

INDUSTRIAL FOR LEASE

\$4,900 PER MONTH (NNN)

2914 Avenue A, Lubbock, TX 79404



AVAILABLE SF:	24,509 SF
LEASE RATE:	\$4,900 Per Month (NNN)
LOT SIZE:	0.96 Acres
BUILDING SIZE:	24,509 SF
GRADE LEVEL DOORS	7
CEILING HEIGHT:	20.0 FT
YEAR BUILT:	1962
ZONING:	C-4
CROSS STREETS:	29th & Ave. A

PROPERTY OVERVIEW

\$4,900 (\$2.40 psf) plus NNN.

Warehouse with large showroom and multiple offices. 7 Overhead Doors. Frontage on Avenue A. High visibility. Located directly across the street from Plain Cotton Co-op Oil Mill. Property is also available For Sale at \$545,000. 3-5 Year Lease with Security Deposit equal to first month's rent.

PROPERTY FEATURES

- South Side of the Building: 3-Metal Overhead Doors 12' X 12' and 1-Walk Thru Door
- East Side of Building: 2-Metal Overhead Doors 12' x 9' and 1-Wood Overhead Door 12' x 18' and 1-Metal Roll Up Door 14' x 12' and 3-Walk Thru Doors

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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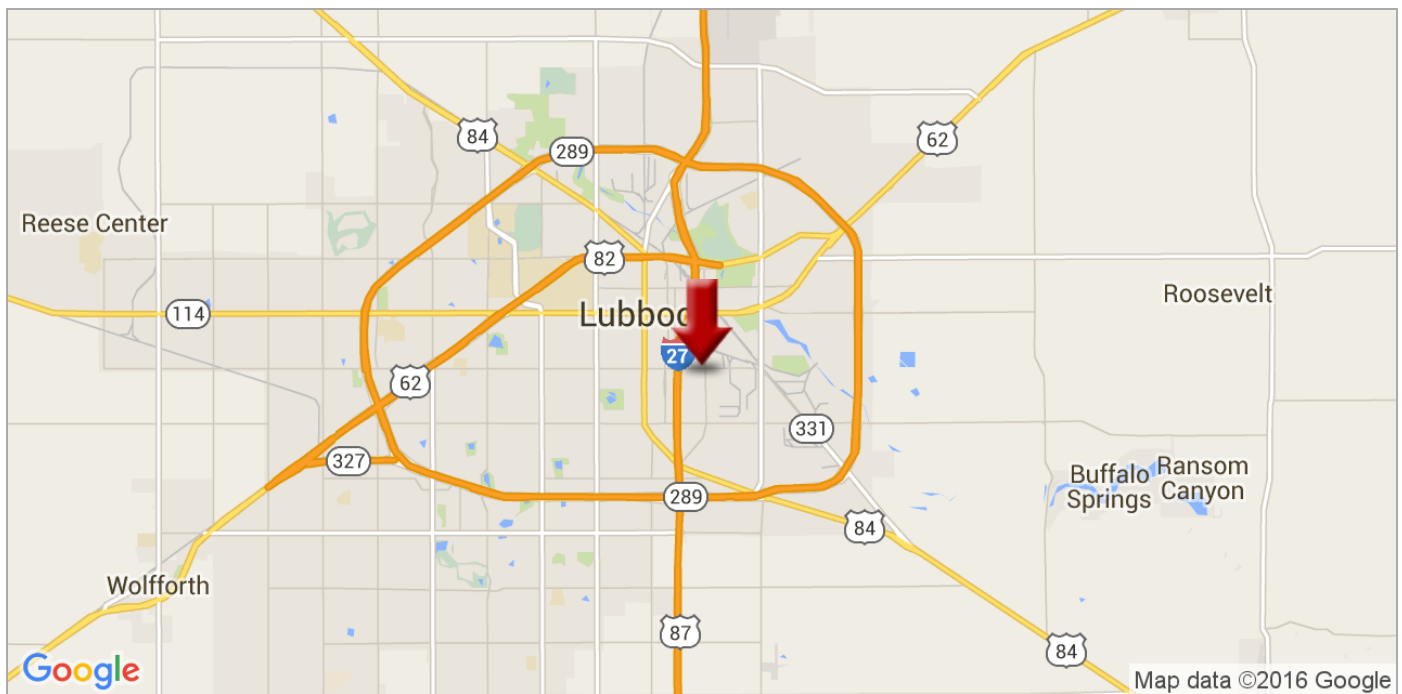
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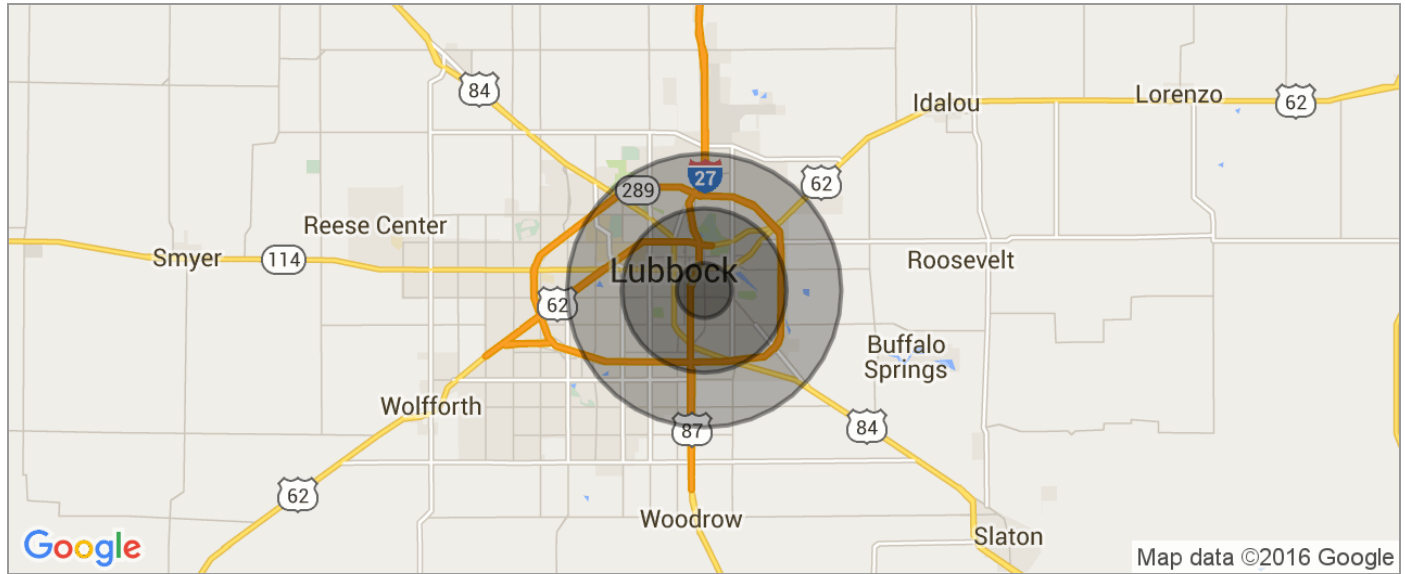
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,415	55,076	133,523
MEDIAN AGE	29.2	28.9	29.9
MEDIAN AGE (MALE)	26.2	27.6	28.5
MEDIAN AGE (FEMALE)	31.6	30.1	31.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,879	20,793	49,368
# OF PERSONS PER HH	2.9	2.6	2.7
AVERAGE HH INCOME	\$30,592	\$36,730	\$45,480
AVERAGE HOUSE VALUE	\$159,404	\$116,895	\$125,941
RACE	1 MILE	3 MILES	5 MILES
% WHITE	62.3%	66.4%	71.7%
% BLACK	10.1%	14.6%	11.5%
% ASIAN	0.4%	0.9%	1.8%
% HAWAIIAN	0.2%	0.2%	0.1%
% INDIAN	1.3%	0.9%	0.7%
% OTHER	20.6%	13.7%	11.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	70.3%	49.5%	38.9%

* Demographic data derived from 2010 US Census

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