

FOR LEASE

WestMark
COMMERCIAL

TCN
WORLDWIDE
REAL ESTATE SERVICES

Industrial Warehouse Spaces with Rail Access

2002 North Avenue N, Lubbock, TX
79403

OFFERING SUMMARY



Lease Price

\$3.50 SF/yr (NNN)



Available SF

12,000 - 181,800 SF



Lot Size

+/- 30 Acres



Total Building Size

181,800 SF



Zoning

LI (Light Industrial)

LOCATION DESCRIPTION

This property is located in North Lubbock in a primary manufacturing district. The site is conveniently located on Loop 289 approximately a quarter of a mile west of Interstate 27 and near Lubbock Preston Smith International Airport.

Known as the "Hub City", Lubbock is the economic, educational, and healthcare hub of the South Plains region of Texas. This multi-county region stretches north of the Permian Basin into the Texas Panhandle.



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Lease Rate:	\$3.50 SF/yr (NNN)
Available SF:	12,000 - 181,800 SF
Lot Size:	30 Acres
Building Size:	181,800 SF
Year Built:	1993-2001
Zoning:	LI (Light Industrial)
Grade Level Doors:	6
Ceiling Height:	14' to 16' Clear Height
Fire Suppression System:	Yes
Construction:	Metal; Concrete Stem Walls
Roof Type:	Metal
Water & Sewer:	City
Parking:	120+ Spaces
Parking Surface:	Asphalt
Power:	5.2 MW; 3 Phase; 480 V
Gas:	High Volume City Gas Line

PROPERTY DESCRIPTION

This large industrial property consists of three (3) fully-sprinkled buildings totaling 181,800 square feet of space situated on 30+ acres of land in Lubbock, Texas.

The property has been owner-occupied by O'Hair since it was built in multiple phases in the 90's and early 2000's. O'Hair utilized the facility for their manufacturing and lumber storage operations. The property has been well-maintained by the owners during this time. The available lease space is well-suited for a wide variety of industrial and manufacturing uses.

The property offers 5.2 MW of electricity configured with six dual-action transformers providing power to each wing of the building. There are six grade-level doors serving the warehouse areas with free span center clear heights of 17' to 18'. The location boasts a five-acre fenced, lighted, and paved stackyard for outdoor storage or trailer parking. This site offers approximately 7,090 square feet of office space including; private offices, breakrooms, and restrooms on each wing. Some areas of the warehouses offer swamp coolers to reduce the heat in the summer months. The three (3) buildings are connected by a corridor allowing easy separation of each wing in each building.

This unique configuration offers a multitude of options to subdivide the space from as small as approximately 12,000 square feet.

This site is located in an opportunity zone offering a wide variety of incentives for business owners. (Contact the Lubbock Economic Development Alliance for more details)

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Building 1
77,400 SF
Built 1993

Building 2
52,800 SF
Built 1998

Building 3
51,600 SF
Built 2001



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SUITE	SIZE	LEASE TYPE	LEASE RATE
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2002 NORTH AVENUE N	12,000 - 181,800 SF	NNN	\$3.50 SF/YR
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LEASE OPTIONS	SIZE	LEASE TYPE	LEASE RATE
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BUILDING ONE, EAST WING	36,000 SF	NNN	\$3.50 SF/YR
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South building, east wing contains +/- 36,000 SF. This area was used for raw lumber storage and features 30 drying bays with fans, 14 cinderblock bays with kilns, one 20' x 14' overhead door on the east side of the space, open air above bays for ventilation, 18' center clear height.

BUILDING ONE, WEST WING	36,000 SF	NNN	\$3.50 SF/YR
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South building, west wing contains +/- 36,000 SF. This wing measures 120' x 300' with a 17' center clear height and is fully sprinklered. Features include a break room with a sink and lockers, men's and women's restrooms, cinderblock east wall and dust collection duct work.

BUILDING TWO, EAST WING	36,000 SF	NNN	\$3.50 SF/YR
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Middle building, east wing contains +/- 36,000 SF. This wing measures 120' x 300' with a 17' center clear height and is fully sprinklered. Features include a break room with a sink and dishwasher, men's and women's restrooms, and dust collection and swamp cooler duct work.

