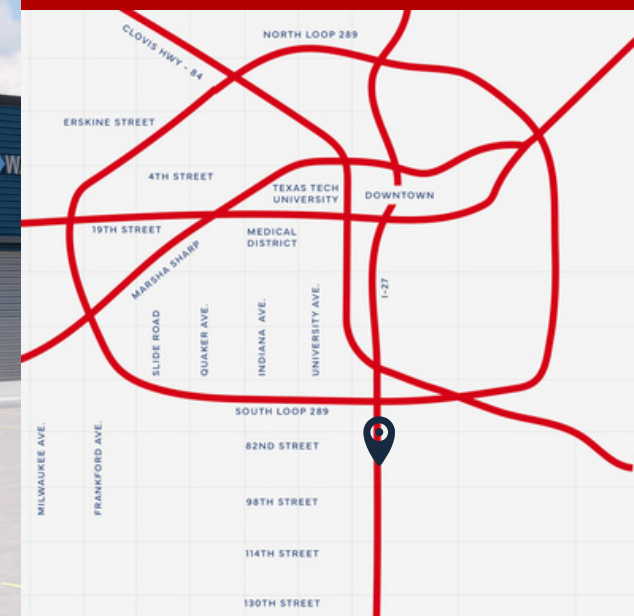




FOR SALE



WAREHOUSE SPACE FOR LEASE | 14, 950 SF

9210 HIGHWAY 87, LUBBOCK, TX 79423



Mark Oatman
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PROJECT SCOPE

Located at 9210 Highway 87 in Lubbock, Texas, this versatile industrial property offers 14,950 square feet of total building area on 1.5 acres of land. It features 1,816 square feet of dedicated office space, making it ideal for owner-users, distributors, contractors, or logistics companies seeking a functional mix of warehouse and administrative areas.

The office component includes 7 private offices, a spacious conference room, a welcoming reception area, two bathrooms, and a convenient kitchenette—providing a comfortable and professional environment for staff and clients.

The warehouse boasts 18-foot sidewalls for ample vertical clearance and storage flexibility, along with two overhead doors for efficient loading and unloading. A fully fenced yard adds secure outdoor storage or parking space.

Strategically positioned with excellent access and high visibility, the property sits conveniently between Lubbock's inner and outer loops along a high-traffic corridor on Highway 87. This prime location ensures easy connectivity to major routes, supporting quick deliveries and strong exposure to passing traffic—perfect for businesses that value convenience and accessibility in the growing Lubbock market.

Available for lease at \$12/SF NNN.

Key Features:

- Total Building Size: 14,950 SF
- Office Space: 1,816 SF (7 offices + conference room + reception + 2 restrooms + kitchenette)
- Warehouse: 18' sidewalls and 2 overhead doors
- Land: 1.5 acres with fenced yard
- High-traffic location with superior access between the inner and outer loops

Whether you're looking for a turnkey industrial space or a scalable hub for your operations, this well-located property delivers functionality, security, and growth potential in one of Lubbock's most convenient corridors.

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