



# 4700 Block of West Loop 289, Lubbock, TX

- retail frontage flex space,
- warehouse, dock-high in the back

- Built in 1990.
- Total improvements approx. 31,500 SF
- Mixed use property with a combination of office, warehouse and retail frontage.
- In the rear of building is a loading dock with overhead doors for each unit and plenty of room to maneuver a forklift. The back of the building has access to Englewood Ave for easy truck access.



Land Size ..... 85,400 SF+/-  
 Building Size (3) ..... 31,500 SF+/-

Lease Rate..... varies \$6.00 to \$9.60 SF depending on finish-out and size  
 Sales Price ..... \$1,950,000

At this time two lease spaces are available:  
 4723 West Loop 289 – 7,200 SF, \$6.17 SF Gross  
 4717 West Loop 289 – 2,500 SF, \$9.60 SF Gross

Other spaces are month-to-month. Property is under-leased for this location. More square footage could be made available by decking – 20' roof height, steel frame building.

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