

FOR SALE

707 E Slaton Road

Lubbock, TX 79404

WestMark
COMMERCIAL

TCN
WORLDWIDE
REAL ESTATE SERVICES

OFFERING SUMMARY



Sale Price
\$2,100,000



Lot Size
3.62 Acres



Total Building Size
67,639 SF



Zoning
Light Industrial (LI)

PROPERTY DESCRIPTION

Introducing an Exceptional Opportunity: Large Industrial/Manufacturing Facility for Sale! Five Buildings spanning an Impressive 67,639 Square Feet of Buildings on 3.62 Acres of Prime Real Estate, this Property Offers Endless Potential for Business Expansion and Growth.

Strategically located on high traffic thoroughfare, this facility is equipped to meet the needs of diverse industrial and manufacturing operations.

Additionally, the option to purchase the adjoining property presents an unparalleled chance to further enhance your operations or explore development possibilities. Whether you're looking to expand your current footprint or invest in a lucrative business venture, this property delivers on both fronts.

Don't miss out on this rare opportunity to secure a substantial industrial/manufacturing facility in a thriving location. Contact us today to schedule a showing and take the next step for your business!

PROPERTY HIGHLIGHTS

- Versatile Space: Ideal for a wide range of industrial and manufacturing operations.
- Strategic Location: Positioned for easy access to major transportation routes and logistics hubs.
- 3 Phase Power Available
- Potential for Expansion: Adjoining property available for purchase to further enhance operations or explore development opportunities. (Buildings F & G on the site plan)



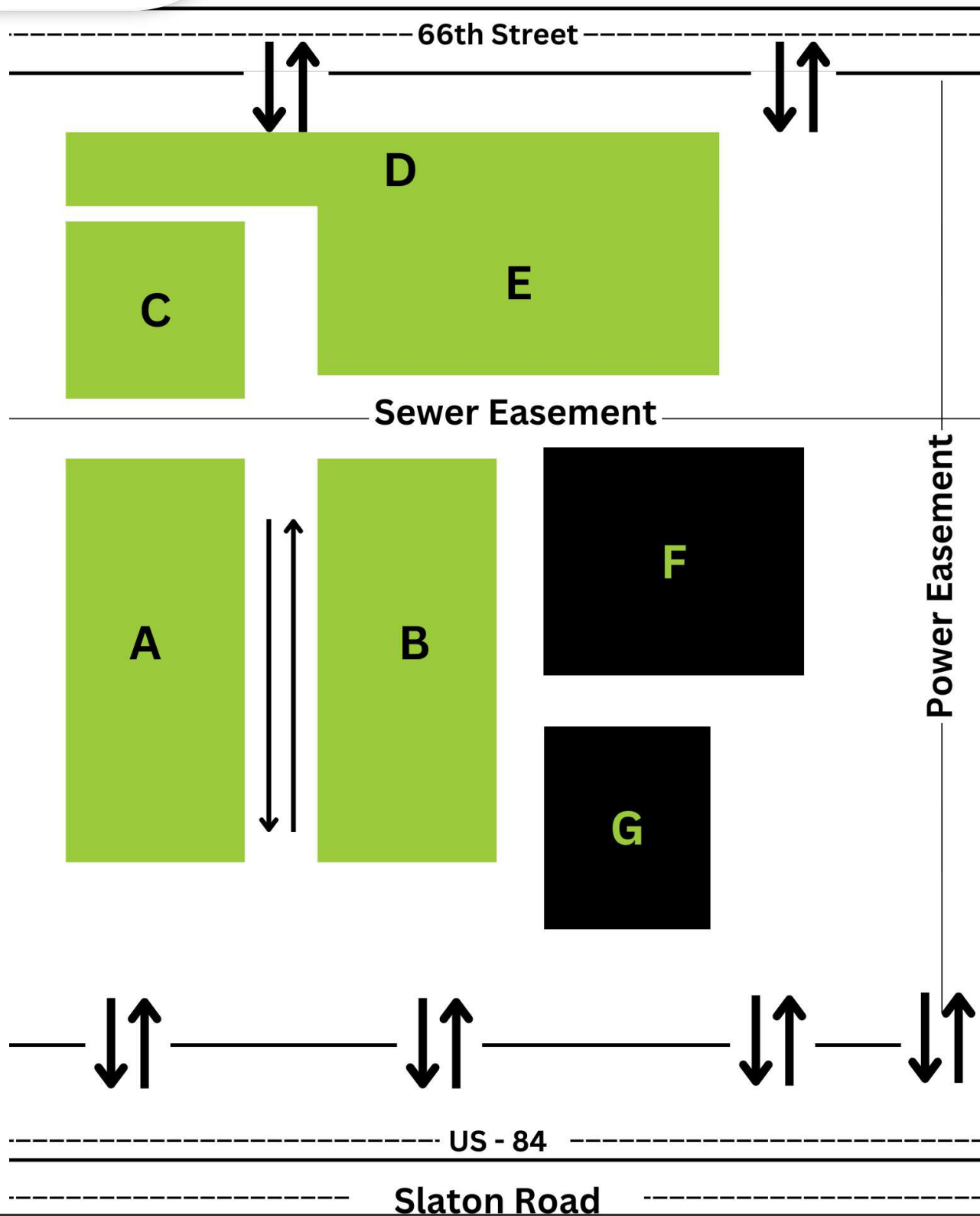
KELSEY ZICKEFOOSE, MBA, CCIM
806.696.3863 Office
kelsey@westmarkcommercial.com



