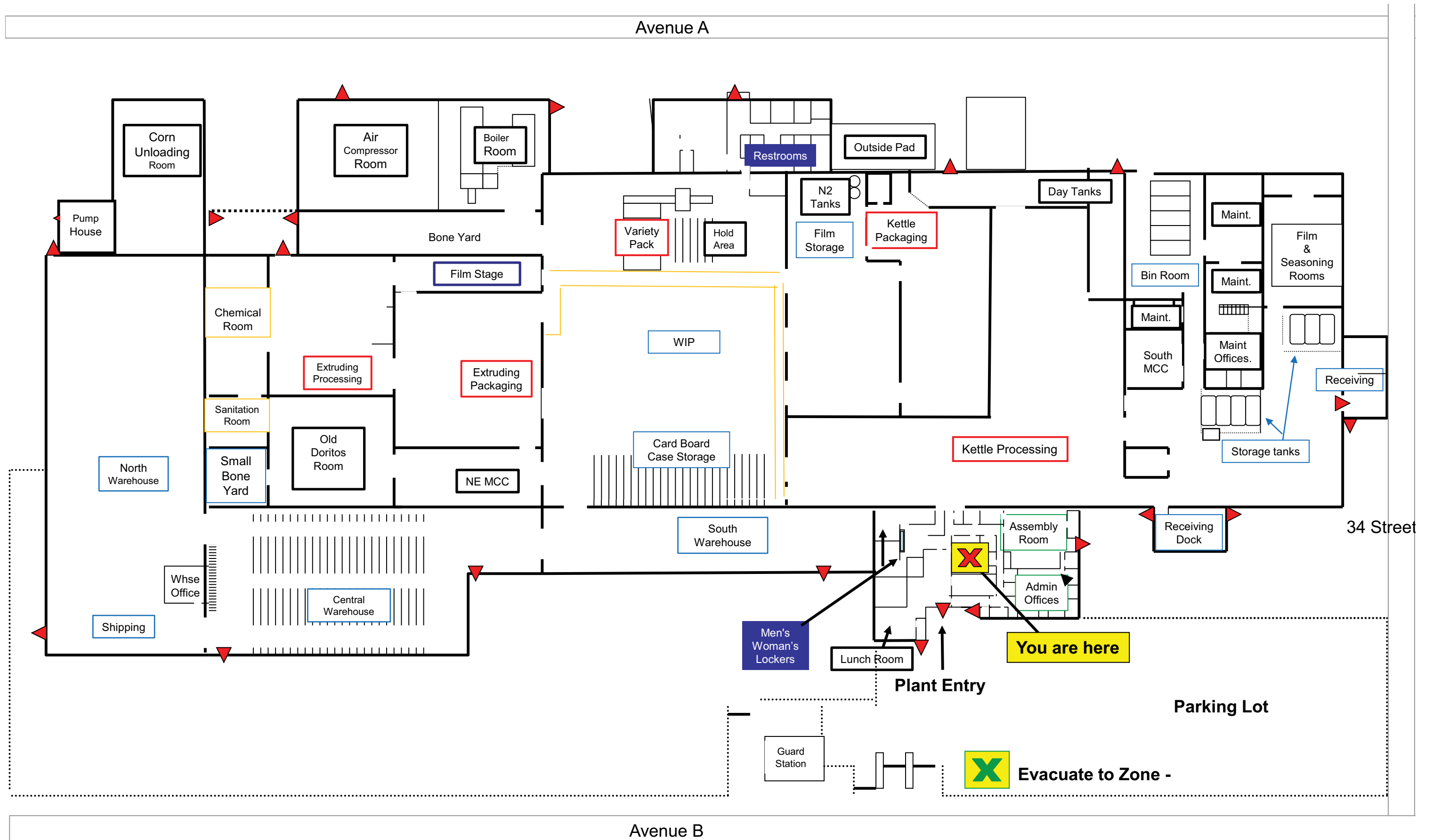
Property Photos



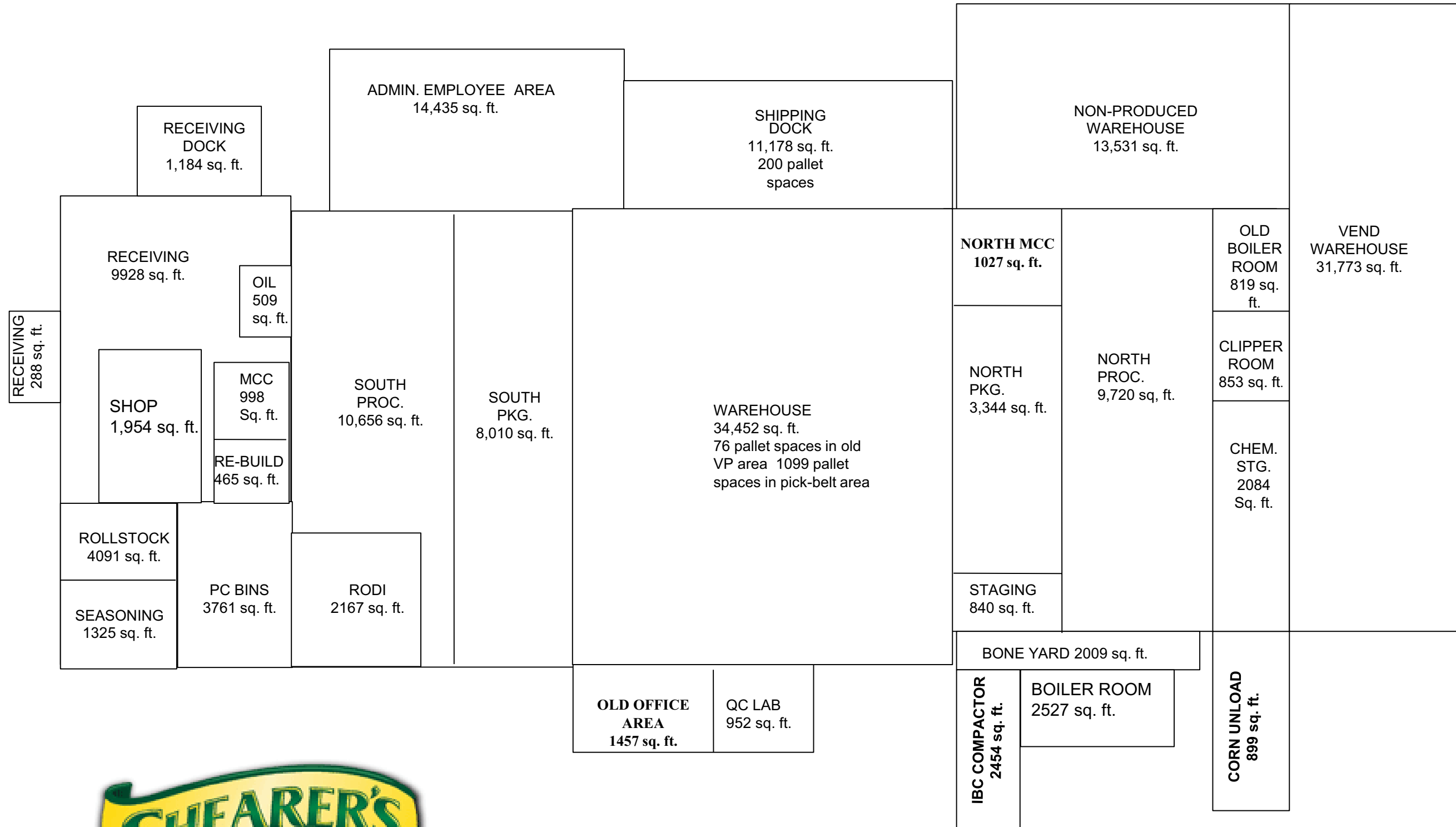
Property Photos



Floor Plan



Floor Plan with Square Footage



TOTAL SQUARE FEET = 179,690 sq. ft.