



Turnkey Shop, Office & 3.28 AC Yard

4606 MLK Blvd, Lubbock TX

Property Features

This fully paved and fenced industrial property offers a rare combination of secure yard space and functional office/warehouse improvements along MLK with access to multiple major highways. The 3.28-acre site is ideal for contractors, service companies, and fleet-based users needing ample truck parking, equipment storage, and operational flexibility. Electric gated entrances and full-site lighting provide added security.

The 5,000 SF building includes 3,000 SF of well-appointed office space featuring five private offices, a conference room, and a large break room with a full-size kitchen. The 2,000 SF warehouse is equipped with single-phase, 240V power, four 16' x 12' pull-through overhead doors, 18' eave height, and 22' clear height to accommodate vehicles and equipment.

Offering Summary

BUILDING SIZE	5,000 SF
LOT SIZE	3.28 AC
SALE PRICE	\$1,250,000.00
AVAILABLE	Now

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Joseph Magby
joe@naiwheelhouse.com
 +1 806 200 3244
naiwheelhouse.com

Shannon Powell
shannon@naiwheelhouse.com
 +1 281 788 1758
naiwheelhouse.com

FOR SALE

The Property



FOR SALE

The Property



NAIWheelhouse

Joseph Magby
joe@naiwheelhouse.com
+1 806 200 3244
naiwheelhouse.com

Shannon Powell
shannon@naiwheelhouse.com
+1 281 788 1758
naiwheelhouse.com

FOR SALE

The Property