KAREN HIGGINS, CCIM
806.776.2833 Office
khiggins@westmarkcommercial.com



ALISON BLALOCK, CCIM
806.776.2821 Office
ablalock@westmarkcommercial.com

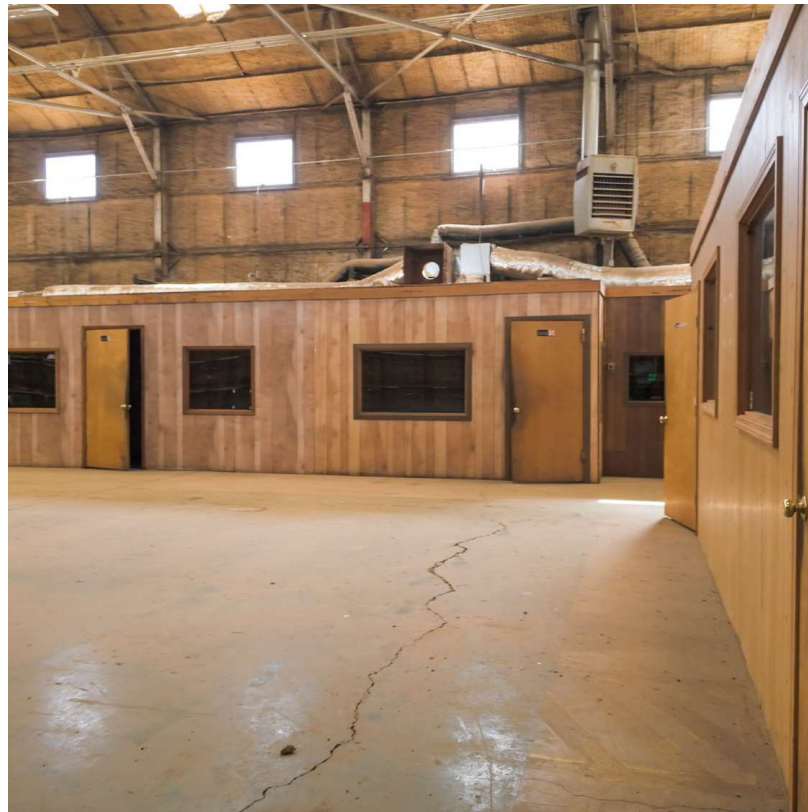
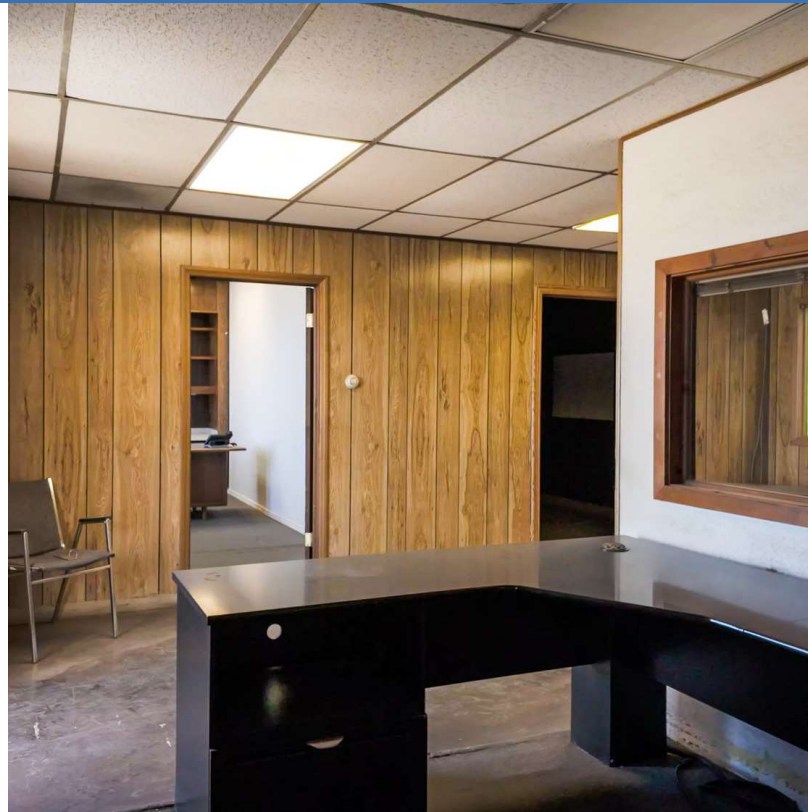


