



## Office/Warehouse - Tract Y

West Business Park: 7710 68th St, Lubbock TX 79407

*\*Representative Image*

### Property Features

This 8,325 SF new construction property, delivering August 2026, offers a well-balanced layout ideal for a variety of industrial or flex users. The space includes 1,769 SF of office featuring two offices, a conference room, breakroom, two restrooms, and a large lobby area, along with 6,556 SF of warehouse space with a shop restroom. The warehouse is equipped with (4) 14'x14' overhead doors, providing excellent functionality for a range of operations. Excellently positioned within West Business Park just off the Marsha Sharp Freeway between Lubbock and Wolfforth, the property benefits from strong access, visibility, and connectivity to the surrounding region.

### Offering Summary

BUILDING SIZE	8,325 SF
LOT SIZE	0.5 AC
LEASE PRICE	\$12/SF
AVAILABLE	August 2026

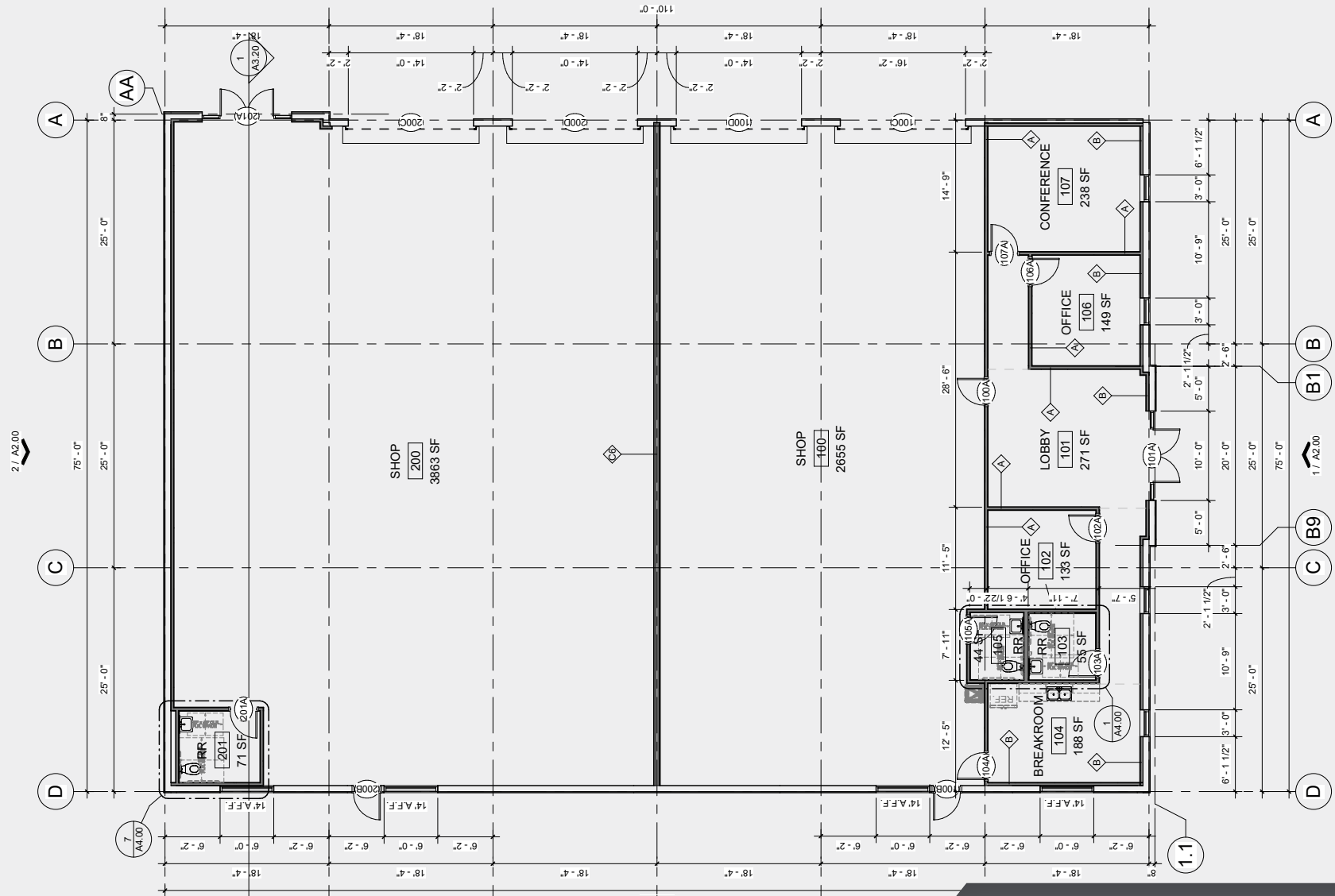
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# FOR LEASE

## The Property



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## 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



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## Location

