

Industrial Property For Lease

6322 FARM TO MARKET ROAD 2641



WILLIAMS & CO

COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

Office/Warehouse For Lease – High Visibility location at FM 2641 & North Milwaukee, just south of Hwy 84

Excellent opportunity to lease a versatile office/warehouse located just south of Highway 84 at the corner of FM 2641 and North Milwaukee Avenue. The 6,000 sq. ft. insulated shop sits on 2.8 acres, offering high visibility and convenient access to Loop 289 and major highways.

- 6,000 sq. ft. warehouse/shop with 600 sf of office and 2 restrooms
- Spray foam insulation helps control dust and regulate temperature
- Just off the hard corner intersection with strong traffic counts and excellent visibility
- Pipe-fenced yard with crushed concrete surface, ideal for equipment or material storage
- 2.8-acre lot providing ample yard space for business operations
- Situated in a growing industrial corridor, this property offers quick access to Loop 289, Highway 84, and major thoroughfares throughout Lubbock. The city continues to experience steady growth fueled by logistics, medical industry, Texas Tech University, and expanding residential and commercial development, particularly in north and northwest Lubbock.

This property is well-suited for businesses needing functional shop space, secure yard storage, and easy highway access in a high-visibility location.

OFFERING SUMMARY

Lease Rate:	\$5,000 per month (MG)
Number of Units:	1
Available SF:	6,000 SF
Lot Size:	2.8 Acres
Building Size:	6,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2	8	35
Total Population	5	21	89
Average HH Income	\$84,777	\$90,743	\$86,491

Dan Williams

Broker

dan@wcorealestate.com

806.777.1310

WILLIAMS & CO Real Estate

918 Ave J Lubbock, TX 79401