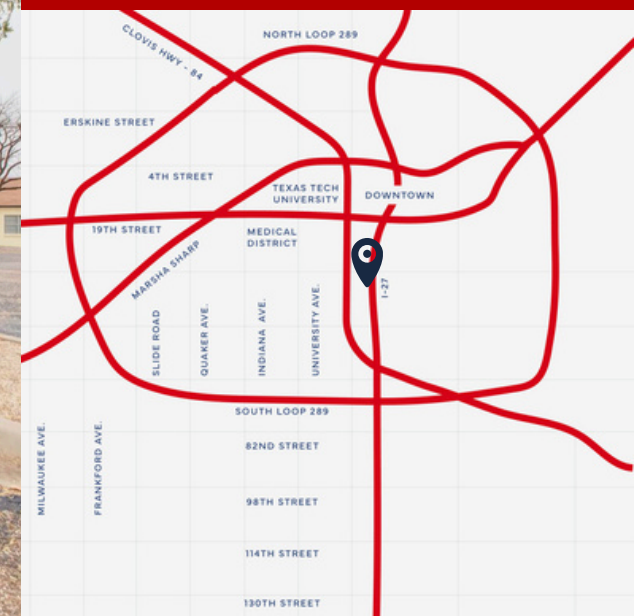




FOR SALE



COMMERCIAL SPACE FOR SALE | \$2,000,000 | 53,748 SF

3802-3806 INTERSTATE 27, LUBBOCK, TX 79412



Mark Oatman
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1400, LUBBOCK, TX 79401

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****Prime Commercial Opportunity: Move-In-Ready Office/Warehouse Campus at 3802-3806 Interstate 27, Lubbock, TX 79412****

Discover this exceptional ****53,748 sq ft vacant facility**** in central Lubbock – a turnkey office and warehouse campus perfectly suited for a wide variety of business operations!

****Key Highlights:****

- ****Move-in-ready**** with private offices, conference rooms, a spacious bullpen area featuring cubicles, and a highly customizable warehouse space complete with yard access for additional storage or operations.
- **Prime **high-visibility location**** directly off Interstate 27, benefiting from exposure to over ****60,000 vehicles daily**** and seamless access for employees, clients, and deliveries.
- Surrounded by urban conveniences including top-tier shopping, dining, beautiful golf courses, and robust transportation infrastructure.
- Positioned in a ****tight office submarket**** with low vacancy (historically around 3-10% in recent reports) and rising rents (up ~2.6% YOY in prior data), fueled by limited new supply and consistent demand from Lubbock's thriving economy.
- Situated in ****Lubbock County****, the economic powerhouse of the South Plains region – supporting agriculture, education (Texas Tech University), healthcare, and entertainment for a population exceeding 350,000.

This versatile property offers immediate occupancy potential for businesses needing professional office space combined with substantial warehouse and outdoor capabilities. Ideal for owner-users, investors, or companies expanding in one of West Texas' most dynamic markets.

Secure this high-traffic, ready-to-occupy asset today! Contact us for full details, a private tour, pricing, or to discuss how this property fits your business needs. Don't miss out on this rare opportunity in central Lubbock!