BUILDING TWO, WEST WING	12,000 SF	NNN	\$3.50 SF/YR
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Middle building, west wing contains +/- 12,000 SF. This wing measures 100' x 120' with a 17' center clear height and is fully sprinklered. Features include an office area with multiple private offices, two restrooms, large training room, washer/dryer hook-ups and gas heaters in the warehouse. There is a 20' x 12' grade level overhead door on the south side with a canopy that opens to a fenced in area.

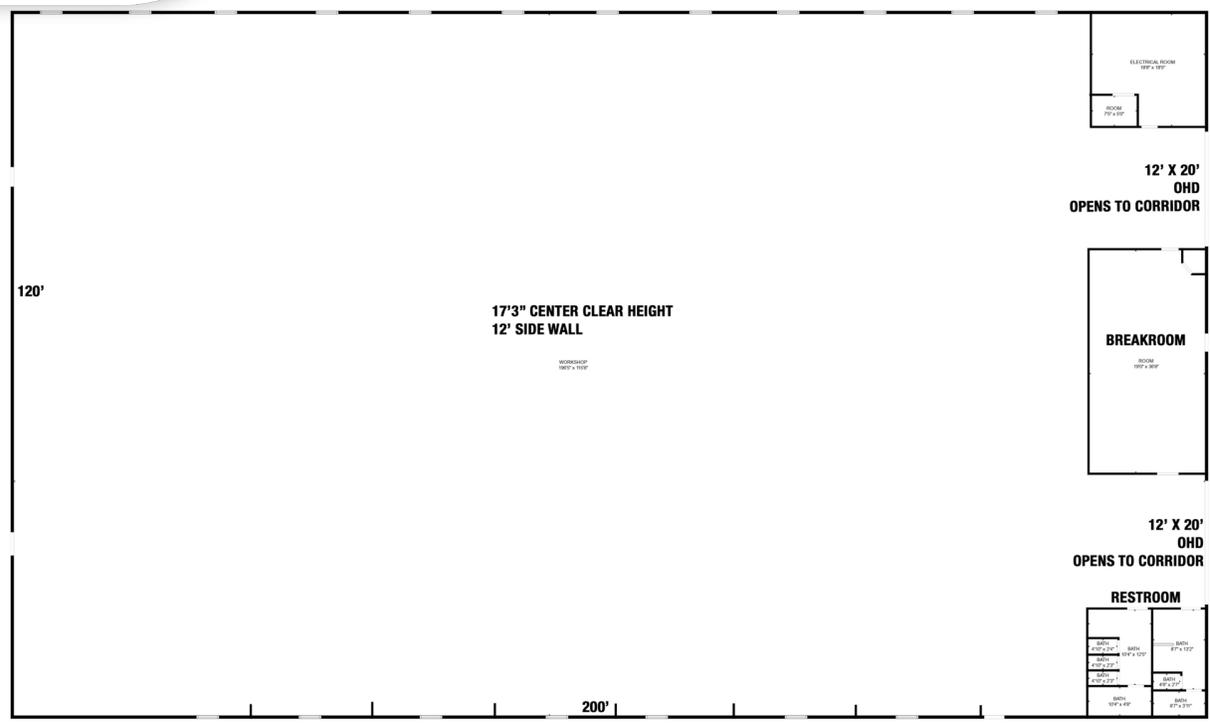
BUILDING THREE, EAST WING	24,000 SF	NNN	\$3.50 SF/YR
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North building, east wing contains +/- 24,000 SF. This wing measures 120' x 200' with a 17' center clear height and is fully sprinklered. Features include a kitchen area with a three compartment sink, men's and women's restrooms, and gas heaters.

