

3605 MAGNOLIA AVE.
LUBBOCK, TX 79404

**44,800 SF WAREHOUSE
SPACE FOR LEASE**



DETAILED SUMMARY

LEASE RATE	\$8.00/SF/year NNN
NNN EXPENSES	\$0.70/SF/year
SF AVAILABLE	44,800 SF Warehouse
CLEAR HEIGHTS	13'-6"-17'-8' clear heights

PROPERTY COMMENTS

44,800 SF dock high industrial facility for lease. Currently renovating concrete truck court/stack yard on west side. Divisible into 19,200 & 25,600 sections. Smaller section is 13'6" clear and larger section is 17'-8" clear. Currently in shell condition but landlord can construct office improvements as needed. Additional overhead doors can be added.



Wilkerson

PROPERTIES INC.

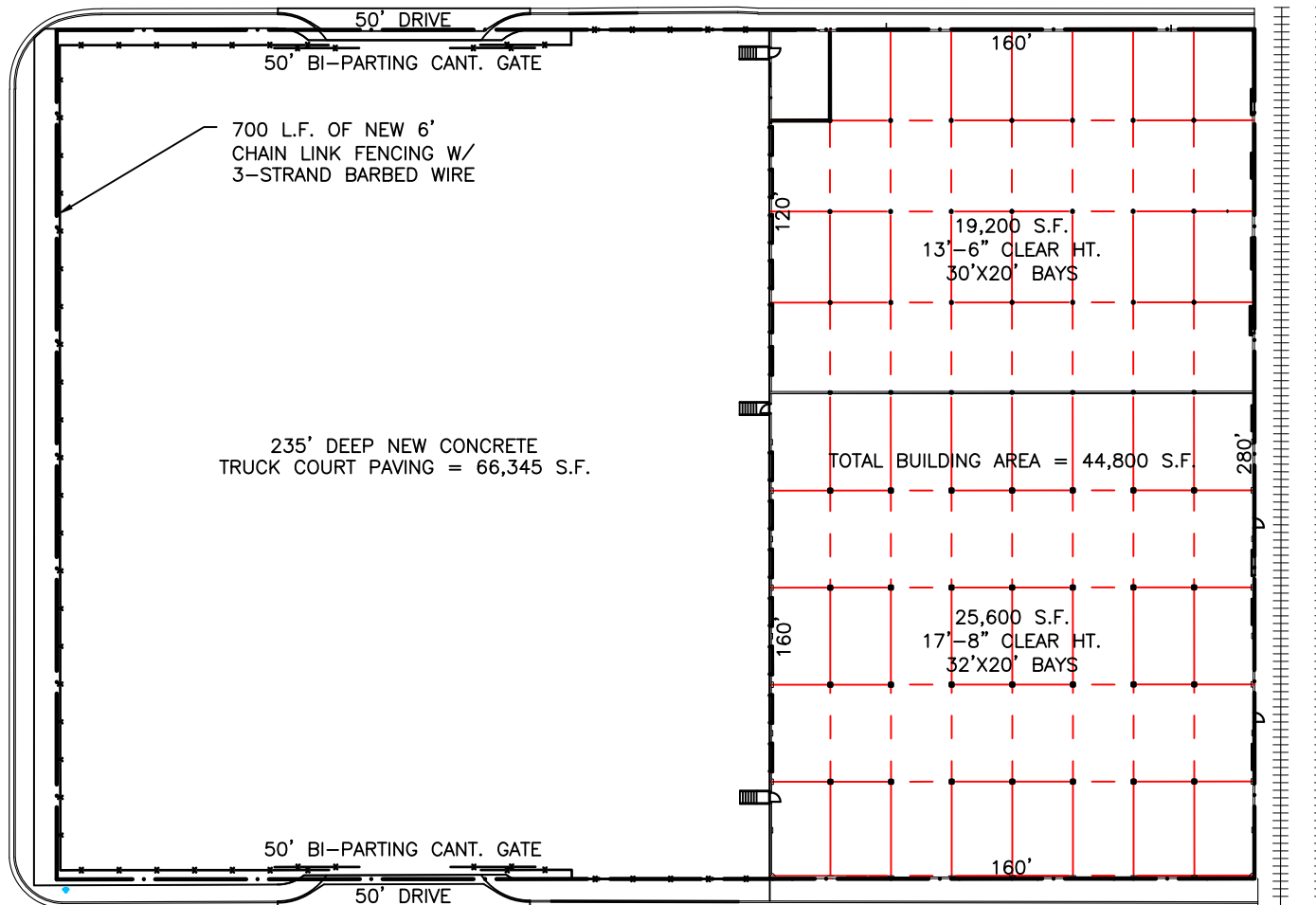
Commercial & Industrial Real Estate Services

Will Wilkerson 214.843.8221

will@wilkersonproperties.com

E. 36th STREET

MAGNOLIA AVENUE



E. 37th STREET



SITE PLAN

SCALE: 1" = 60'

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. JEFFREY TIPPIT, ARCHITECT #21899.

Wilkerson

PROPERTIES INC.

Commercial & Industrial
Development, Management & Brokerage
Phone: (806) 474-2223
Fax: (806) 474-2216
501 E. 66th Street
Lubbock, Texas 79404

Vacant

3605 Magnolia Ave.

Lubbock, Texas 79404

Date: 07/17/2026

Drawn by: JWT

Checked by:

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