



Turnkey Shop, Office & 3.28 AC Yard

4606 MLK Blvd, Lubbock TX

Property Features

This fully paved and fenced industrial property offers a rare combination of secure yard space and functional office/warehouse improvements along MLK with access to multiple major highways. The 3.28-acre site is ideal for contractors, service companies, and fleet-based users needing ample truck parking, equipment storage, and operational flexibility. Electric gated entrances and full-site lighting provide added security.

The 5,000 SF building includes 3,000 SF of well-appointed office space featuring five private offices, a conference room, and a large break room with a full-size kitchen. The 2,000 SF warehouse is equipped with single-phase, 240V power, four 16' x 12' pull-through overhead doors, 18' eave height, and 22' clear height to accommodate vehicles and equipment.

Offering Summary

BUILDING SIZE	5,000 SF
LOT SIZE	3.28 AC
SALE PRICE	\$1,250,000.00
LEASE PRICE	\$7,500.00/Month

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