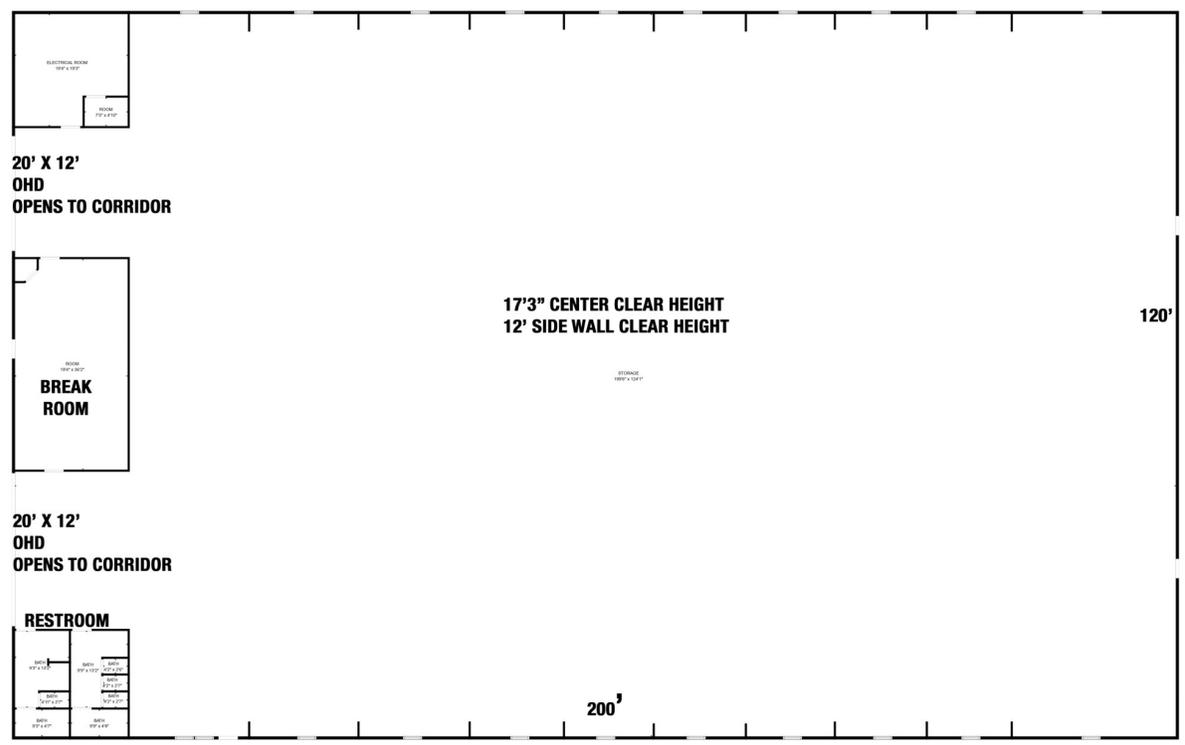
BUILDING THREE, WEST WING	24,000 SF	NNN	\$3.50 SF/YR
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North building, west wing contains +/- 24,000 SF. This wing measures 120' x 200' with a 17' center clear height and is fully sprinklered. Features include a breakroom, men's and women's restrooms, and gas heaters.

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North Building West Wing Floorplan

