



*\*Representative Image*

## Office / Warehouse

West Business Park: 6710 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

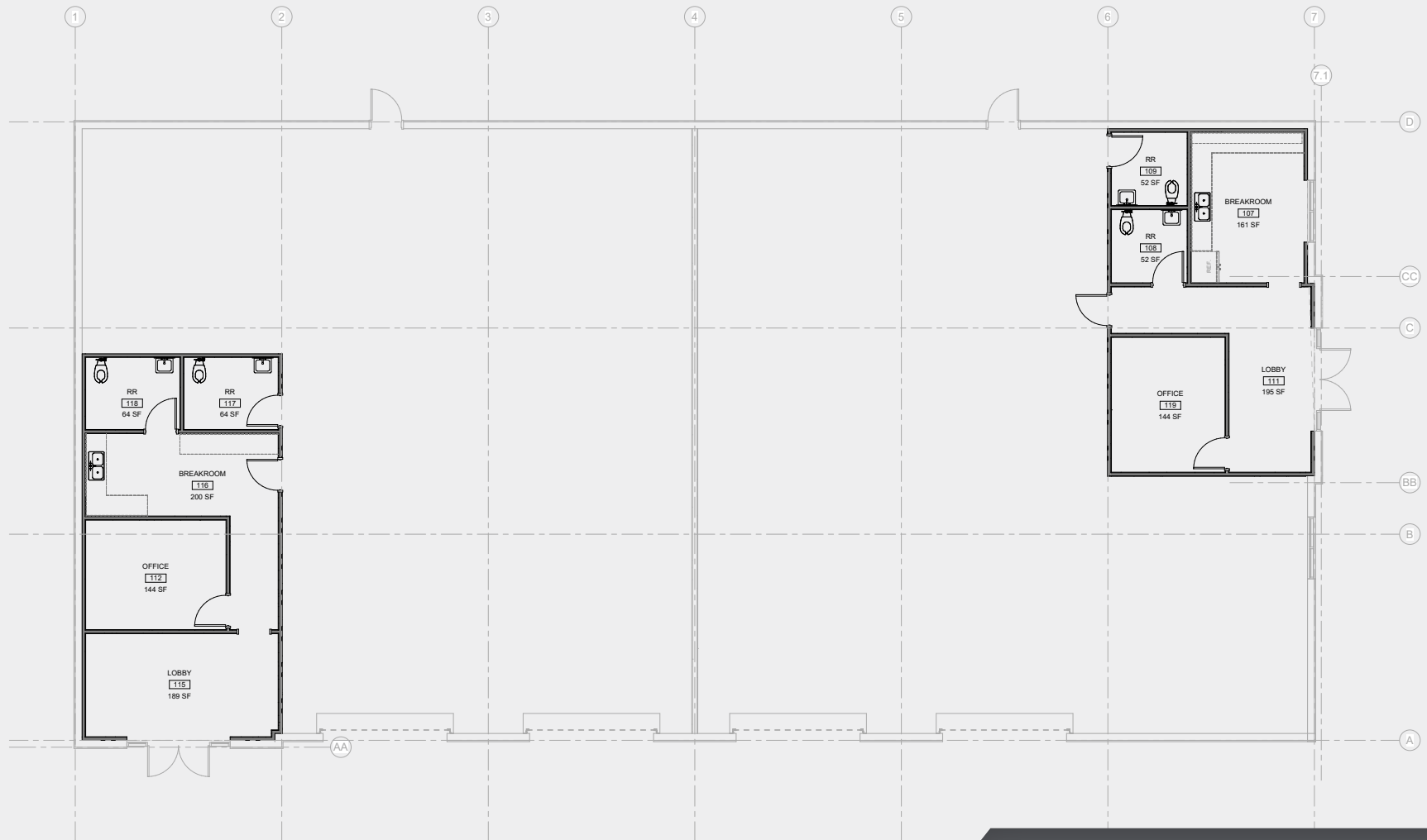
SUITE 100	3,600 SF
SUITE 200	3,600 SF
BUILDING SIZE	7,200 SF
LEASE PRICE	\$12/SF
AVAILABLE	August 2025

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.

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

# AVAILABLE

## The Property



# AVAILABLE

## 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



## Location

# AVAILABLE