*Can be sold with adjoining property (709 E Slaton Road- Buildings E & G)

KELSEY ZICKEFOOSE, MBA, CCIM
806.696.3863 Office
kelsey@westmarkcommercial.com

KAREN HIGGINS, CCIM
806.776.2833 Office
khiggins@westmarkcommercial.com

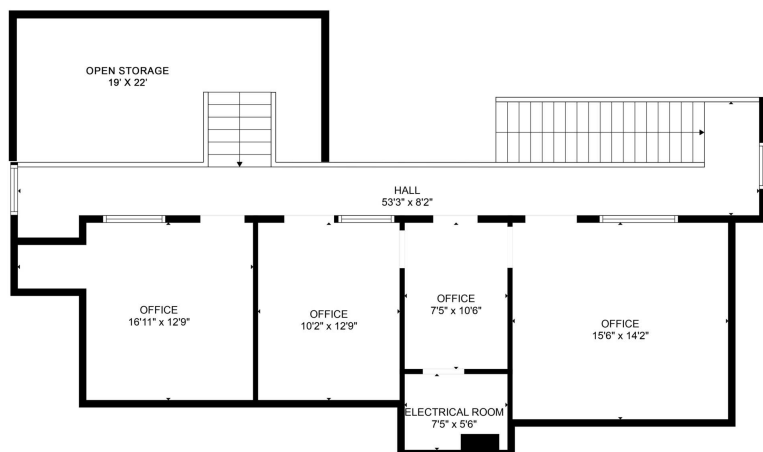
ALISON BLALOCK, CCIM
806.776.2821 Office
ablalock@westmarkcommercial.com