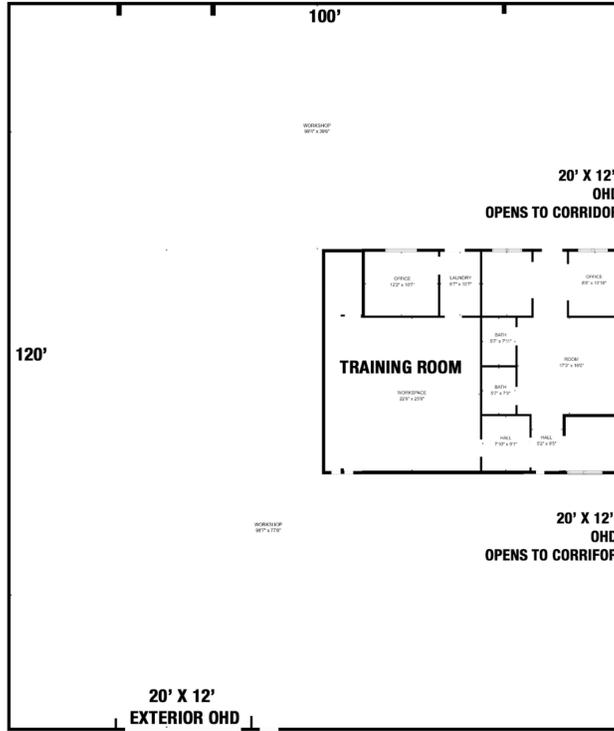


North Building East Wing Floorplan

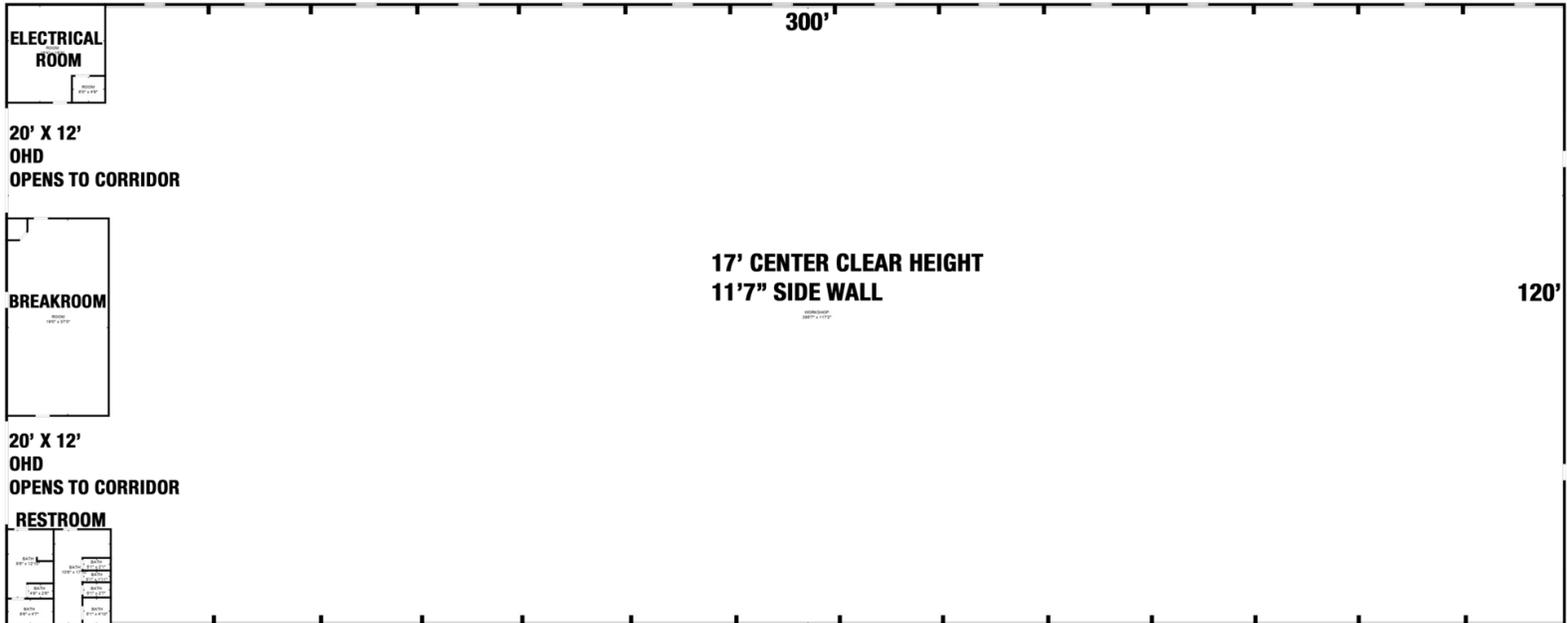
TOTAL: 1090 sq. ft.

