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Dock High, Multi-Purpose Office/Industrial Property

**Bargain
Lease Rate**



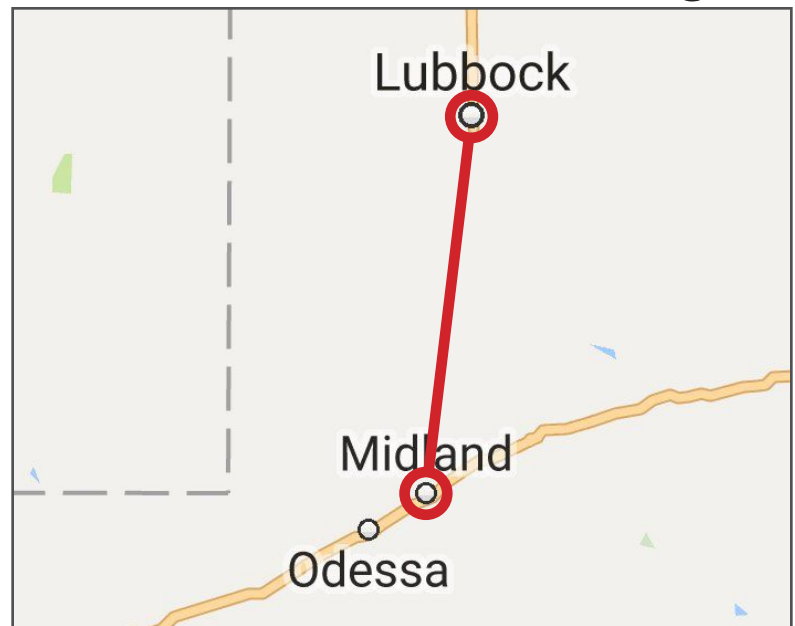
- Some Refrigeration Optional
- Layout on reverse
- Lease Type Negotiable

4612 Locust St., Lubbock, TX

Lease Rate:\$5/SF (NNN)
Available Size:36,000 SF +/-
Tract Size:3.284 Acres +/-
Zoning:M-1
Year Built:1976
Latest Addition:1984
OHD - Dock High:Five, Dock High
One, Ramp Access

- * Dock High Loading Wells
- * Easy Access to Primary Trucking Routes
- * Well Maintained
- * Available Now
- * Ample Parking (plus+)
- * Numerous, Large Walk-in Coolers, some cold storage
- * Full Kitchen, Large Dining Room, Multiple Offices and Conference Room
- * Ramp Access for Forklifts
- * 3-Phase Electrical
- * No Deferred Maintenance

Is The Drive Worth The Savings?