KELSEY ZICKEFOOSE, MBA, CCIM
806.696.3863 Office
kelsey@westmarkcommercial.com

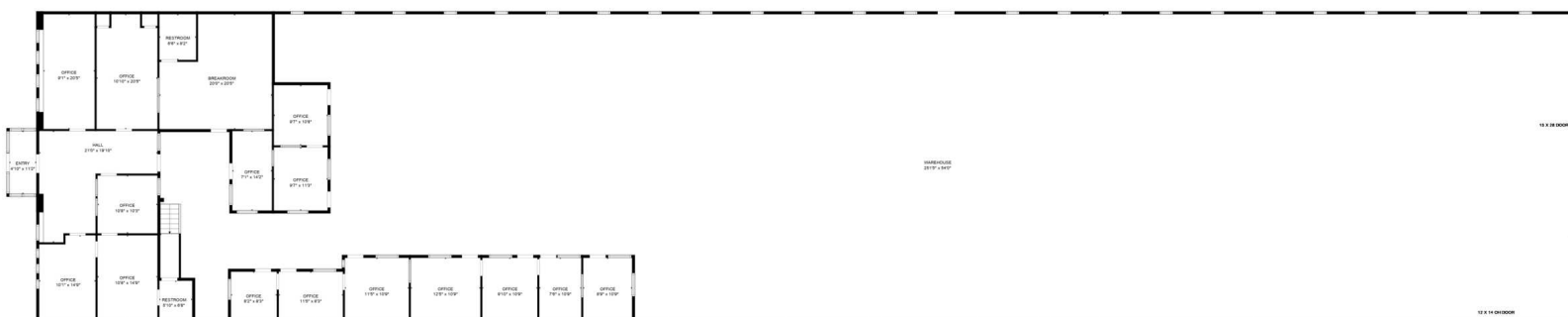
KAREN HIGGINS, CCIM
806.776.2833 Office
khiggins@westmarkcommercial.com

ALISON BLALOCK, CCIM
806.776.2821 Office
ablalock@westmarkcommercial.com



BUILDING HIGHLIGHTS

- Building Size: 15,989 sf (12,669 warehouse, 3,320 sf office)
- Year Built: 1960 (addition in 1994)
- Power: 3 ph, 240v, 400 amps
- Prior Use: Shipping and Main Office
- Overhead Doors: 1- 15h x 28w; 1- 12h x 14w
- Sidewall: 20'
- Peak Height: 29'



KELSEY ZICKEFOOSE, MBA, CCIM
806.696.3863 Office
kelsey@westmarkcommercial.com

KAREN HIGGINS, CCIM
806.776.2833 Office
khiggins@westmarkcommercial.com

ALISON BLALOCK, CCIM
806.776.2821 Office
ablalock@westmarkcommercial.com



KELSEY ZICKEFOOSE, MBA, CCIM
806.696.3863 Office
kelsey@westmarkcommercial.com

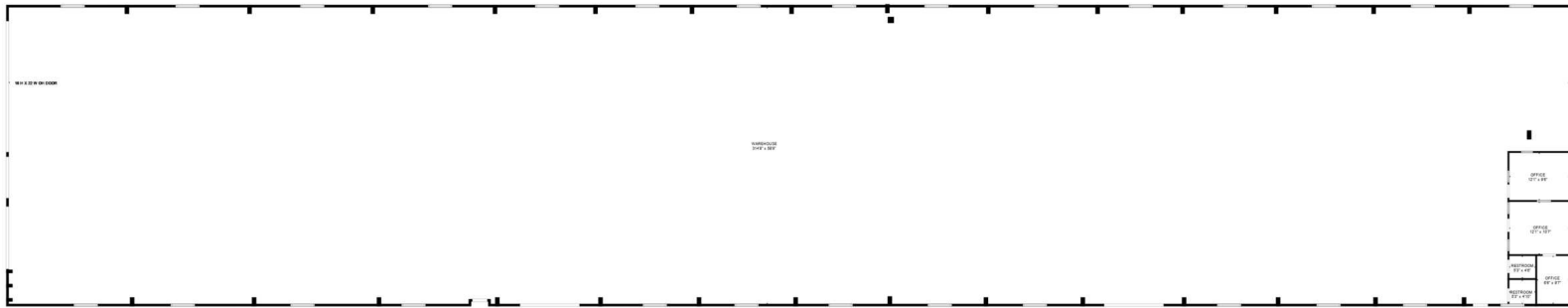
KAREN HIGGINS, CCIM
806.776.2833 Office
khiggins@westmarkcommercial.com

ALISON BLALOCK, CCIM
806.776.2821 Office
ablalock@westmarkcommercial.com



BUILDING HIGHLIGHTS

- Building Size: 19,883
- Year Built: 1960; Addition 1994
- Power: 3 ph, 480v, 400 amps
- Prior Use: Welding Shop
- Overhead Doors: 16h x 22w
- Sidewall: 20'
- Peak Height: 32'