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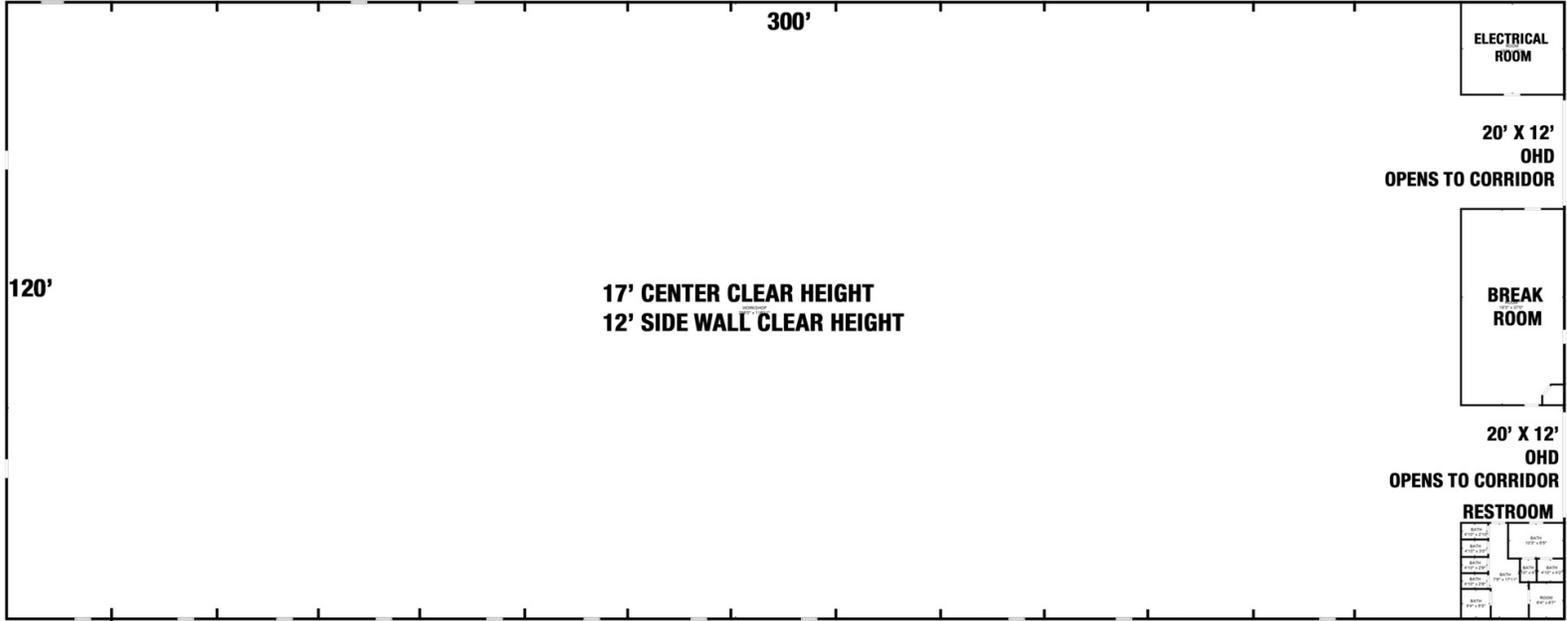
Middle Building West Wing Floorplan



