

INDUSTRIAL WAREHOUSE/OFFICE | 11,901 SQFT | \$12 ANNUAL/SQFT

**9007 COUNTY ROAD 6820 LUBBOCK, TX 79412**



**Ethan Quisenberry**  
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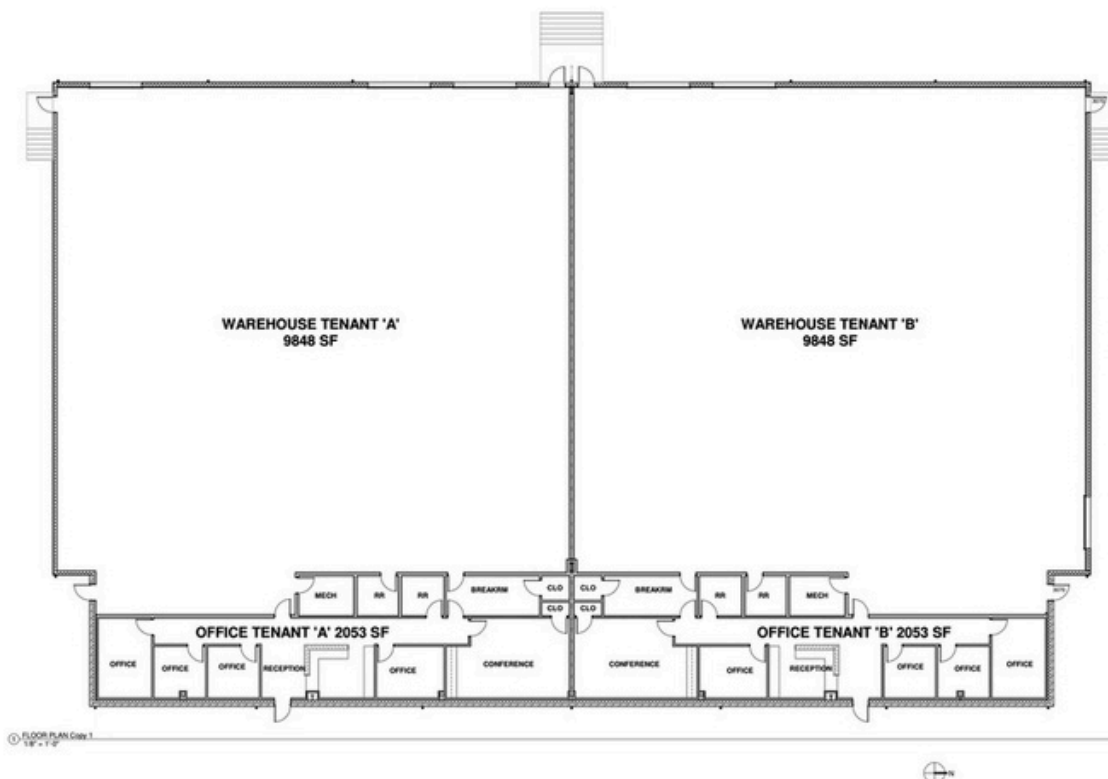
**PROJECT SCOPE**

Located in the established Inler Business Park, this new construction office/warehouse building seamlessly blends modern design with strategic functionality.

Inside, each side offers 2,053 square feet of Class A office space, designed for productivity with modern finishes and a well-planned layout.

The heart of the structure features 9,848 square feet of warehouse space on each side, equipped with two 12' x 14' overhead doors and one 10' x 10' overhead door—all conveniently dock high for streamlined operations.

Each warehouse boasts four gas heaters for year-round comfort, with a peak clear height of 25' 7" and a lowest clear height of 17' 1", allowing for vertical storage needs.



