



**Representative Image*

Office / Warehouse

West Business Park: 6708 Yonkers Street, Lubbock, TX 79407

Property Features

This 7,200 SF property features 2 suites that can be leased separately or combined. Each suite features shop spaces with two 14x14' overhead doors, 18' clear height, and a restroom. Offices can be added for a qualified tenant. This property is located in West Business Park, a brand new business park, located near Marsha Sharp Freeway. The excellent location provides easy access to the surrounding region.

Offering Summary

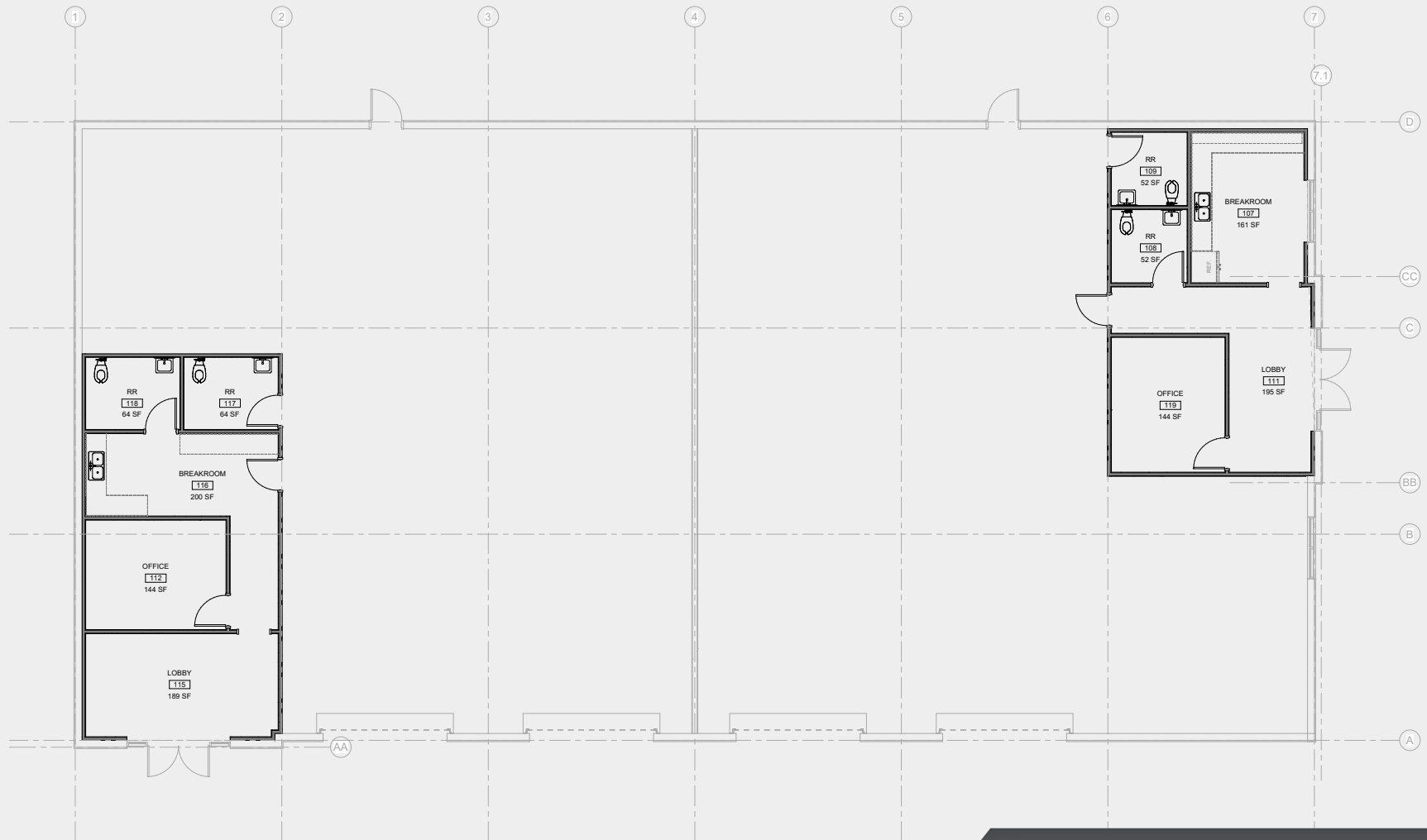
SUITE 100	3,600 SF
SUITE 200	3,600 SF
BUILDING SIZE	7,200 SF
LEASE PRICE	\$12/SF
AVAILABLE	August 2025

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AVAILABLE

The Property



AVAILABLE

Park Plan

KEY:

- LAND AVAILABLE:
RETAIL PAD SITE
- LAND AVAILABLE:
OFFICE/WAREHOUSE
- LAND AVAILABLE:
GARDEN OFFICE
- AVAILABLE:
BUILT OR UNDER
CONSTRUCTION
- GARDEN OFFICES:
AVAILABLE
MOVE-IN READY
- UNDER CONTRACT
- SOLD/LEASED



Location

AVAILABLE