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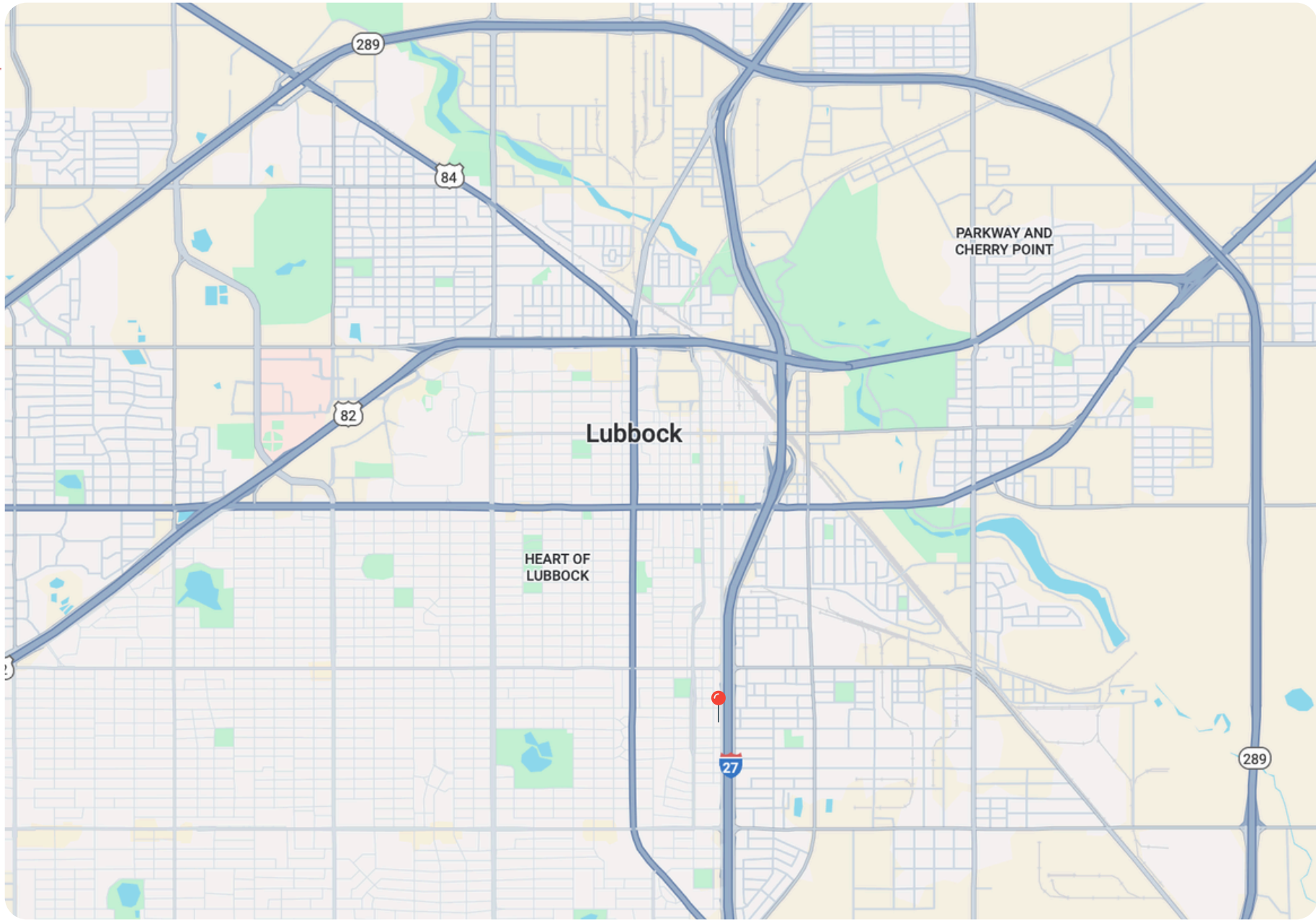
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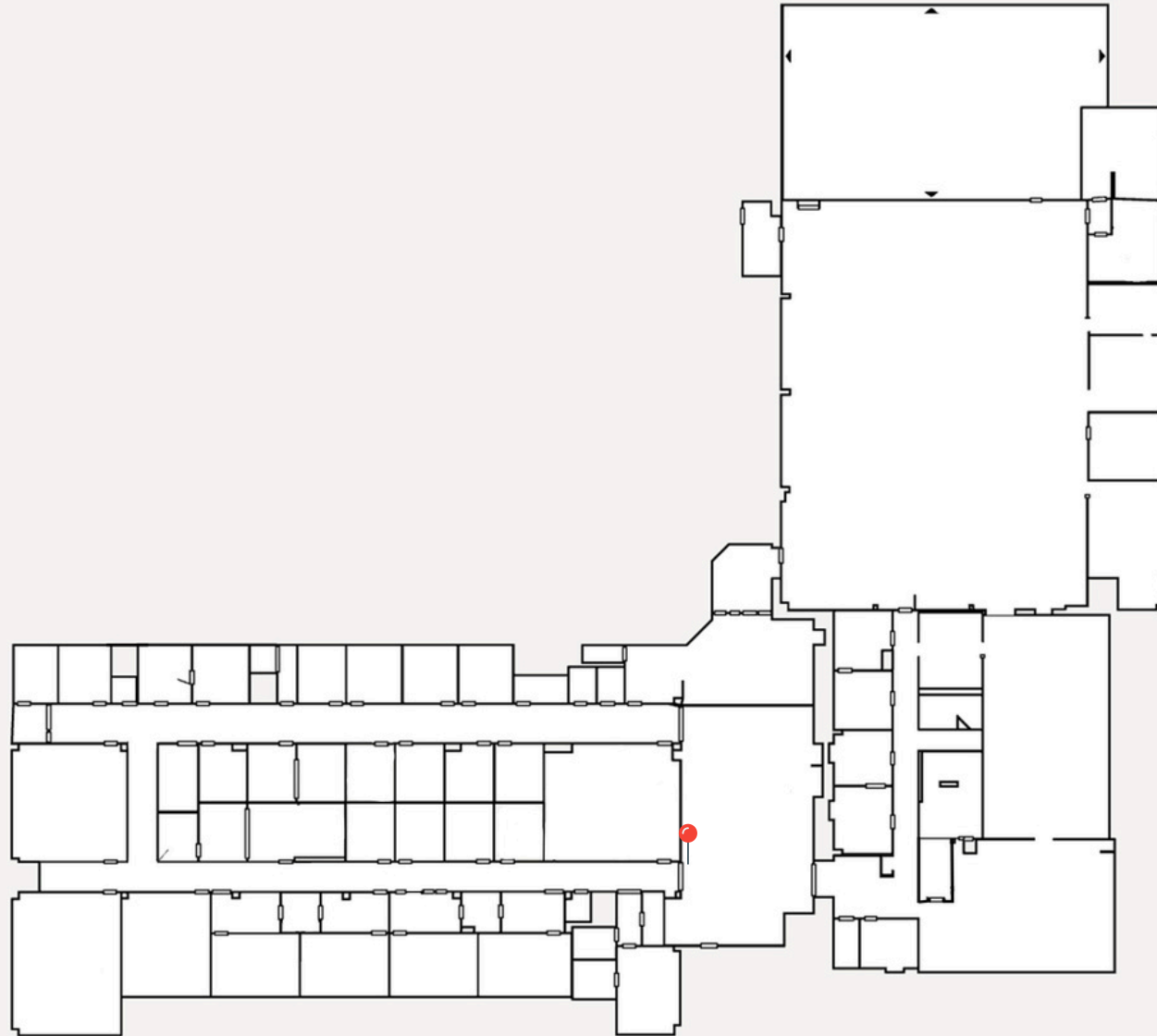
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