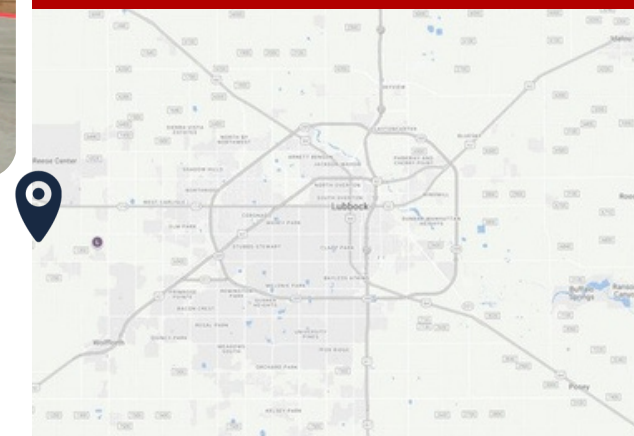




FOR SALE & FOR LEASE



MODERN SINGLE-TENANT OFFICE WAREHOUSE | 11,683 SF | \$11.00 ANNUAL/SF OR \$1,240,000

9014 CR 6820 LUBBOCK, TX 79407



Ethan Quisenberry
COMMERCIAL REALTOR

806.317.0234

ETHAN.QUISENBERRY@MCDOUGAL.COM

1500 BROADWAY ST, STE 1400,
LUBBOCK, TX 79401

MCDOUGAL.COM

PROJECT SCOPE

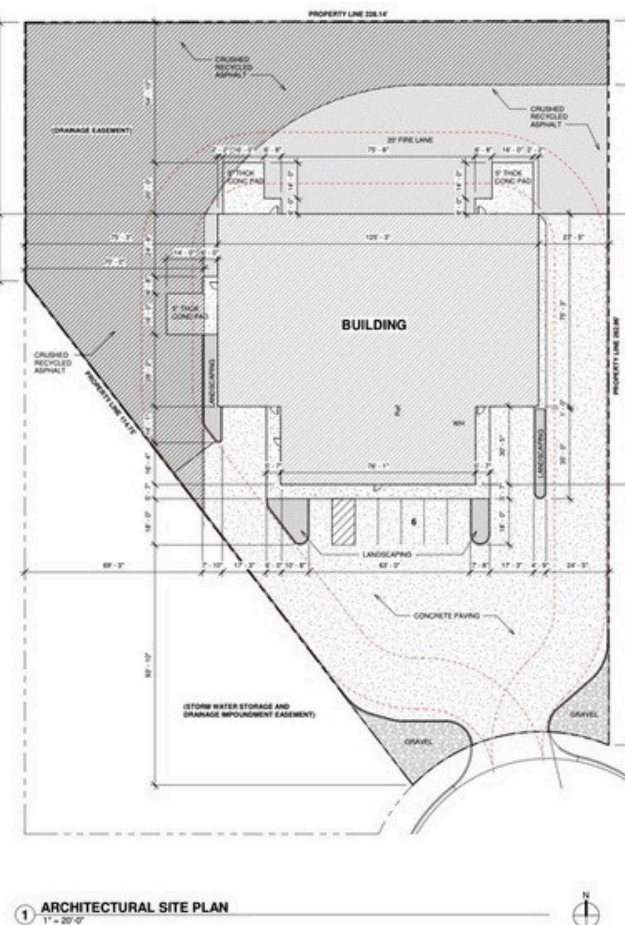
Welcome to Inler Business Park's modern office/warehouse, boasting 11,700 square feet of prime space. Featuring 2,172 square feet of sleek office space and 9,510 square feet of versatile warehouse area, this property offers a seamless blend of functionality and convenience.

The office area includes a spacious showroom/reception, six offices, a breakroom, and a workroom, complemented by a bathroom. In the warehouse, find three grade-level 12x12 overhead doors and an additional bathroom, ensuring efficient operations.

Whether you are looking to buy or lease, this property is a great choice in a popular business park.

DETAILS

- Modern Single-Tenant Office Warehouses
- 11,683 SF
- \$11.00 Annual/SF or \$1,240,000 Industrial
- For Lease - 11,683 SF & \$11.00 Annual/SF
- Industrial For Sale - 11,683 SF & \$1,240,000



AREA RETAILERS:



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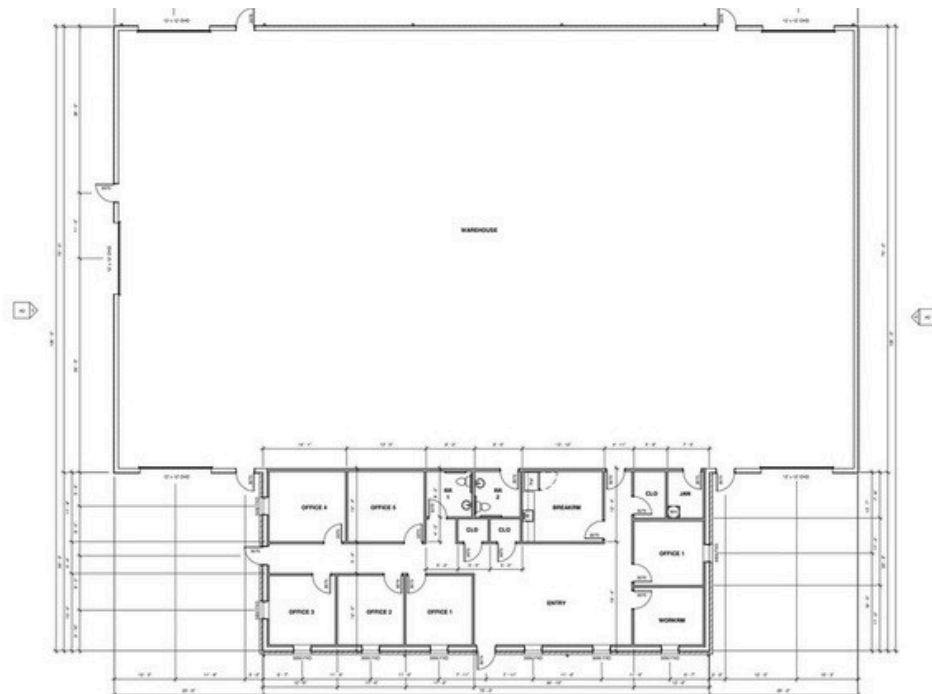
Available Space

