

SOUTHWEST CROSSING

4511-4513 W. LOOP 289
LUBBOCK, TX 79414

FLEX SPACE FOR LEASE



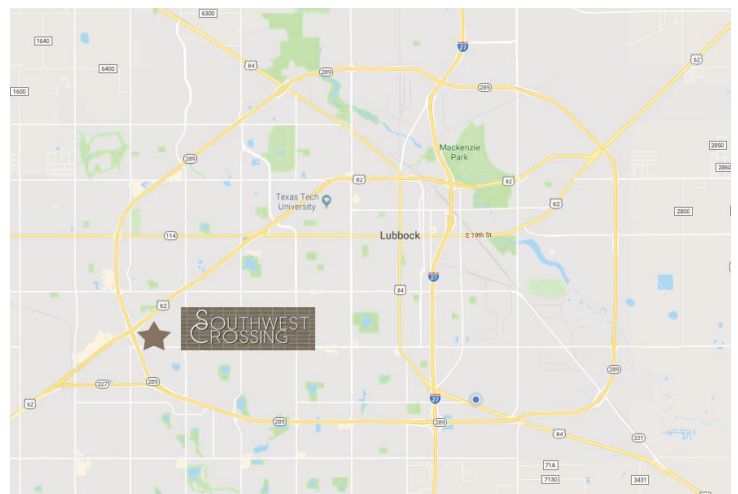
DETAILED SUMMARY

LEASE RATE	\$8.50/SF NNN
EST. NNN's	\$2.50/SF/year
SUITE SF	5,355 SF
MAX CONTIGUOUS	15,397.5
PARKING	312 car parks
RESTROOMS	Men's ADA 2 stall Women's ADA 2 stall



PROPERTY COMMENTS

High visibility flex space for lease. Recently taken back to shell condition for light industrial/flex use. Nice ADA restrooms left in place Fully climate controlled space. Several small office/showroom floor plans drawn and available for prospective tenants. Overhead doors can be added for drive in access. Very large, well lit parking lot. Convenient location at West Loop 289 and Marsha Sharp Fwy.



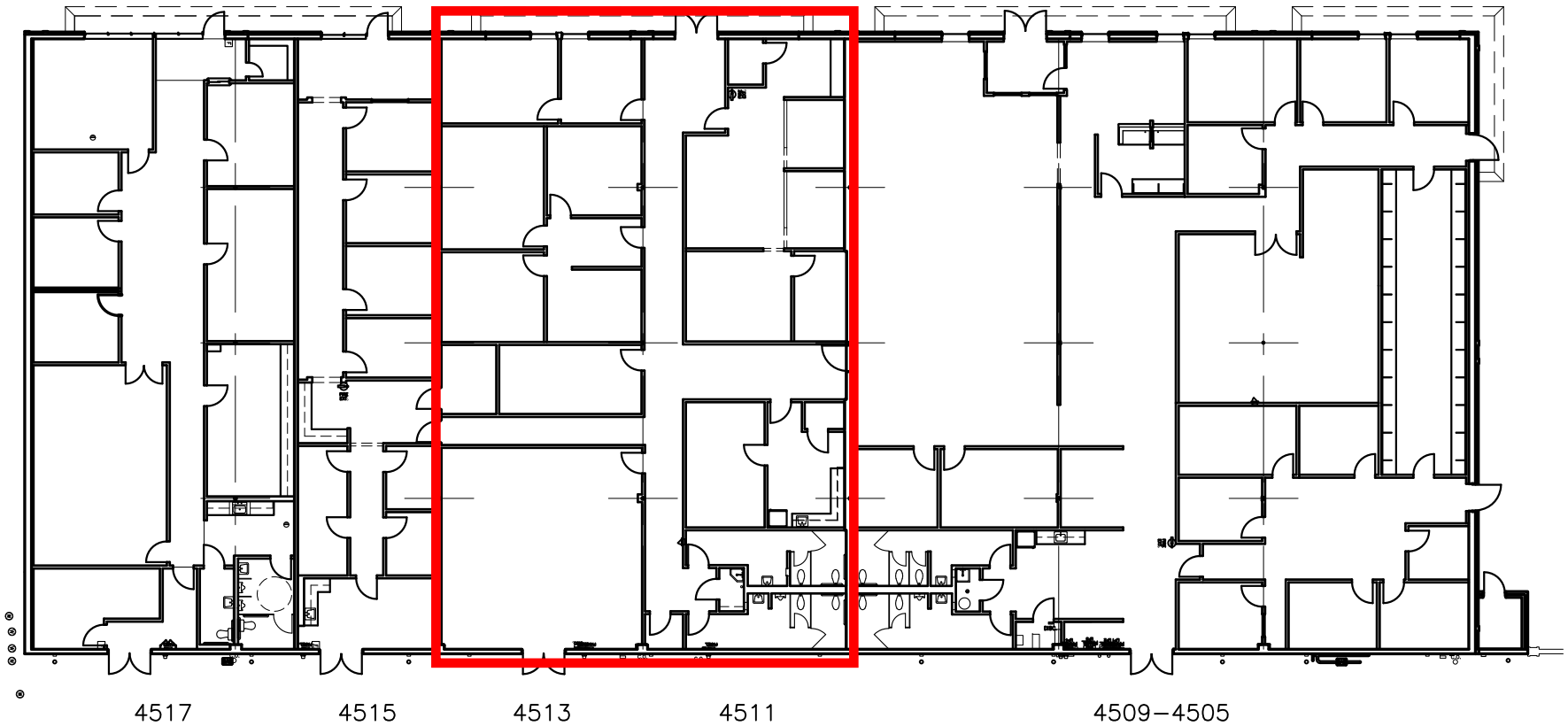
Wilkerson

PROPERTIES INC.

