



## 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

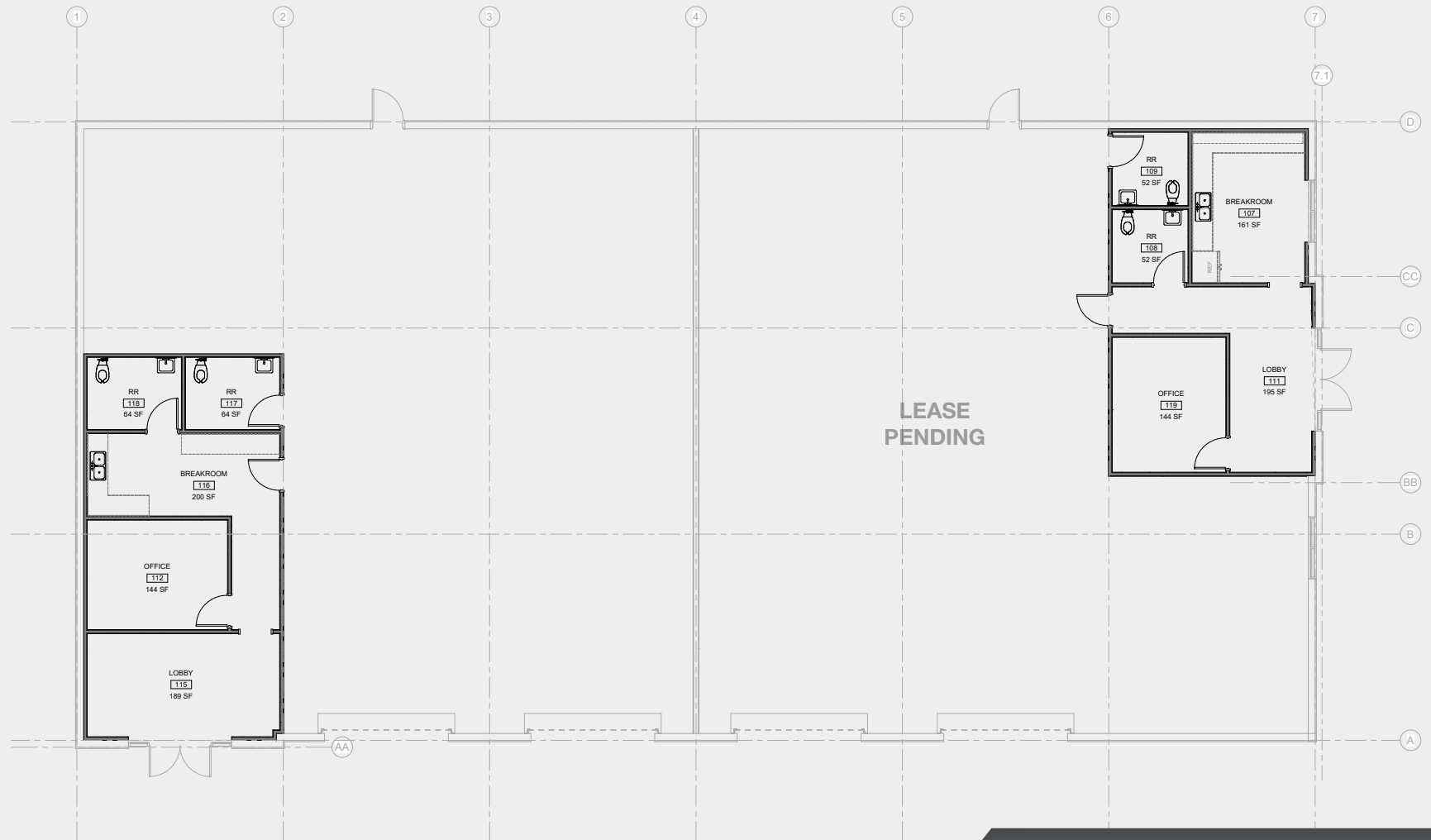
|               |                         |
|---------------|-------------------------|
| SUITE 100     | 3,600 SF <i>Pending</i> |
| SUITE 200     | 3,600 SF                |
| BUILDING SIZE | 7,200 SF                |
| LEASE PRICE   | \$12/SF                 |
| AVAILABLE     | August 2025             |

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## 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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Park Aerial



**NAI**Wheelhouse

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## Location

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