KELSEY ZICKEFOOSE, MBA, CCIM
806.696.3863 Office
kelsey@westmarkcommercial.com

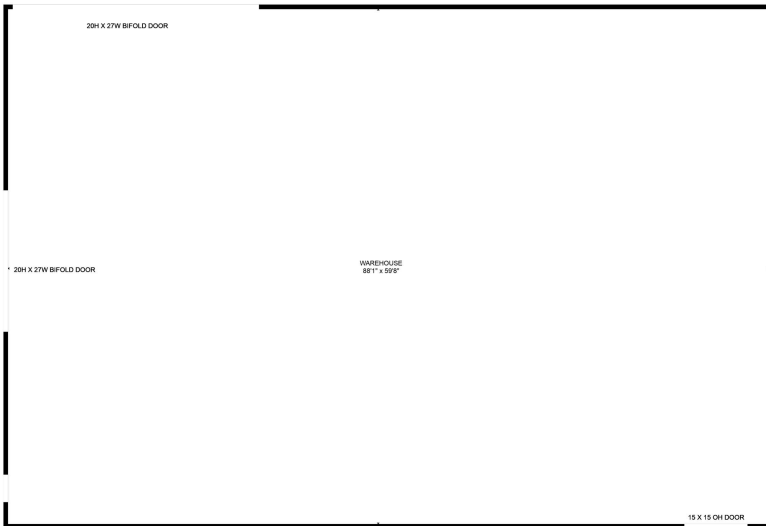
KAREN HIGGINS, CCIM
806.776.2833 Office
khiggins@westmarkcommercial.com

ALISON BLALOCK, CCIM
806.776.2821 Office
ablalock@westmarkcommercial.com



BUILDING HIGHLIGHTS

- Building Size: 5,400 sf
- Year Built: 2011
- Power: 3 ph, 480v, 600 amps
- Prior Use: Final Assembly
- Overhead Door: 15 x 15
- Bifold Doors: 2- 20h x 27w
- Sidewall: 24'
- Peak Height: 33'