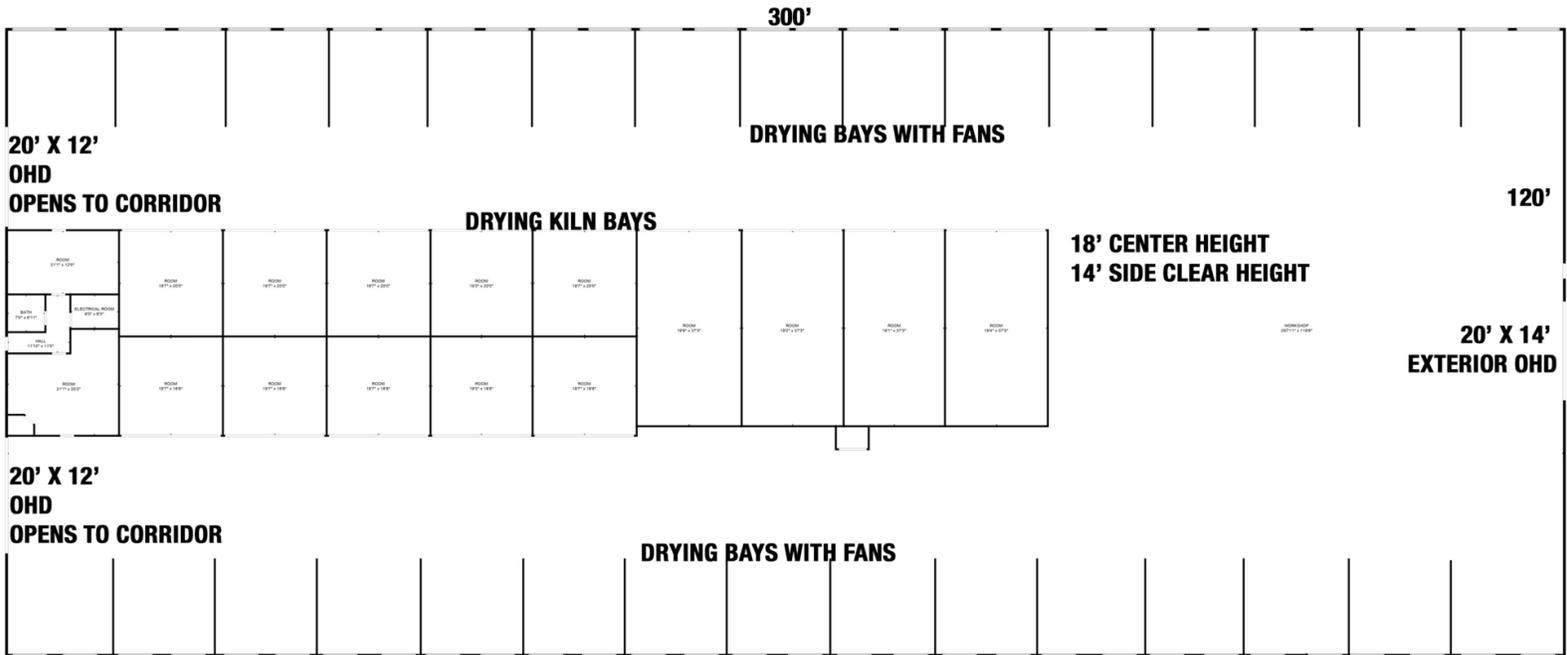
Middle Building East Wing Floorplan

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South Building West Wing Floorplan



South Building East Wing Floorplan

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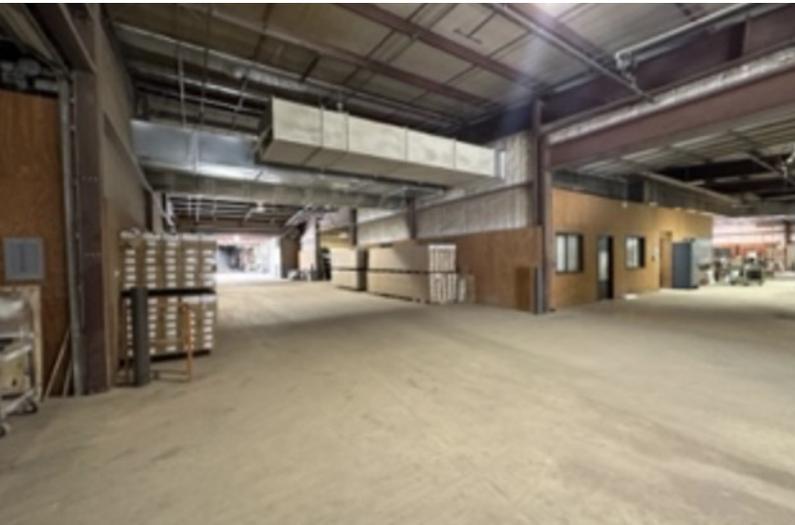
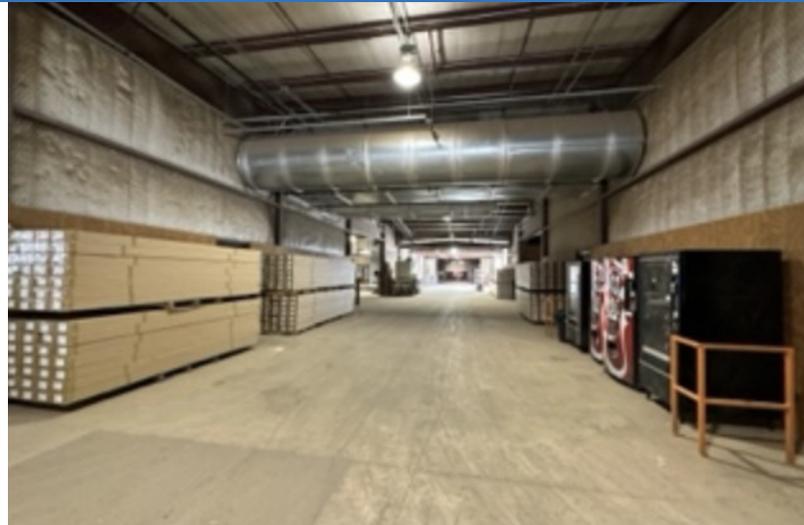
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Buildings with floor plan overlaid



