



FOR LEASE

508 LUBBOCK BUSINESS PARK BLVD

Lubbock, TX 79403

PROPERTY DESCRIPTION

This premium 60,800 sq ft distribution warehouse, available for lease, features 2 dock doors, 4 drive-in bays, 1 grade level door, approximately 5,200 sq ft of modern office space, and 3-phase power. Constructed with durable tilt-wall and situated on about 11 acres, this facility offers strategic access to major highways, high ceilings, ESFR sprinklers, and an additional sprinkler system for the warehouse. Ideal for distribution, e-commerce, manufacturing, or storage, this warehouse provides competitive lease rates and flexible terms to suit your business needs.

PROPERTY HIGHLIGHTS

- 4 Loading Docks
- Quality Construction
- 28' Ceiling Height
- Highly Desirable Location in Lubbock Business Park

OFFERING SUMMARY



Lease Price
\$6.00 SF/yr (NNN)



Available SF
60,800 SF



Lot Size
10.985 Acres



Total Building Size
60,800 SF



Year Built
2008



Zoning
Industrial Park (IP)



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Lease Rate

\$6.00 SF/YR (NNN)

Location Information

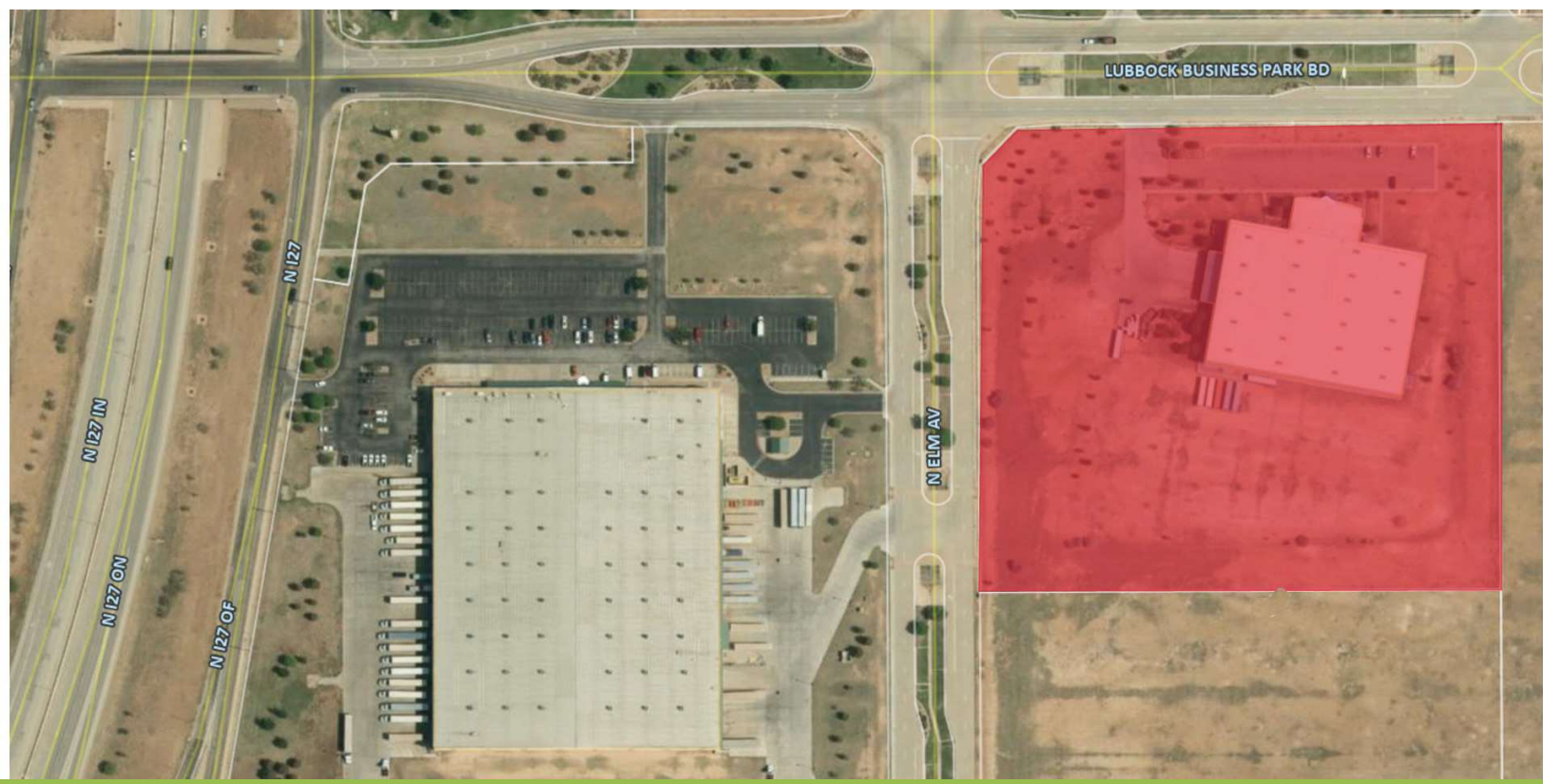
Street Address 508 Lubbock Business Park Blvd
City, State, Zip Lubbock, TX 79403