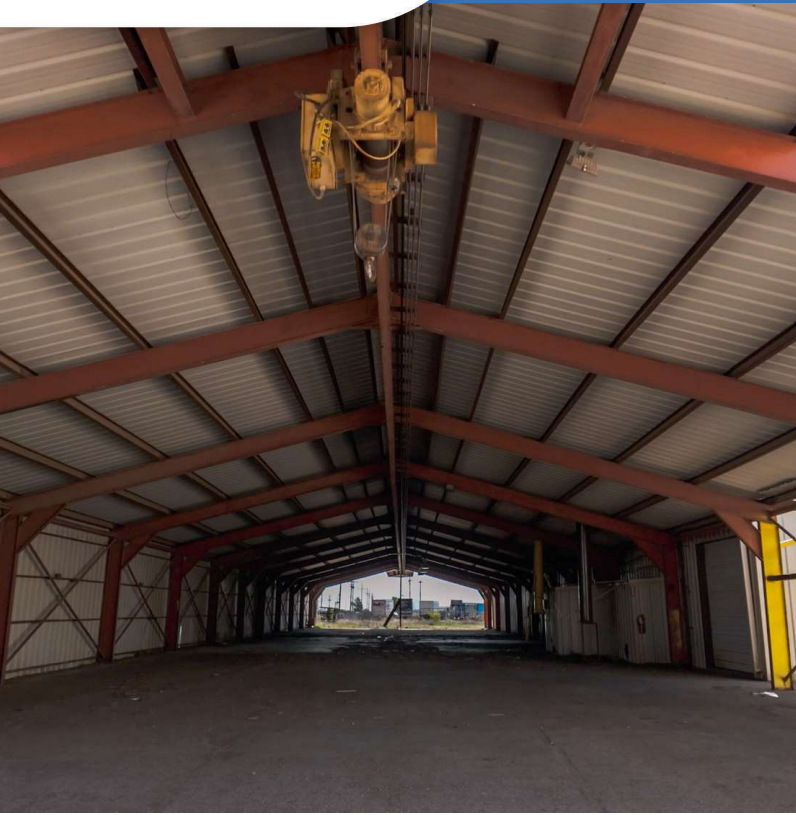


MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

KELSEY ZICKEFOOSE, MBA, CCIM
806.696.3863 Office
kelseyz@westmarkcommercial.com

KAREN HIGGINS, CCIM
806.776.2833 Office
khiggins@westmarkcommercial.com

ALISON BLALOCK, CCIM
806.776.2821 Office
ablalock@westmarkcommercial.com



BUILDING HIGHLIGHTS

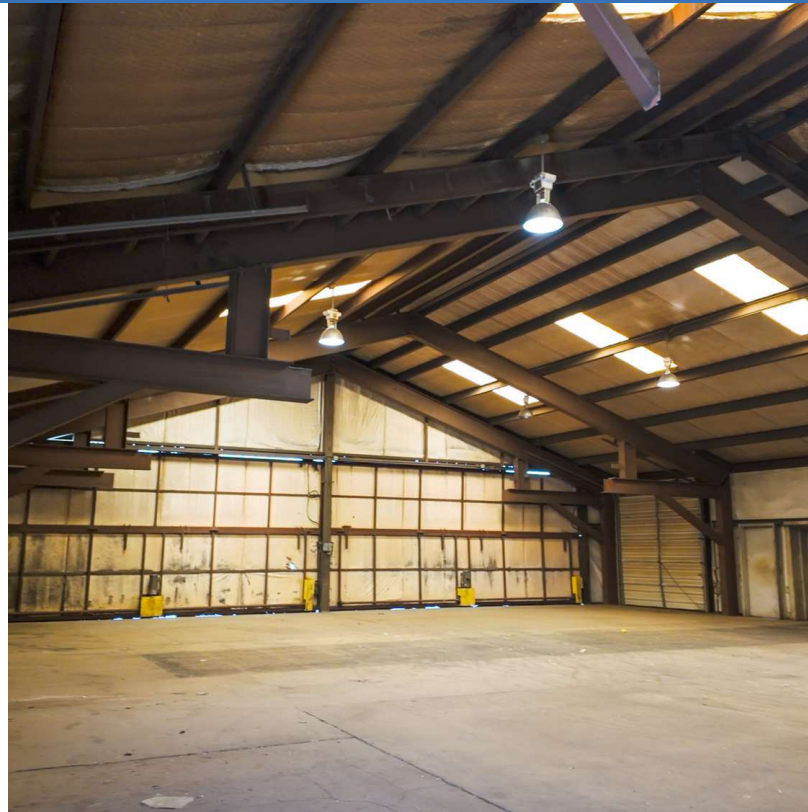
- Building Size: 14, 496 sf (open storage)
- Year Built: 1996
- Power: 3 ph, 480v, 200 amps
- Prior Use: Steel Storage with Craneway
- Peak Height: 15.5'