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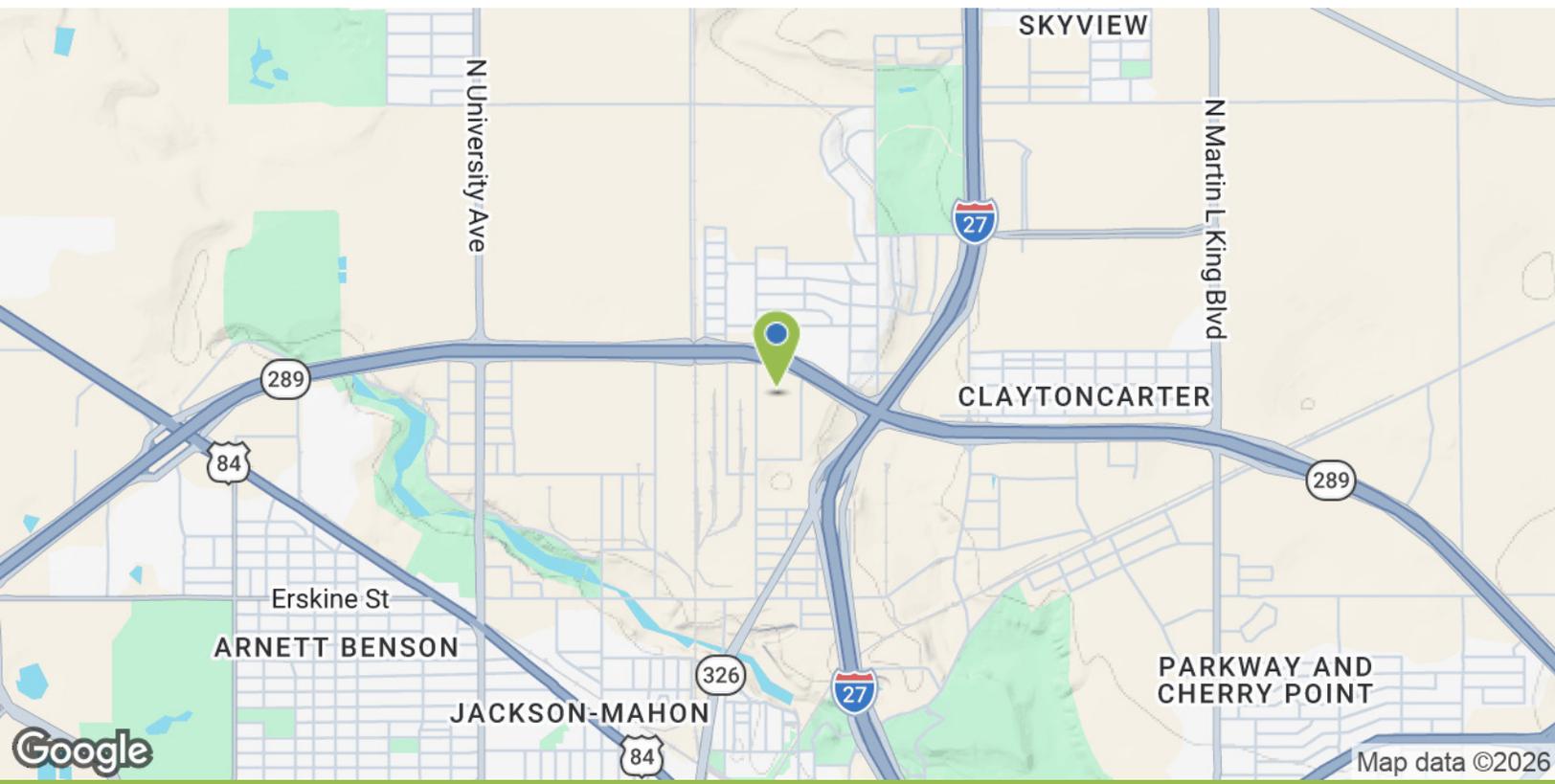
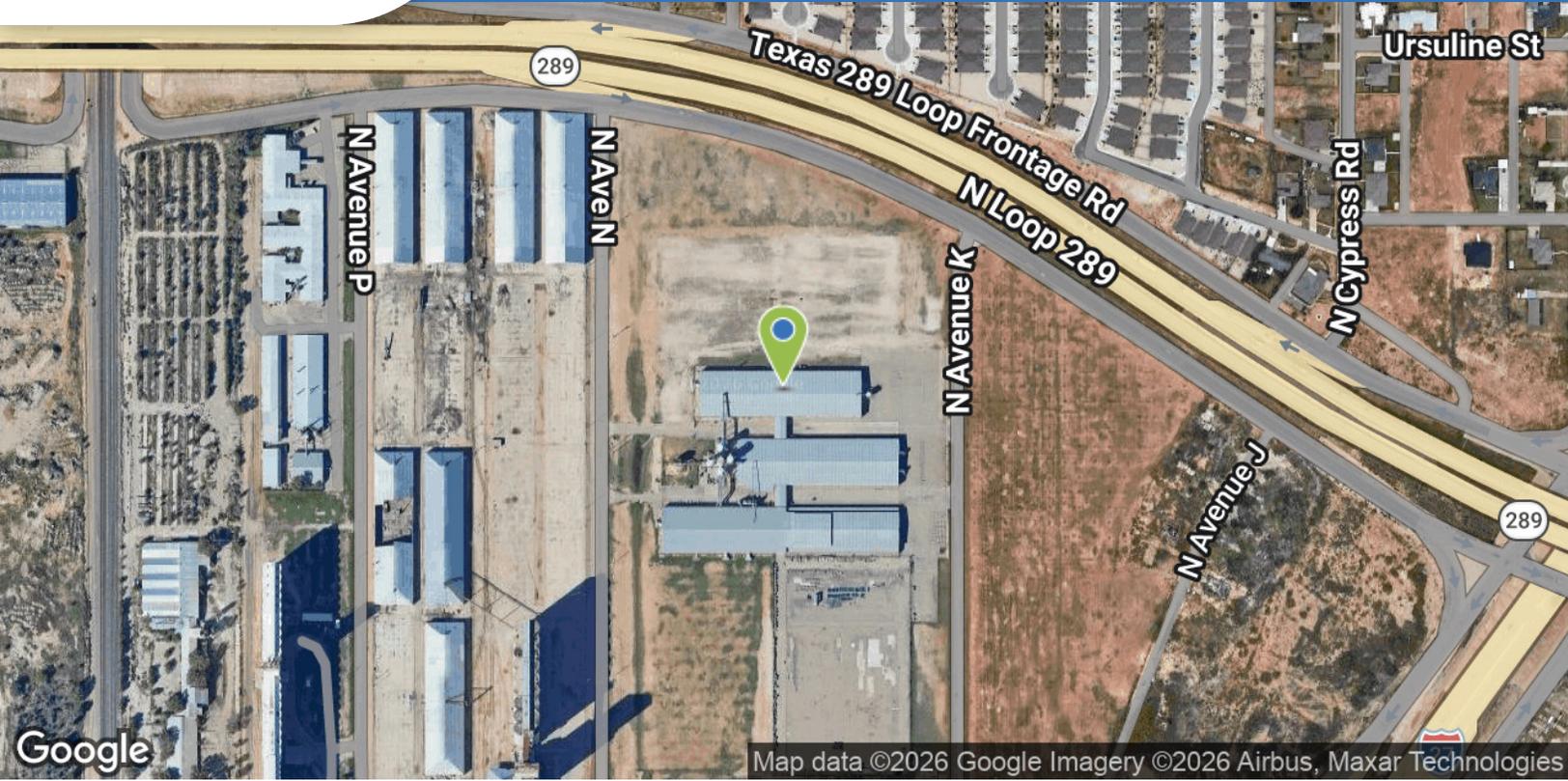
O'HAIR SHUTTERS CURRENTLY OCCUPIES +/- 36,000 SF OF BUILDING (2) AND (3)



PROPOSED RAIL ACCESS TRUCKING ROUTE

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Crystal Howell-Edwards	595583-SA	cedwards@westmarkcommercial.com	(806) 786-7374
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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David Haymes, CCIM	SA	dhaymes@westmarkcommercial.com	806-789-7653
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date