Building Information

Building Size 60,800 SF
Tenancy Single
Ceiling Height 28 ft
Office Space 5,220 SF
Year Built 2008

Property Information

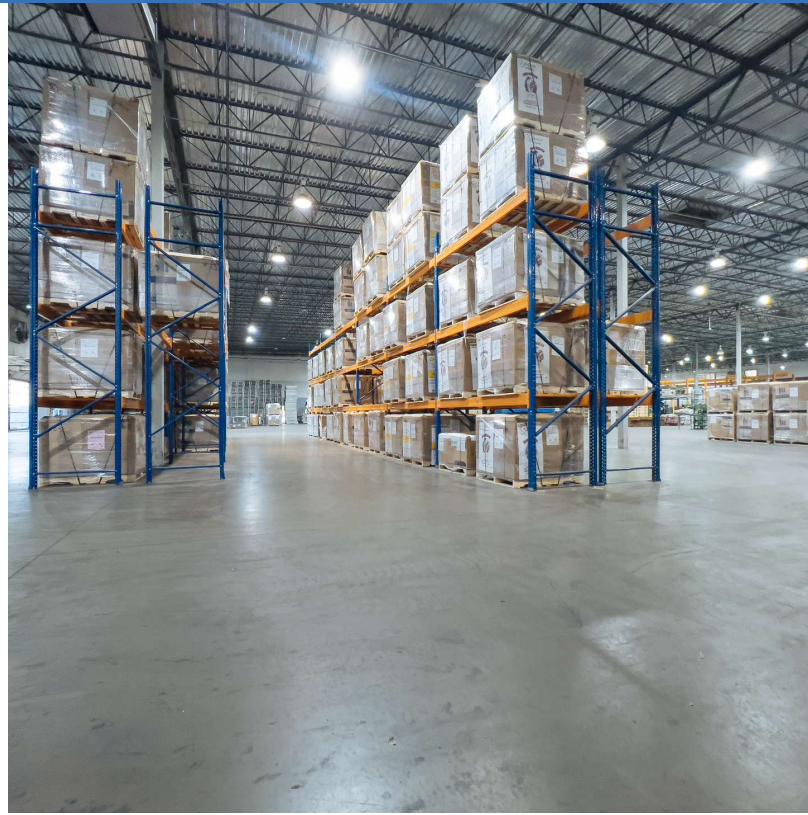
Property Type Industrial
Property Subtype Warehouse/Distribution
Zoning Industrial Park (IP)
Lot Size 10.985 Acres
Amenities 3 Phase 480
3 Phase 120
Clear Span
ESFR Dock Sprinkler System
Warehouse Sprinkler System
Available October 1, 2024