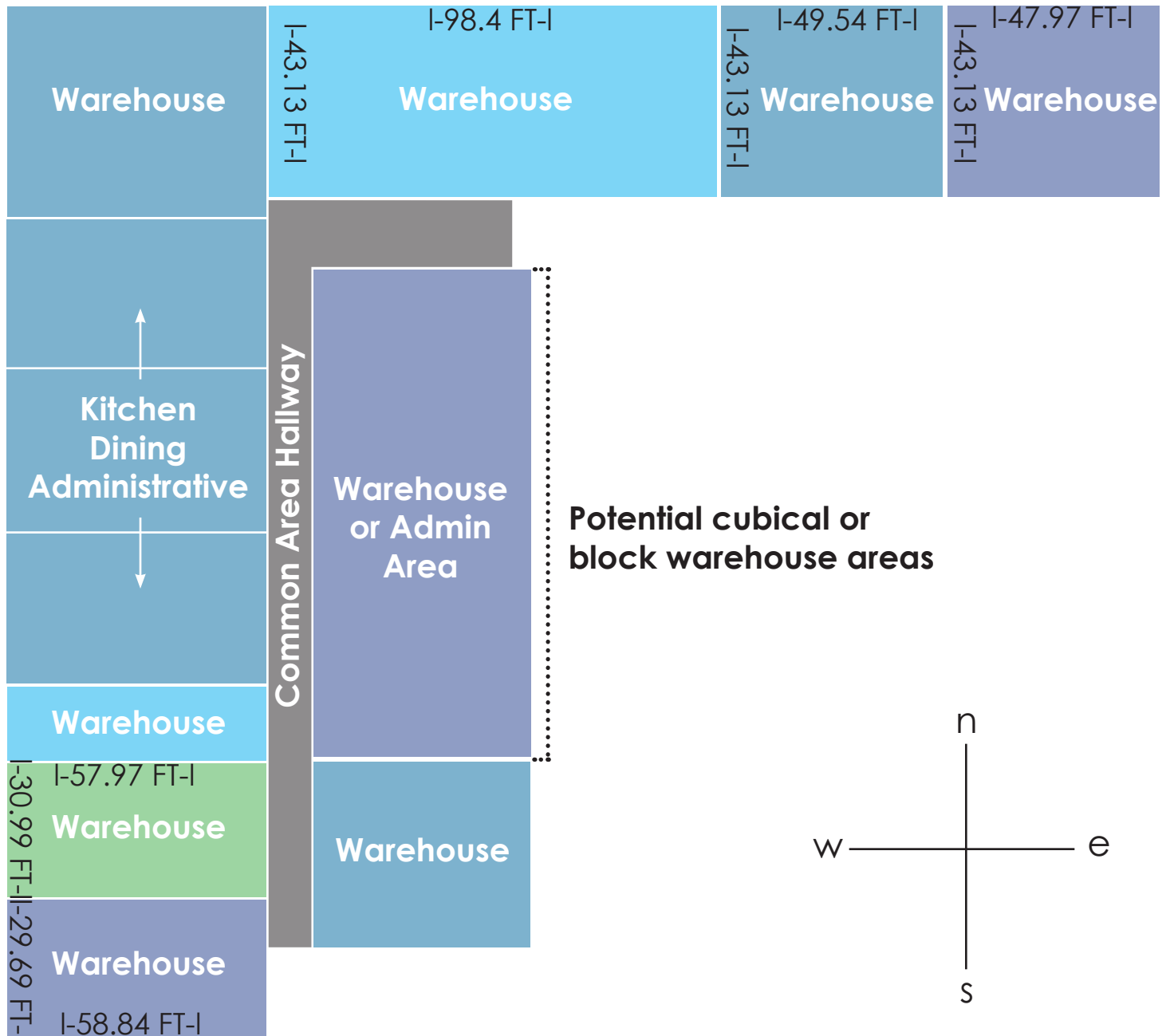


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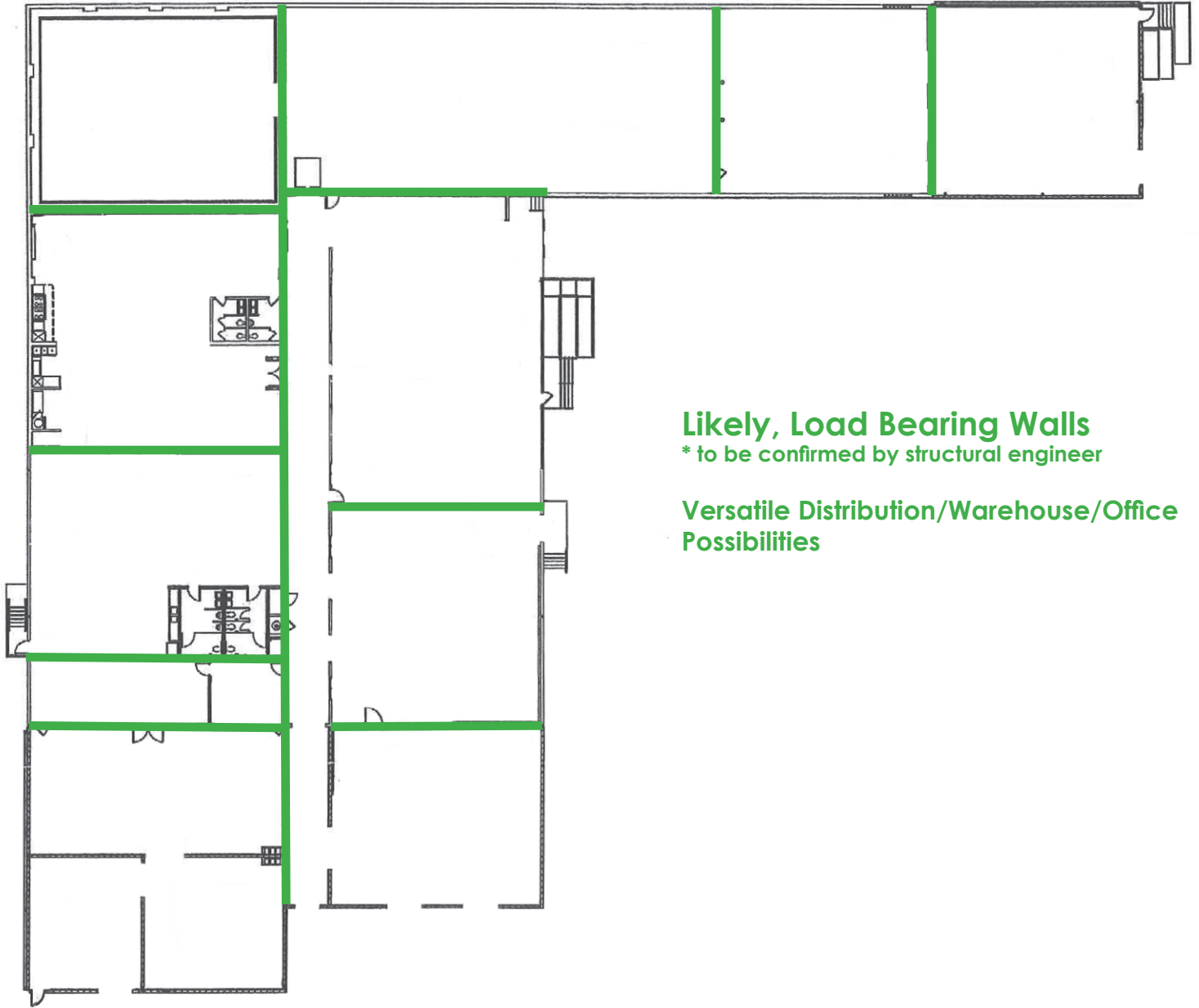
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Dock-High Warehouse Layout

