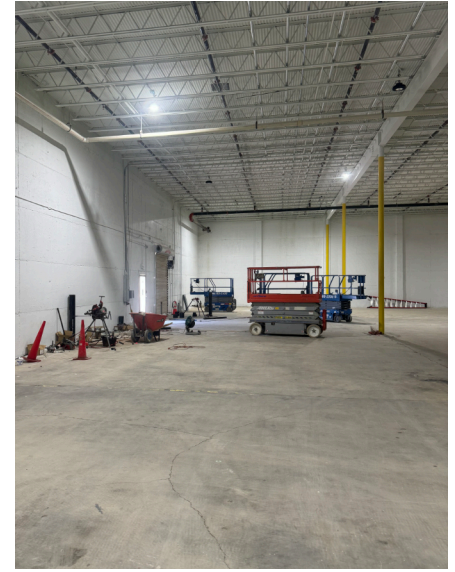


3801-3837 MAGNOLIA AVE.
LUBBOCK, TX 79404

**68,420 SF WAREHOUSE
SPACE FOR LEASE**



DETAILED SUMMARY

LEASE RATE	\$8.50/SF/year NNN
NNN EXPENSES	\$0.70/SF/year
SF AVAILABLE	68,420 SF Warehouse
SPRINKLER	ESFR, wet system
CLEAR HEIGHTS	19'7" minimum clear

PROPERTY COMMENTS

Multi-tenant industrial building with 68,420 SF available. Building is divisible as shown in the aerial. ESFR sprinkler system throughout. Large concrete truck court on west side. Exterior remodel currently underway. 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.



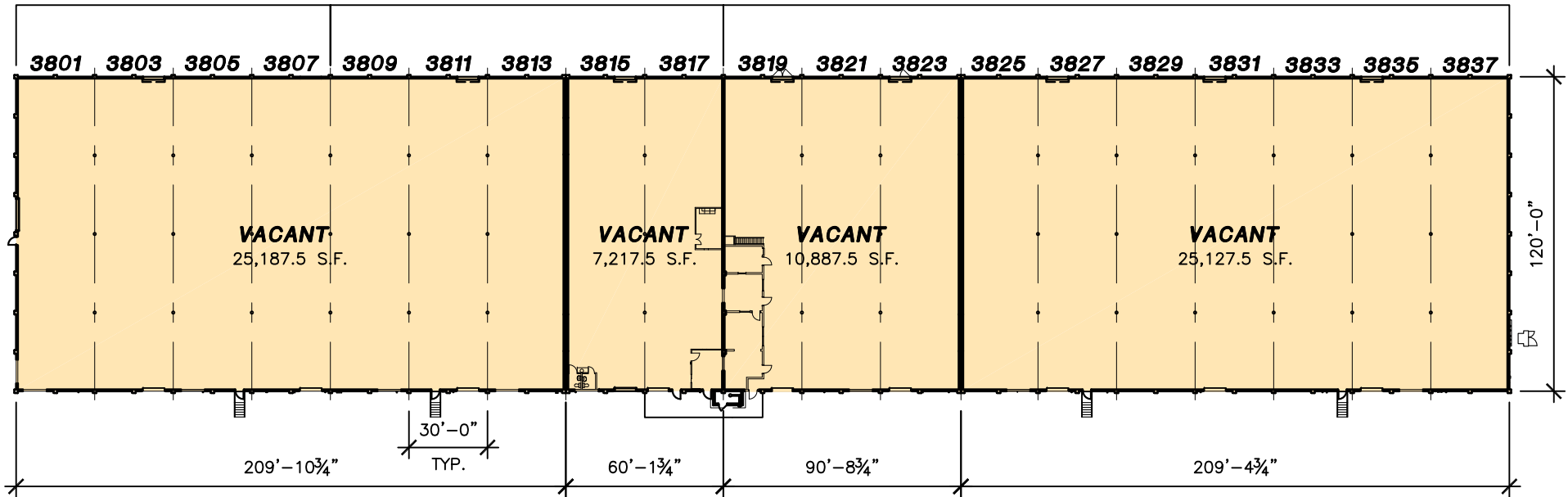
Wilkerson

PROPERTIES INC.

Commercial & Industrial Real Estate Services

Will Wilkerson 214.843.8221

will@wilkersonproperties.com



TOTAL AREA = 68,420 S.F.



OVERALL FLOOR PLAN

SCALE: 1" = 60'

PROJECT NAME: CRAWFORD AUSTIN			
SUITE	TENANT NAME	NRA	CAM
3801-3813	VACANT	25,187.5 S.F.	36.813%
3815-3817	VACANT	7,217.5 S.F.	10.549%
3819-3823	VACANT	10,887.5 S.F.	15.913%
3825-3837	VACANT	25,127.5 S.F.	36.725%
TOTAL		68,420 S.F.	100.00%

Wilkerson

PROPERTIES INC.

Commercial & Industrial
Development, Management & Brokerage
Phone: (806) 474-2223
Fax: (806) 474-2216
501 E. 66th Street
Lubbock, Texas 79404

Crawford-Austin Industrial
3801-3837 Magnolia Avenue
Lubbock, Texas 79404

Date: 12/03/2025
Drawn by: JWT
Checked by:

Area: 68,420 S.F.

A1