



*\*Representative Image*

## Office/Warehouse - Tract X

West Business Park: 7708 68th St, Lubbock TX 79407

### Property Features

This 8,325 SF new construction property, delivering August 2026, offers a well-balanced layout ideal for a variety of industrial or flex users. The space includes 1,769 SF of office featuring two offices, a conference room, breakroom, two restrooms, and a large lobby area, along with 6,556 SF of warehouse space with a shop restroom. The warehouse is equipped with (4) 14'x14' overhead doors, providing excellent functionality for a range of operations. Excellently positioned within West Business Park just off the Marsha Sharp Freeway between Lubbock and Wolfforth, the property benefits from strong access, visibility, and connectivity to the surrounding region.

### Offering Summary

BUILDING SIZE	8,325 SF
LOT SIZE	0.5 AC
LEASE PRICE	\$12/SF
AVAILABLE	August 2026

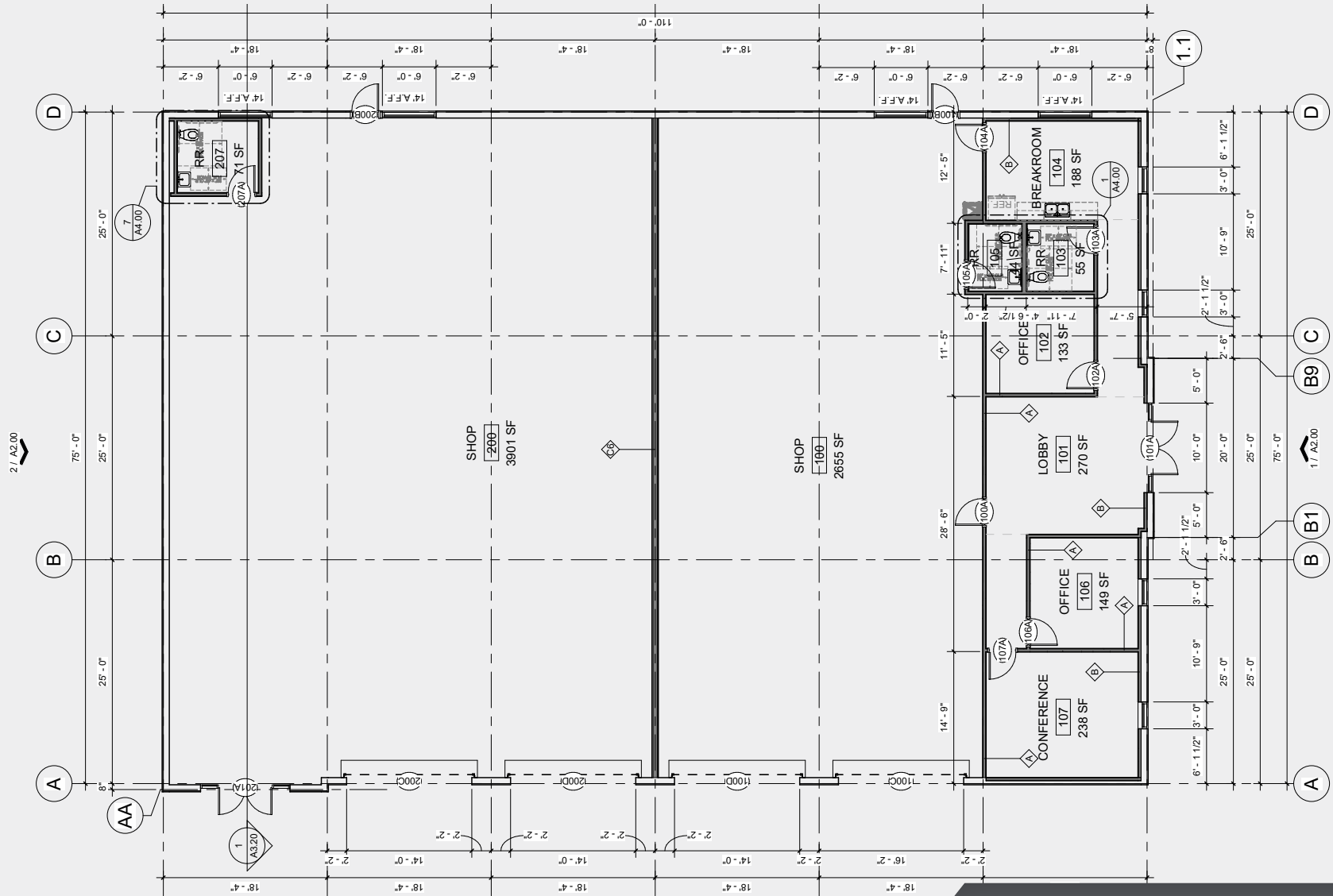
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Joseph Magby  
[joe@naiwheelhouse.com](mailto:joe@naiwheelhouse.com)  
 +1 806 200 3244  
[naiwheelhouse.com](http://naiwheelhouse.com)

Jax Collier  
[jax@naiwheelhouse.com](mailto:jax@naiwheelhouse.com)  
 +1 325 207 6118  
[naiwheelhouse.com](http://naiwheelhouse.com)

# FOR LEASE

## The Property



Dimensioned

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## Park Plan

**KEY:**

- LAND AVAILABLE: RETAIL PAD SITE
- LAND AVAILABLE: OFFICE/WAREHOUSE
- LAND AVAILABLE: GARDEN OFFICE
- AVAILABLE: BUILT OR UNDER CONSTRUCTION
- GARDEN OFFICES: AVAILABLE MOVE-IN READY
- UNDER CONTRACT
- SOLD/LEASED



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 joe@naiwheelhouse.com  
 +1 806 200 3244  
 naiwheelhouse.com

Jax Collier  
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## Location