Potential Expanded Warehouse Space



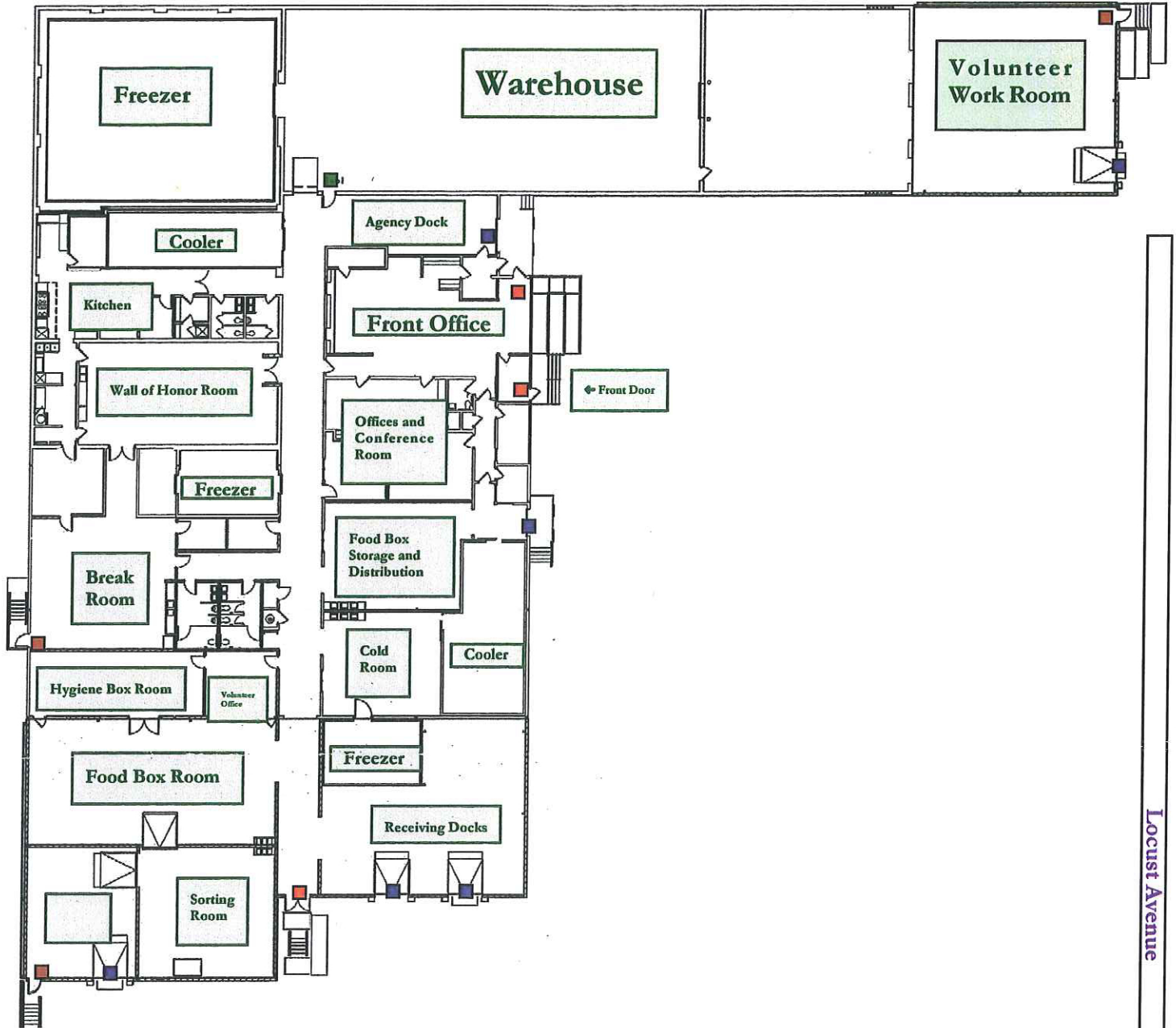
Interior Load Bearing Walls



Likely, Load Bearing Walls
* to be confirmed by structural engineer

Versatile Distribution/Warehouse/Office Possibilities

Property Layout