INDUSTRIAL FOR LEASE

- 11,683 SF
- \$11.00 Annual/SF
- NNN Lease
- Primary Use: Industrial
- Secondary Uses: Office, Flex/R&D

INDUSTRIAL FOR SALE

- 11,683 SF
- \$1,240,000
- Terms: Cash to Seller
- Primary Use: Industrial
- Secondary Uses: Office, Flex/R&D
- Investment: Yes



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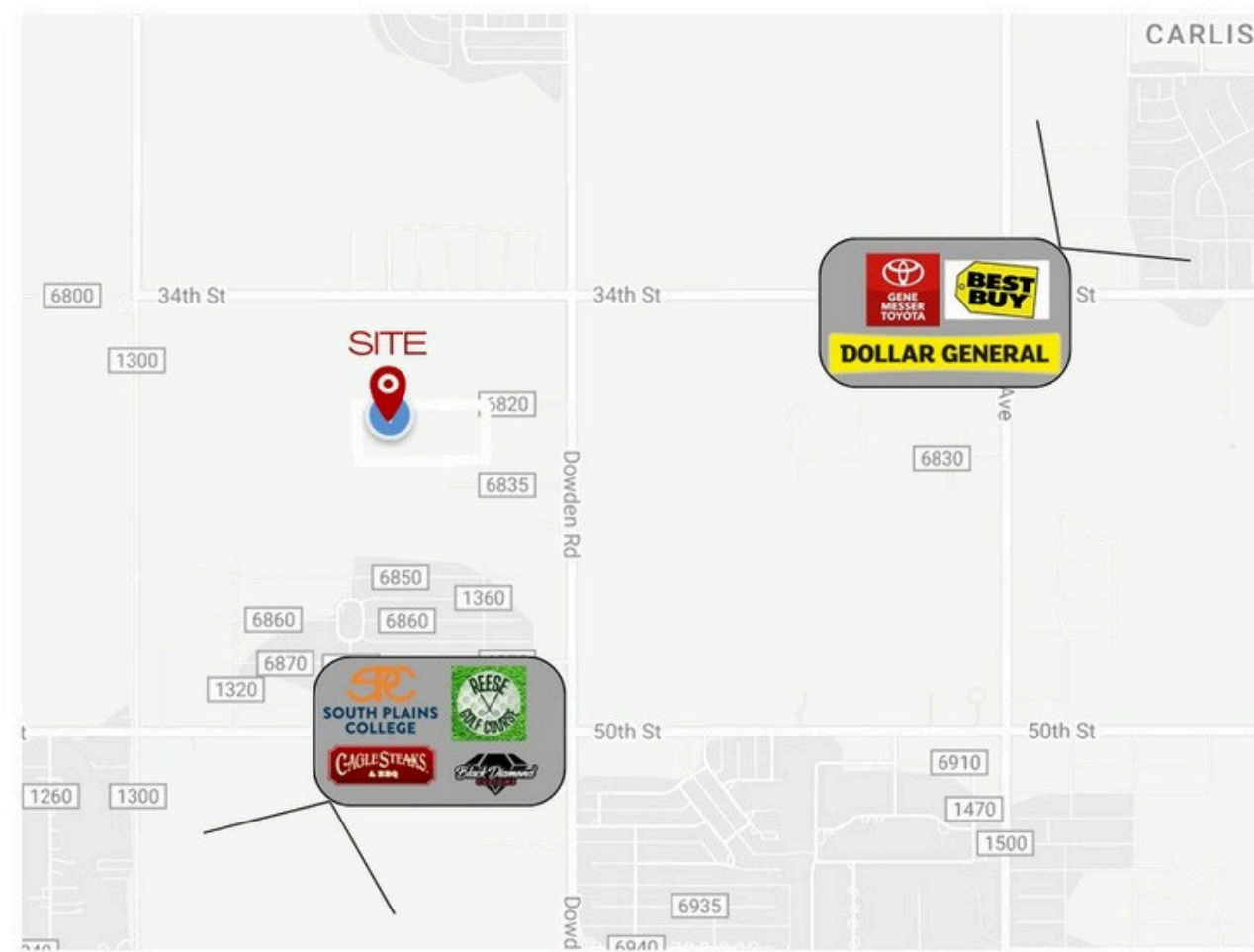
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🌐 MCDUGAL.COM



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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.

McDougal REALTORS

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Marc McDougal

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Ethan Quisenberry

Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

427591

License No.

378075

License No.

License No.

758039

License No.

Date

marcm@mcdougal.com

Email

marcm@mcdougal.com

Email

Email

ethan.quisenberry@mcdougal.com

Email

806.793.0703

Phone

806.793.0703

Phone

Phone

806.317.0234

Phone

Regulated by the Texas Real Estate Commission

TXR-2501

McDougal, REALTORS, 1500 Broadway, Suite 1400 Lubbock TX 79401 | Phone: Fax:

Ethan Quisenberry

Information available at www.trec.texas.gov

IABS 1-0 Date

10608 MLK

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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