

# CRAWFORD AUSTIN INDUSTRIAL

3823 AVE. A  
LUBBOCK, TX 79404

WAREHOUSE SPACE  
FOR LEASE



## DETAILED SUMMARY

LEASE RATE	\$1,700 plus utilities
SF AVAILABLE	3,600 SF
OHD DOORS	1-8'x10'
RESTROOMS	2

## PROPERTY COMMENTS

Dock high 3,600 SF unit available for lease. Could be combined with adjacent unit for 7,200 SF for \$3,400/month. Concrete construction building. Remodeled in 2017 with two private offices, showroom, break area, two restrooms and janitor's closet. Rear gas fired heater in warehouse area. New lighting and whiteboxed warehouse area. New HVAC unit for the office & restroom area. Please no game room or entertainment use inquires.



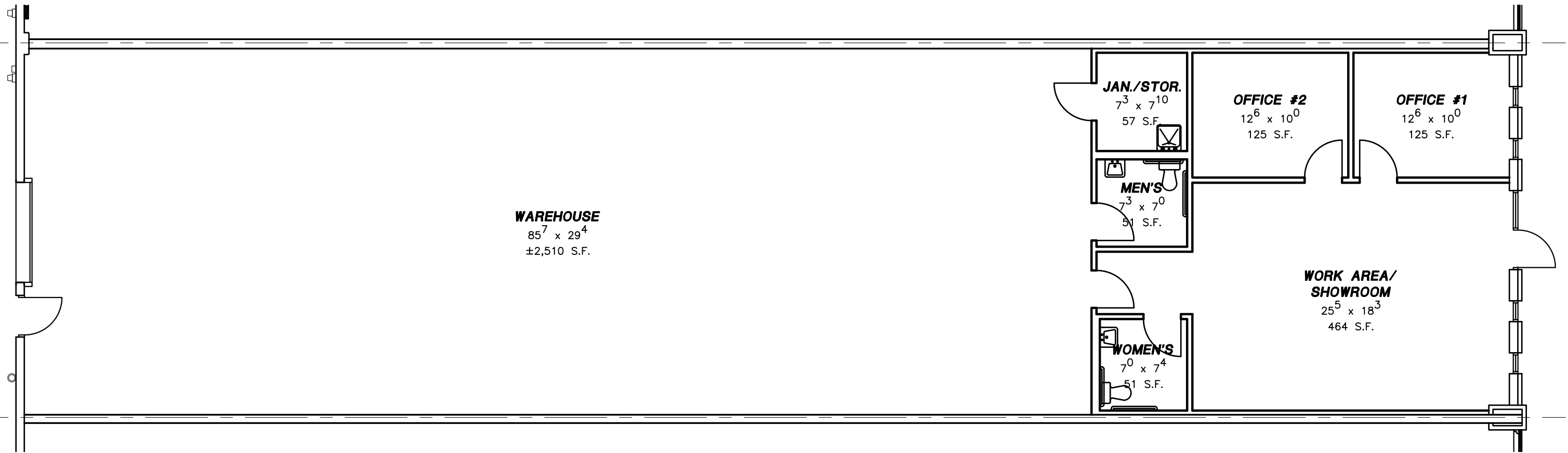
# Wilkerson

PROPERTIES INC.

Commercial & Industrial Real Estate Services

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**WAREHOUSE**  
 85<sup>7</sup> x 29<sup>4</sup>  
 ±2,510 S.F.

**JAN./STOR.**  
 7<sup>3</sup> x 7<sup>10</sup>  
 57 S.F.

**OFFICE #2**  
 12<sup>6</sup> x 10<sup>0</sup>  
 125 S.F.

**OFFICE #1**  
 12<sup>6</sup> x 10<sup>0</sup>  
 125 S.F.

**MEN'S**  
 7<sup>3</sup> x 7<sup>0</sup>  
 51 S.F.

**WORK AREA/  
 SHOWROOM**  
 25<sup>5</sup> x 18<sup>3</sup>  
 464 S.F.

**WOMEN'S**  
 7<sup>0</sup> x 7<sup>4</sup>  
 51 S.F.



**FLOOR PLAN**

SCALE: 1/8" = 1'-0"

	Commercial & Industrial Development, Management & Brokerage	CRAWFORD-AUSTIN	Date: 10/25/2016	Rev:	Notes:	Area:	<b>A1</b>
	Phone: (806) 474-2223	3823 Avenue A	Drawn by: JWT,GP.JCH				
	Fax: (806) 474-2216	Lubbock, Texas 79404	Checked by:				
	501 E. 66th Street Lubbock, Texas 79404	G:\Crawford-Austin\3801-3827 Ave A\Crawford-Austin-BLDG5-FLOR.dwg, 3823-FLOR, 10/25/2016 4:23:34 PM					