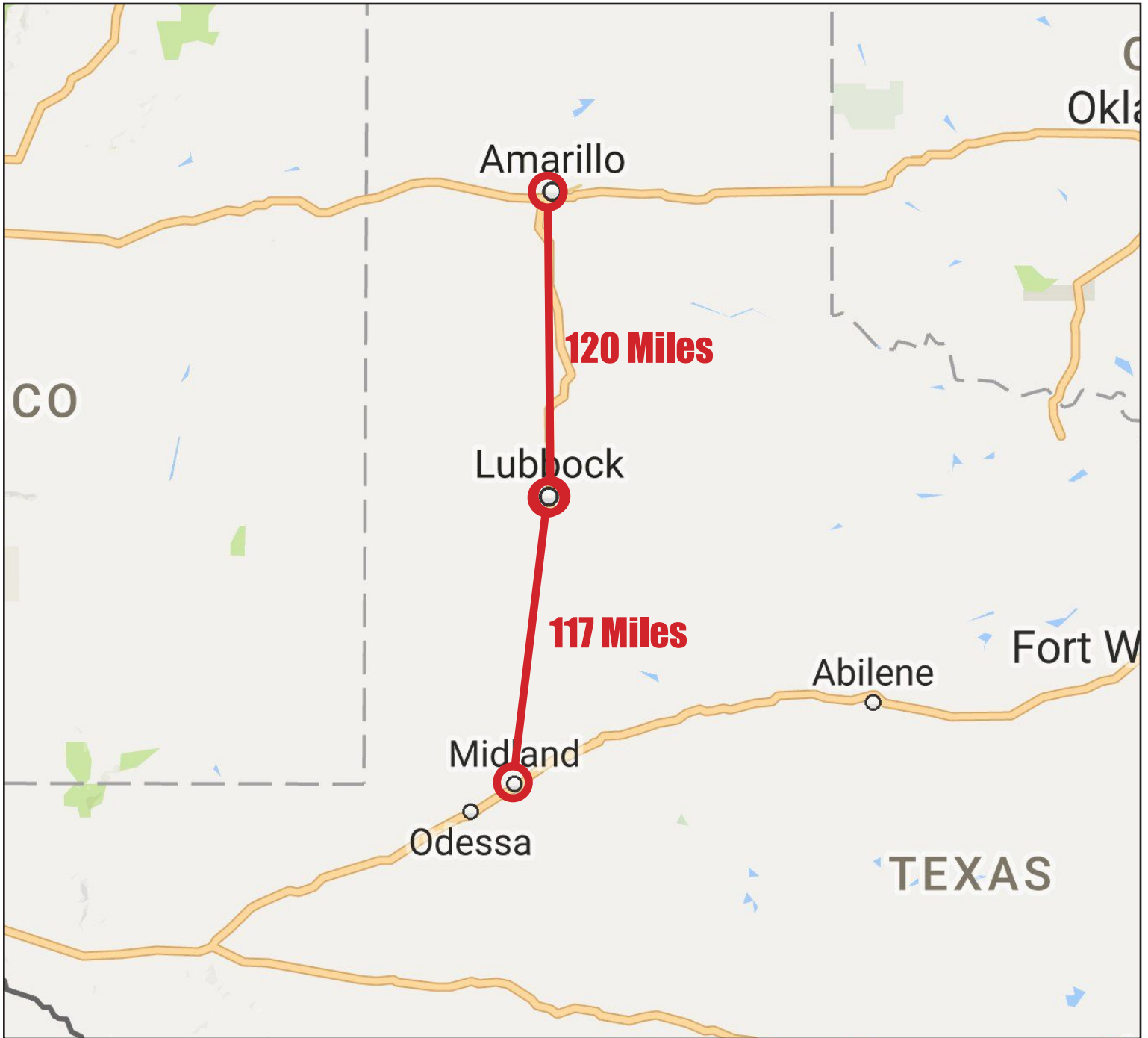


Locust Avenue

Aerial Layout



Proximity Map



Property Images



Warehouse

Property Images



Property Images



Aerial Location

- Classic Industrial Park
- Easy Access to I-27, 50th Street and Loop 289