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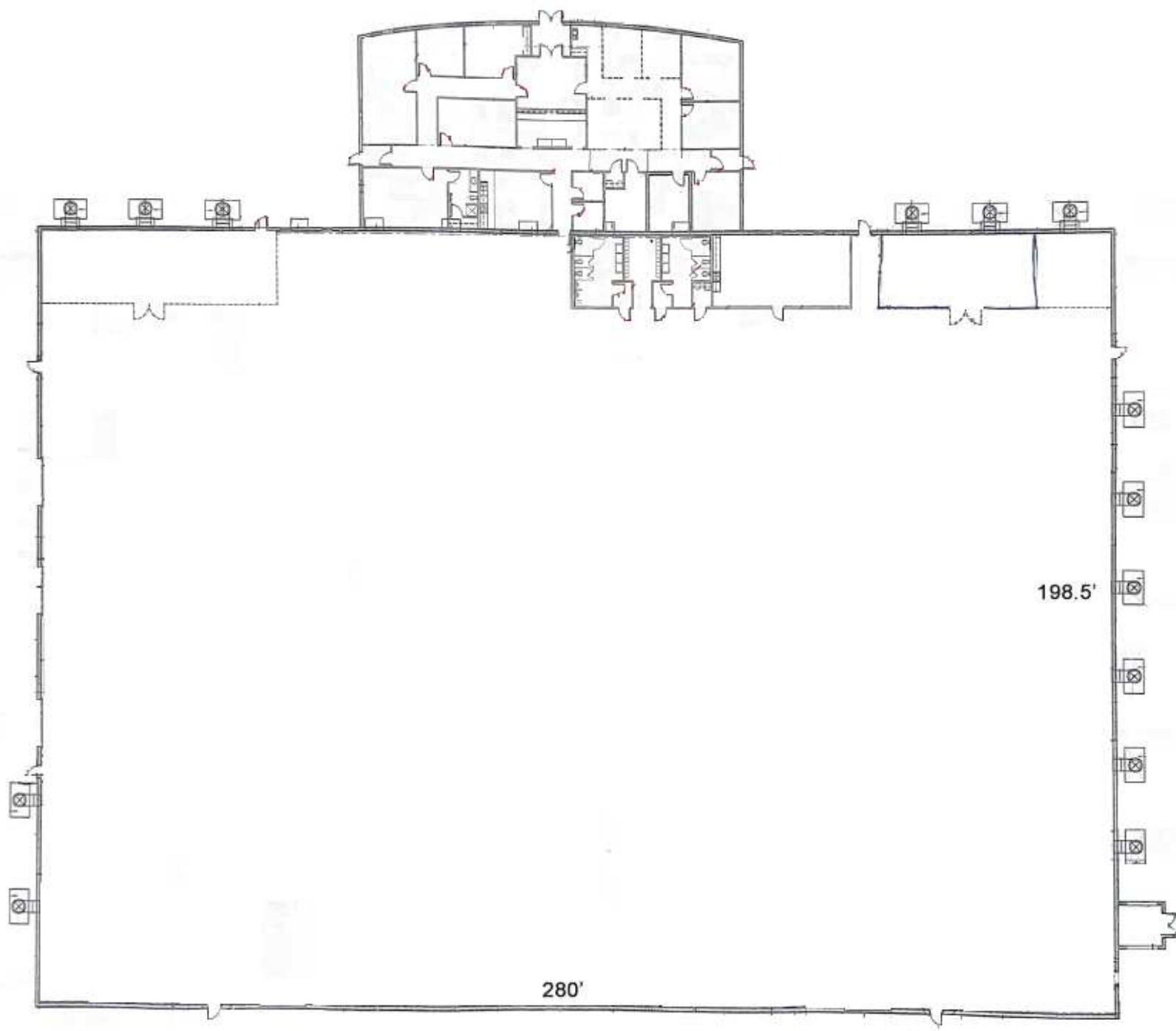
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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date