Commercial & Industrial Real Estate Services

Will Wilkerson 214.843.8221

will@wilkersonproperties.com



FLOOR PLAN

SCALE: NONE

Wilkerson

PROPERTIES INC.

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

Southwest Crossing
4505-4517 W. Loop 289
Lubbock, Texas 79414

Date: 01/12/2022

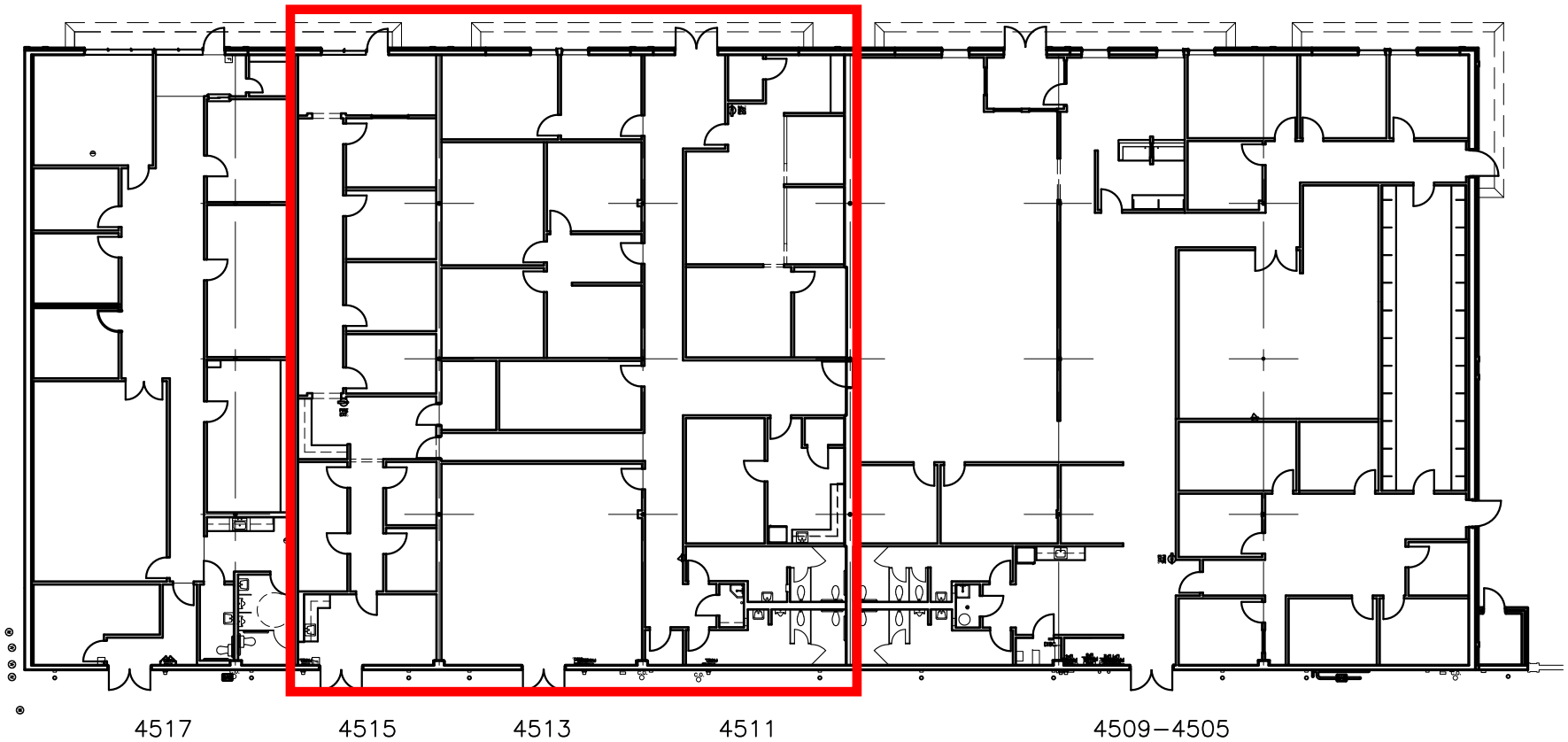
Drawn by: JWT, GP

Checked by:

Rev:

A1

G:\SWC\SWC-FLOR.dwg, 4505-4517-FLOR, 1/12/2022 11:38:56 AM



FLOOR PLAN

SCALE: NONE



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

Southwest Crossing	Date: 01/12/2022	Rev:
4505-4517 W. Loop 289	Drawn by: JWT, GP	
Lubbock, Texas 79414	Checked by:	
G:\SWC\SWC-FLOR.dwg, 4505-4517-FLOR, 1/12/2022 11:38:56 AM		

A1