

9,010 SF | \$14.50 Annual/SF

**3205 118TH ST, LUBBOCK, TX 79423**



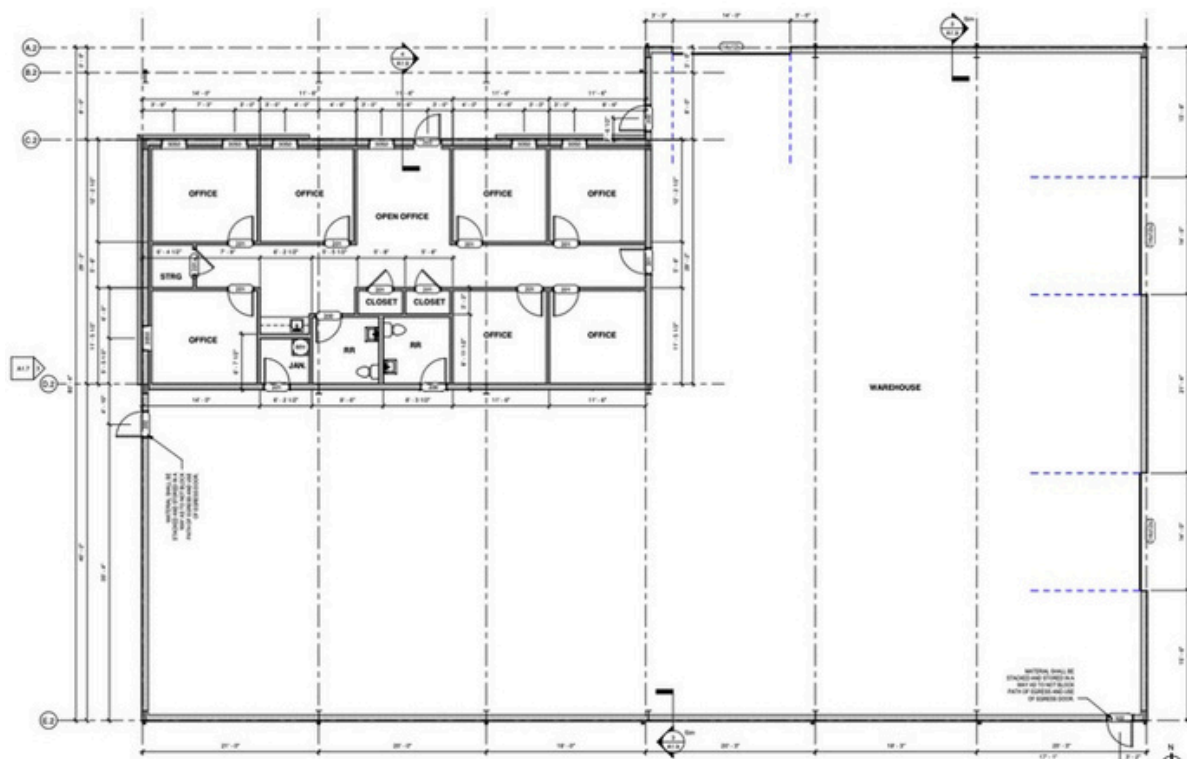
**Ethan Quisenberry**  
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**MODERN OFFICE/WAREHOUSE IN SOUTH LUBBOCK!**

3229 118th St. is a modern office/warehouse facility currently under construction available for both lease and sale in the growing Four Fields Business Park in South Lubbock, just off 118th Street and Indiana Avenue. The property offers 9,010 square feet of total space, including 1,797 square feet of office space and 7,213 square feet of warehouse. The warehouse features three 14-foot grade-level overhead doors for easy access and is equipped with heaters for year-round comfort. This modern, flexible space is ideal for businesses seeking both office and warehouse functionality in a prime, expanding location.

