

LEASE

NEW WAREHOUSE - 23,000 SQ FT AVAILABLE

230 NE Loop 289 Lubbock, TX 79403



PROPERTY DESCRIPTION

Brand New Dock High Warehouse Available for Lease. 23,000 sq ft available. This Class A Warehouse features 6 dock high doors and one ramp door into the building. The warehouse has an approx 2,000 sq ft office space that is in shell condition now but can be built out to the tenant's needs. The truck loading area is fully fenced and the property has tall ceilings with 28 ft clear height in the warehouse.

Occupancy/delivery can be near immediate (not including tenant office build out).

Located at the northeast corner of Ne Loop 289 & Ash Ave, this property has excellent access to Loop 289, I-27 and all parts of West Texas and beyond.

PROPERTY HIGHLIGHTS

- New Construction Warehouse
- 30-35 Ft Ceilings with 28 ft Clear Height
- 23,000 sq ft available

OFFERING SUMMARY

Lease Rate:	\$12/Sq Ft NNN (NNN = \$2.50/Sq Ft / Yr)
Available SF:	23,000 SF
Base Rent + NNN per Month	\$27,791.67/month
Lot Size:	8.4 Acres
Building Size:	86,665 SF
Zoning	LI - Light Industrial
Dock Doors (23K space)	6
Clear Height	28 Ft

UNDER CONSTRUCTION NOW

- Property is ready to be moved into.
- 6 Dock Doors Available on the 23,000 Sq Ft Space
- Office shell space built out in 23,000 sq ft space and can be customized to the tenant's needs.

Jef Conn, CCIM, SIOR
(806) 787-4779
TX #572358



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← N Loop 289

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For Lease**



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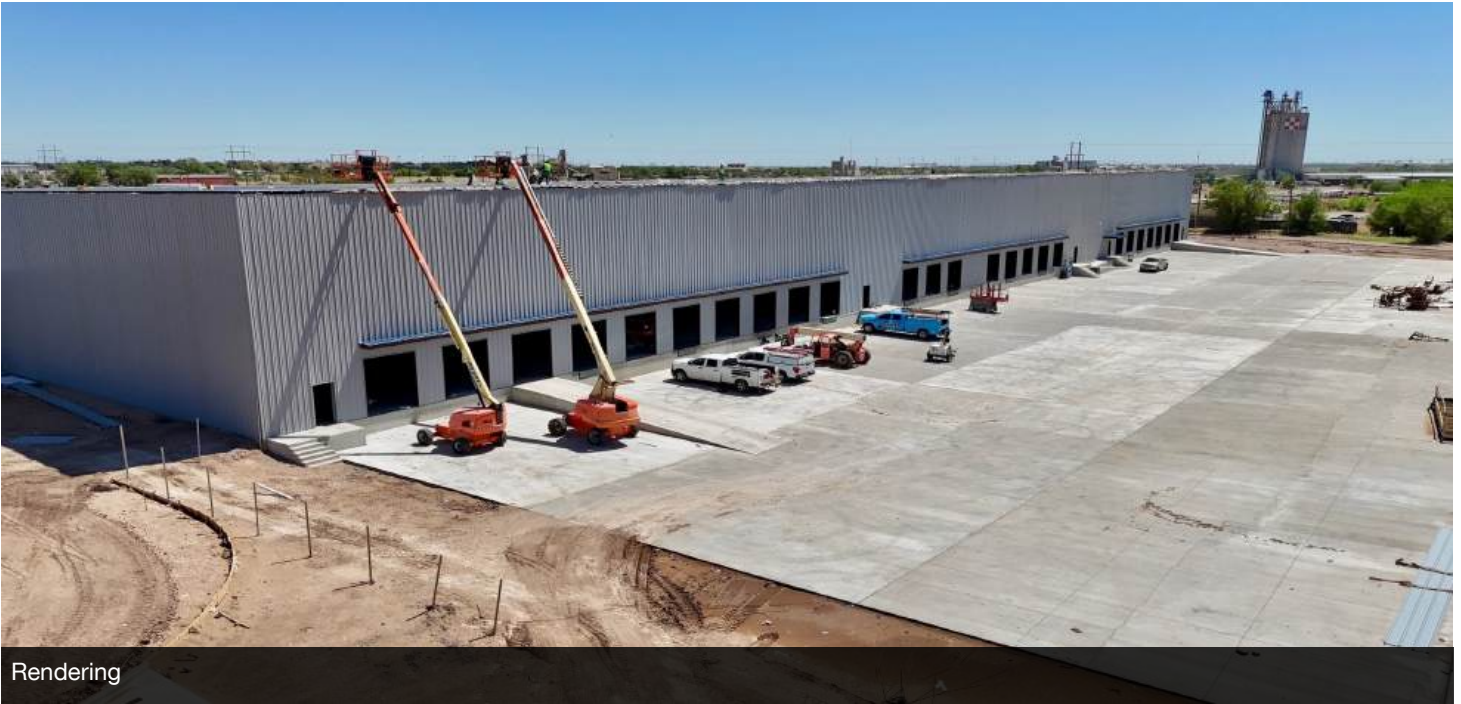