KELSEY ZICKEFOOSE, MBA, CCIM
806.696.3863 Office
kelsey@westmarkcommercial.com

KAREN HIGGINS, CCIM
806.776.2833 Office
khiggins@westmarkcommercial.com

ALISON BLALOCK, CCIM
806.776.2821 Office
ablalock@westmarkcommercial.com



KELSEY ZICKEFOOSE, MBA, CCIM
806.696.3863 Office
kelsey@westmarkcommercial.com

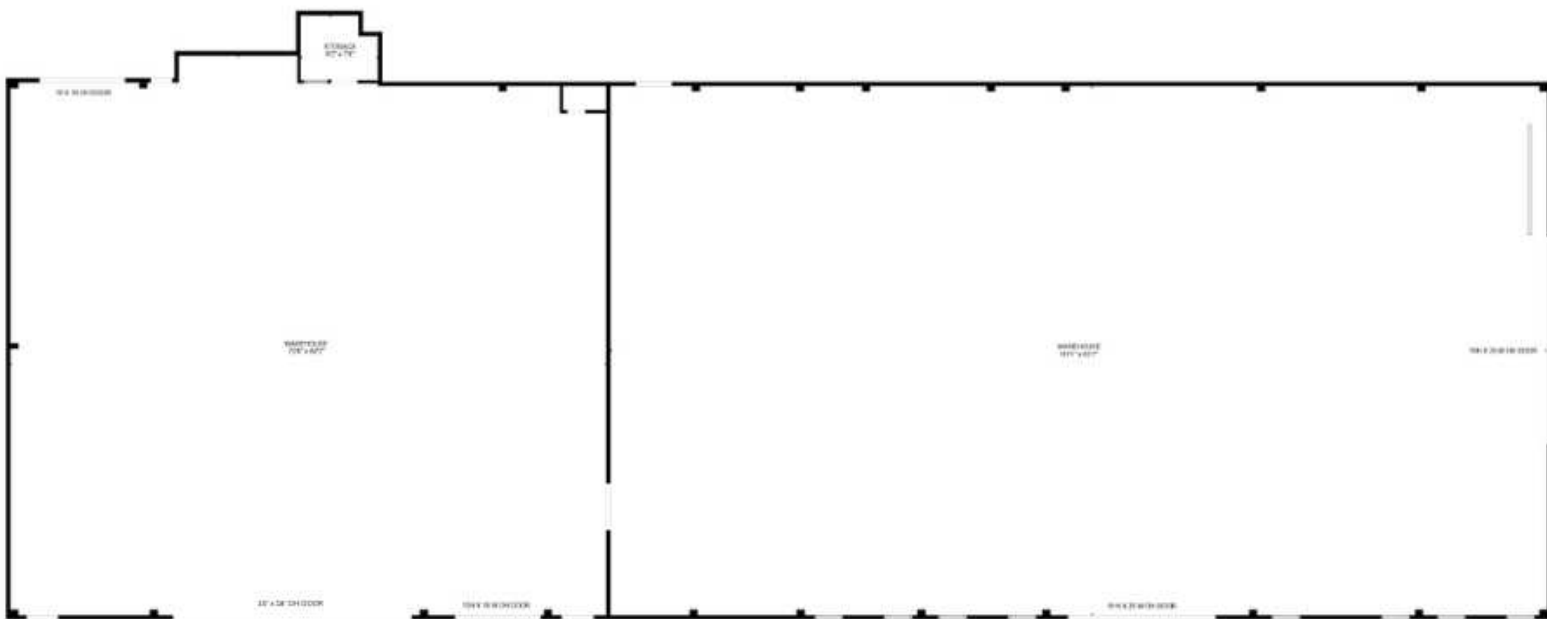
KAREN HIGGINS, CCIM
806.776.2833 Office
khiggins@westmarkcommercial.com

ALISON BLALOCK, CCIM
806.776.2821 Office
ablalock@westmarkcommercial.com



BUILDING HIGHLIGHTS

- Building Size: 11,421 sf
- Year Built: 1996; Addition in 2011
- Power: 3 ph, 480v, 400 amps
- Prior Use: Machine Shop/Plate Processing
- Overhead Doors: 2- 10 x 10; 1- 10h x 18w; 2-10h x 20w
- Bifold Doors: 2- 15h x 24w
- Sidewall: 12'
- Peak Height: 21'



KELSEY ZICKEFOOSE, MBA, CCIM
806.696.3863 Office
kelsey@westmarkcommercial.com

KAREN HIGGINS, CCIM
806.776.2833 Office
khiggins@westmarkcommercial.com

ALISON BLALOCK, CCIM
806.776.2821 Office
ablalock@westmarkcommercial.com



KELSEY ZICKEFOOSE, MBA, CCIM
806.696.3863 Office
kelseyz@westmarkcommercial.com

KAREN HIGGINS, CCIM
806.776.2833 Office
khiggins@westmarkcommercial.com

ALISON BLALOCK, CCIM
806.776.2821 Office
abalock@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
Kelsey Zickefoose, MBA, CCIM	TX #724914	kelsey@westmarkcommercial.com	806-696-3863
Karen Higgins, CCIM / Alison Blalock, CCIM	TX #0331521	khiggins@westmarkcommercial.com	806-776-2833
Sales Agent/Associate's Name	TX #0612008	ablalock@westmarkcommercial.com	806-776-2821
	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date