**DETAILS**

- Suite 1
- 11,901 SQFT
- Lease Terms: 3-year minimum

**AREA RETAILERS:**



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## Available Space

### SUITE 1- WAREHOUSE A

- 11,901 SQFT
- \$12 ANNUAL/SQFT
- NNN Lease
- 5 offices, 2 restrooms
- Lease Terms: 3-year minimum
- 200 amp 3-phase electricity



### SUITE 2- WAREHOUSE B

- Leased



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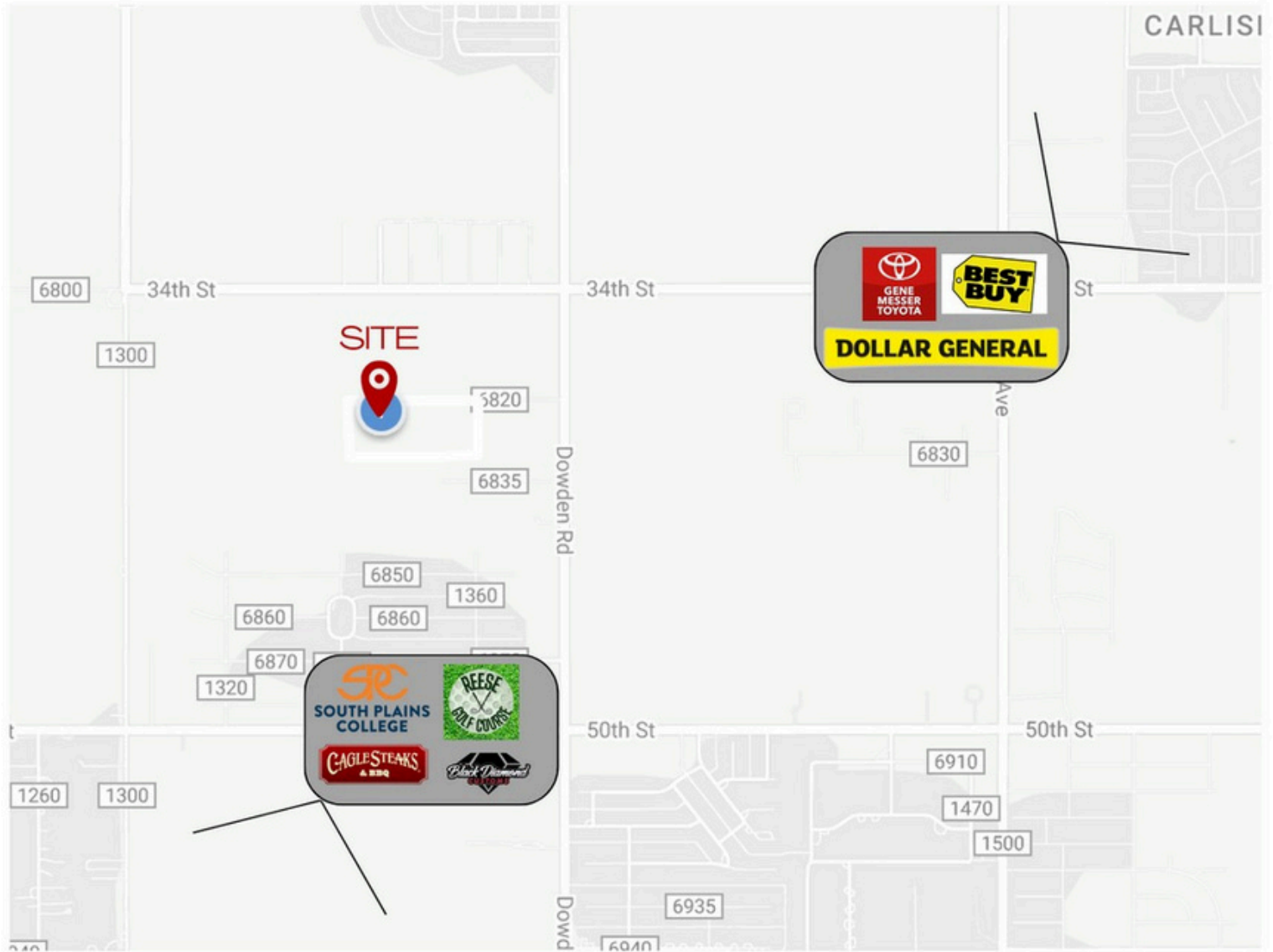
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