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Rendering



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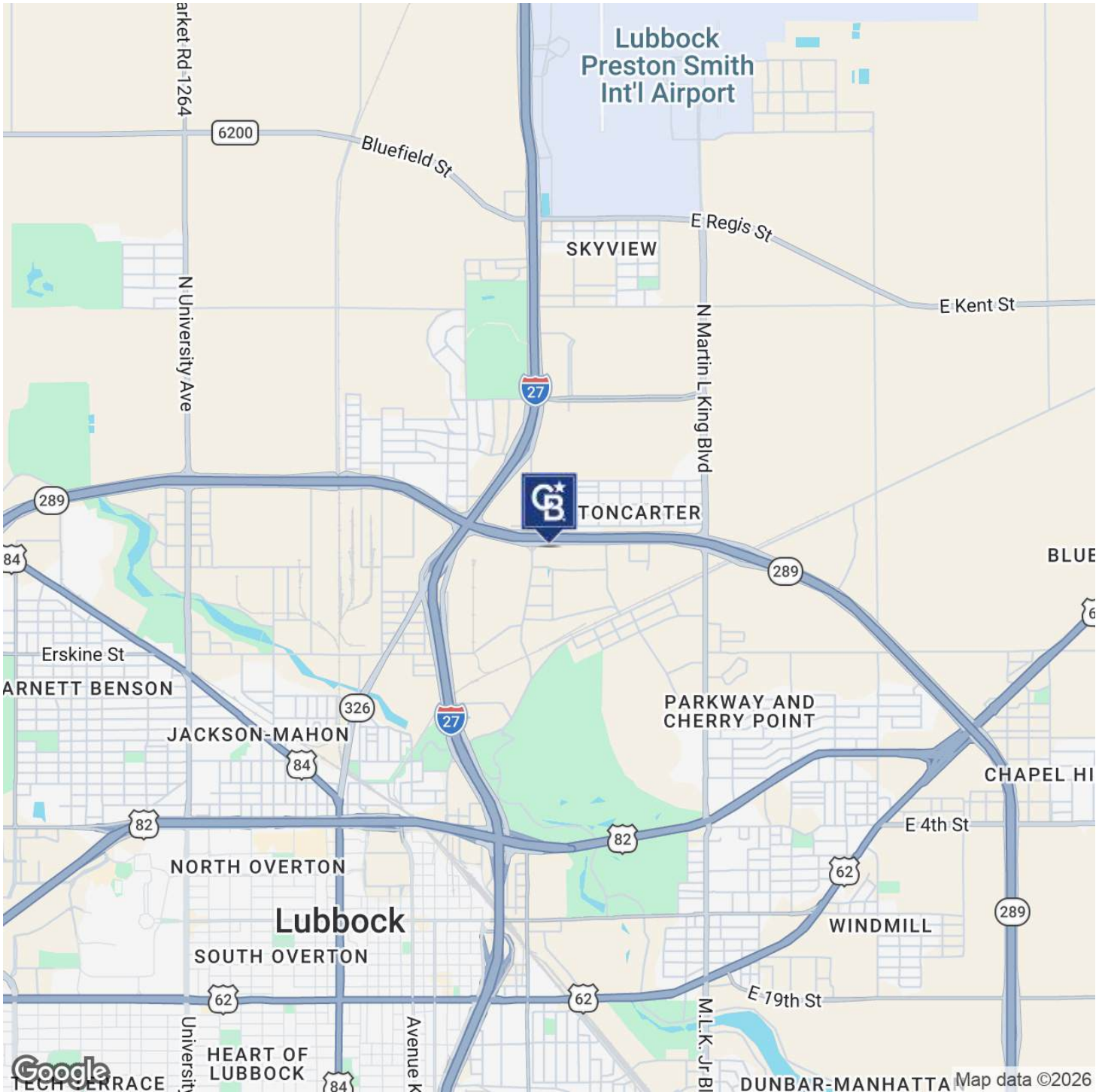


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Information About Brokerage Services

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.

Coldwell Banker Commercial	431370 TX	RCanup@CBCWorldwide.com	806-793-0888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jef Conn	572358	JConn@CBCLubbock.com	806-787-4779
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date