**SPACE DETAILS**

- Asking Rate - \$14.50 Annual/SF
- Total Available - 9,010 SF
- Lease Type - NNN
- Lease Terms - 3-5 years
- 9,010 SF
- Primary Use - Industrial
- Secondary Uses - Office, Flex/R&D
- Offices - 7
- Industrial Office Space - 1,797 SF
- Industrial Shell Space - 7,213 SF

AREA RETAILERS:



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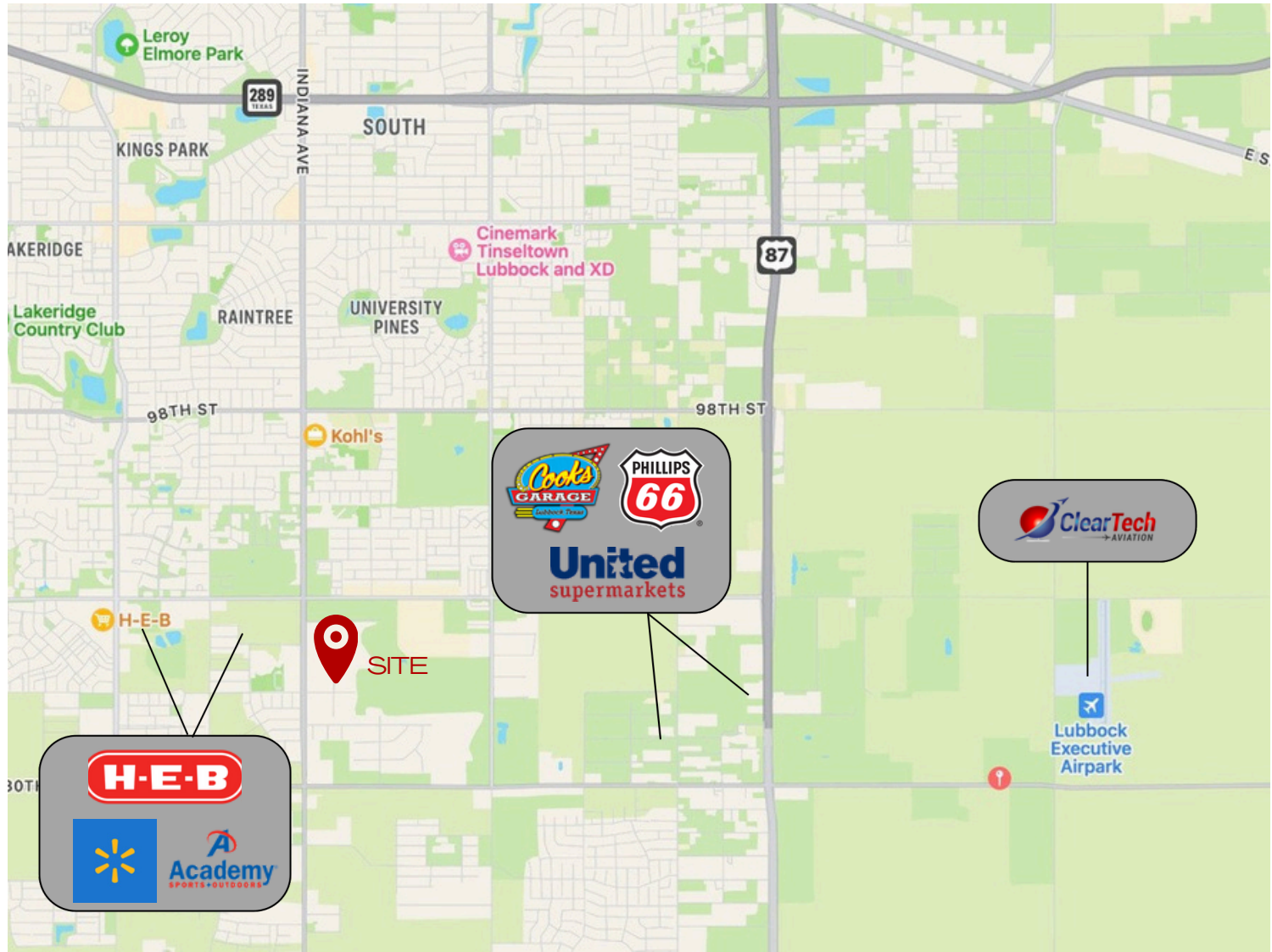
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