

4002 MAGNOLIA AVE.
LUBBOCK, TX 79404

**31,399 SF WAREHOUSE
SPACE FOR LEASE**

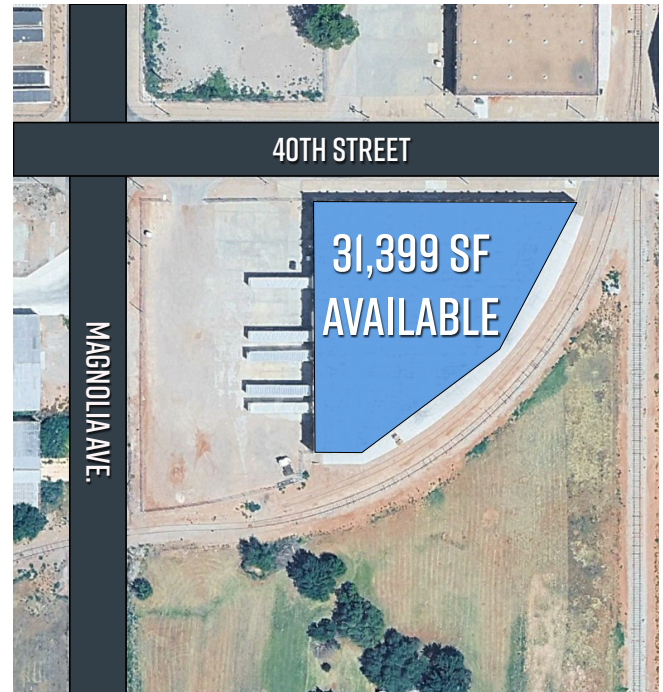


DETAILED SUMMARY

LEASE RATE	\$6.50/SF/year NNN
NNN EXPENSES	\$0.70/SF/year
SF AVAILABLE	31,399 SF Warehouse
CLEAR HEIGHTS	19'9" minimum clear

PROPERTY COMMENTS

Single tenant industrial building with 31,399 SF available. Large concrete truck court on west side. Exterior remodel currently underway, photo shows new facade. Currently in shell condition but landlord can construct office improvements if needed. Additional overhead doors can be added. Large stack yard storage available or can be converted to additional truck court/parking.



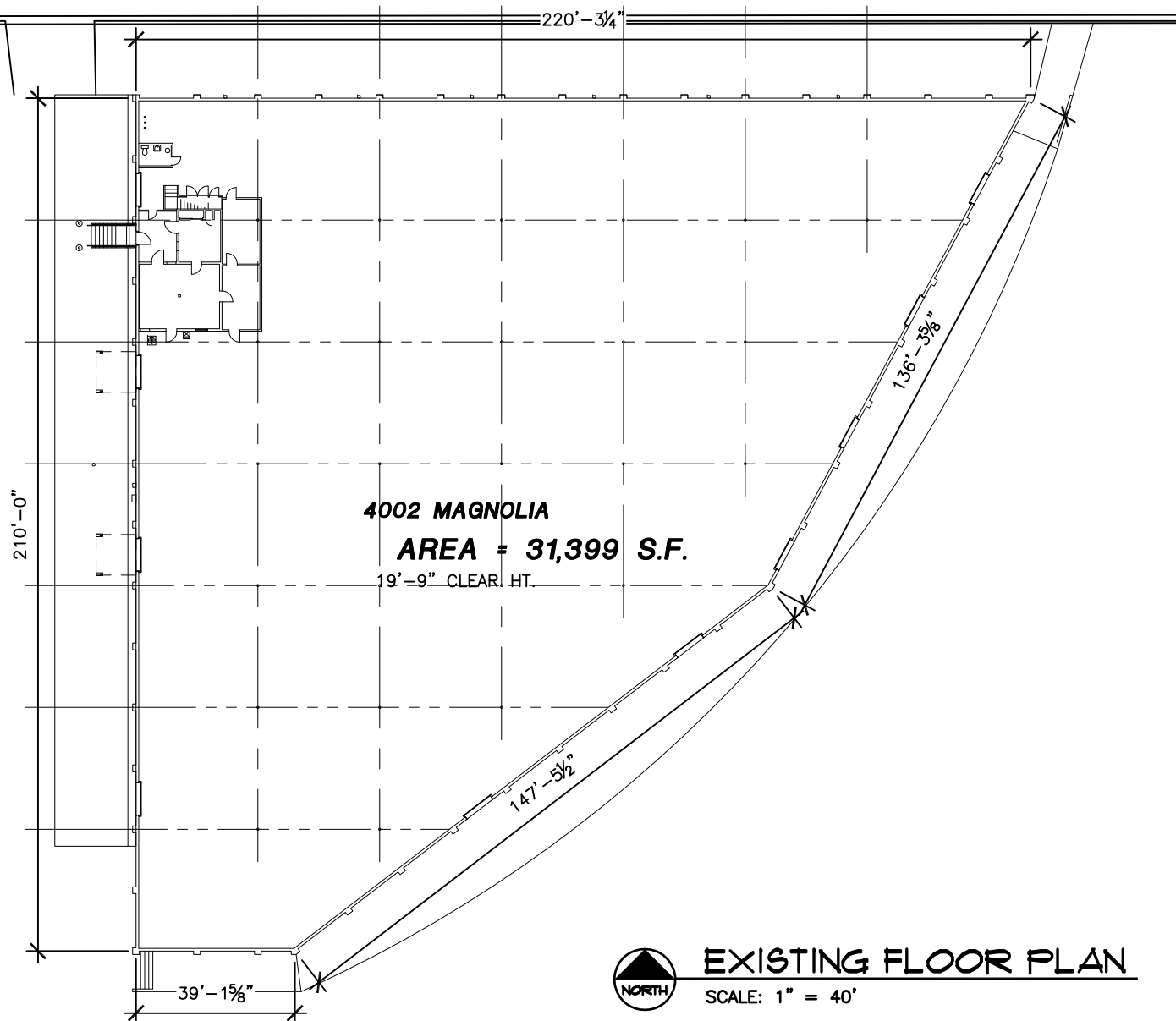
Wilkerson

PROPERTIES INC.

Commercial & Industrial Real Estate Services

Will Wilkerson 214.843.8221

will@wilkersonproperties.com



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

Wilkerson

PROPERTIES INC.

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 Development, Management & Brokerage
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 501 E. 66th Street
 Lubbock, Texas 79404

Nelson Brown Addition

4002 Magnolia Ave.

Lubbock, Texas 79404

Date: 04/10/2013

Drawn by: JWT, JCH

Checked by:

Rev:

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