

**3801-3813 MAGNOLIA AVE.**  
LUBBOCK, TX 79404

**25,187 SF WAREHOUSE  
SPACE FOR LEASE**



## DETAILED SUMMARY

LEASE RATE	\$7.50/SF/year NNN
NNN EXPENSES	\$0.70/SF/year
SF AVAILABLE	25,187 SF Warehouse
OHD DOORS	3 dock doors, 1 drive in
SPRINKLER	ESFR, wet system
CLEAR HEIGHTS	19'7" minimum clear

## PROPERTY COMMENTS

Multi-tenant industrial building with end cap 25,187 SF unit available. ESFR sprinkler install currently underway. Large concrete truck court on west side with 3 dock doors. Drive in door on north side. Space will be delivered whiteboxed with new LED lights, interior and exterior walls repaired and painted. Additional overhead doors can be added. Delivery scheduled December 2023-February 2024.



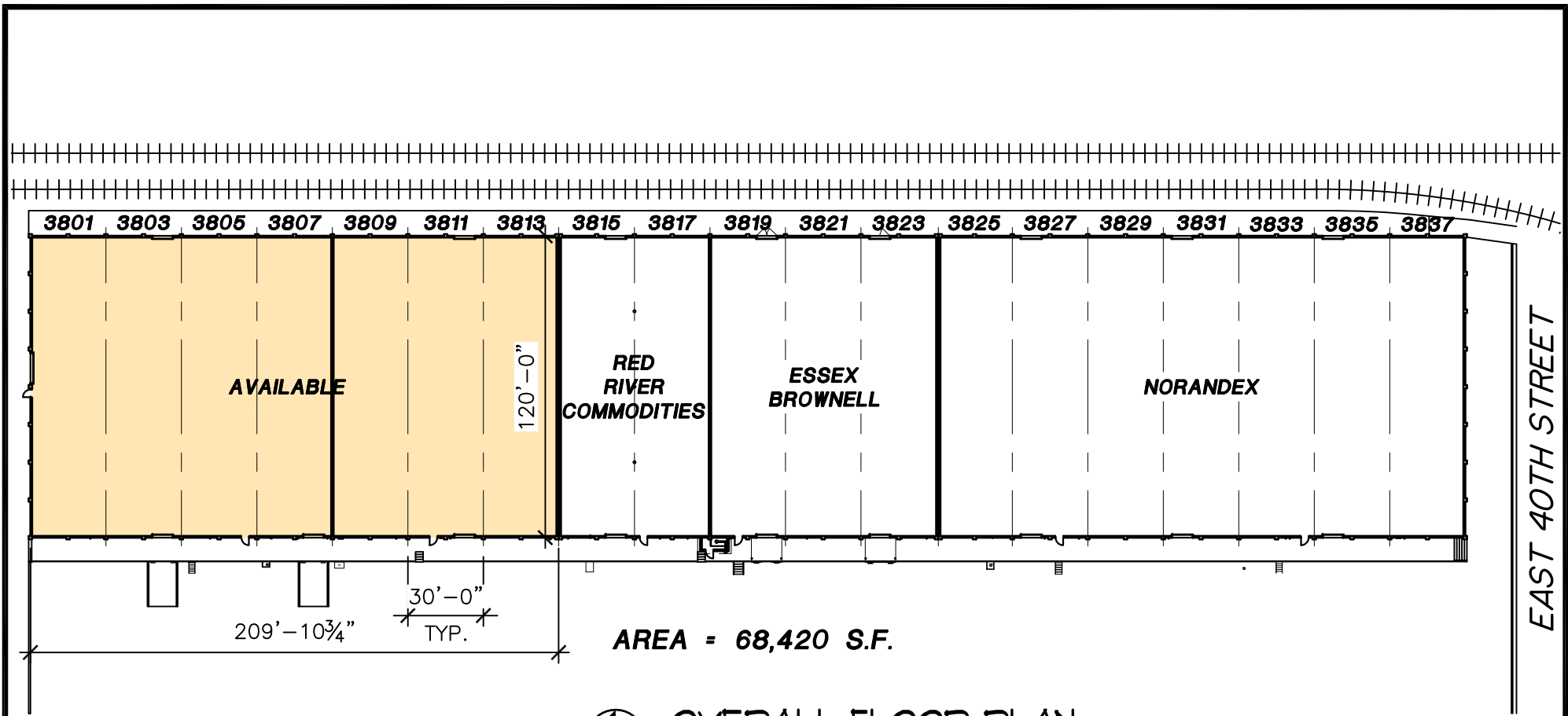
**Wilkerson**

**PROPERTIES INC.**

Commercial & Industrial Real Estate Services

Will Wilkerson 214.843.8221

[will@wilkersonproperties.com](mailto:will@wilkersonproperties.com)



AREA = 68,420 S.F.



**OVERALL FLOOR PLAN**

SCALE: 1" = 60'

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



Commercial & Industrial  
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501 E. 66th Street  
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Crawford-Austin Industrial	Date: 11/16/2022	Area: 68,420 S.F.
3801-3837 Magnolia Avenue	Drawn by: JWT	
Lubbock, Texas 79404	Checked by:	

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