

OFFICE / WAREHOUSE

**5925 50TH ST
LUBBOCK, TX 79424**

FOR LEASE

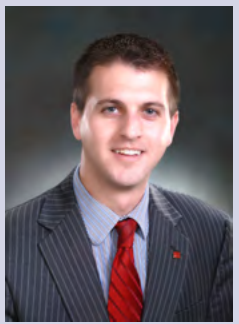


RICK CANUP, REALTORS®
Each office is Independently Owned and Operated



PROPERTY INFORMATION

DESCRIPTION:	Well maintained office / warehouse with an attached 120 SF self-storage unit. The building features 3 offices, one restroom, central HVAC, and an alarm system. The warehouse space has a gas hung heater, 2 ceiling fans, and a washer & dryer hookup with industrial sized sink.
LOCATION:	Located on 50th Street just west of Loop 289 in an area with other similar properties.
ZONING:	IHC (Interstate Highway Commercial)
UNIT SIZE:	1,200 sq. ft. plus 120 sq. ft. self-storage unit (approx.)
TENANT COSTS:	Electricity and gas
LEASE TERM:	2–5 years
LEASE PRICE:	\$1,050 per month (Modified Gross)



Jef Conn, CCIM
Investment Specialist
806.784.3216 direct
806.787.4779 cell
JConn@CBCWorldwide.com

Coldwell Banker Commercial Rick Canup, Realtors®

806.793.0888

4924 S. Loop 289 Lubbock, TX 79414

CBCLubbock.com
CBCWorldwide.com

© 2015 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

OFFICE / WAREHOUSE

FOR LEASE



RICK CANUP, REALTORS®
Each office is Independently Owned and Operated

5925 50TH ST
LUBBOCK, TX 79424

DETAILS

CONSTRUCTION:

Walls Metal
Foundation Slab
Roof Metal

INTERIOR:

Walls Texture/Paint
Ceilings Suspended Tile
Floors Carpet/Tile

YEAR BUILT:

1991

HEATING:

Central HVAC in main building with gas-hung heater in warehouse space

UTILITIES:

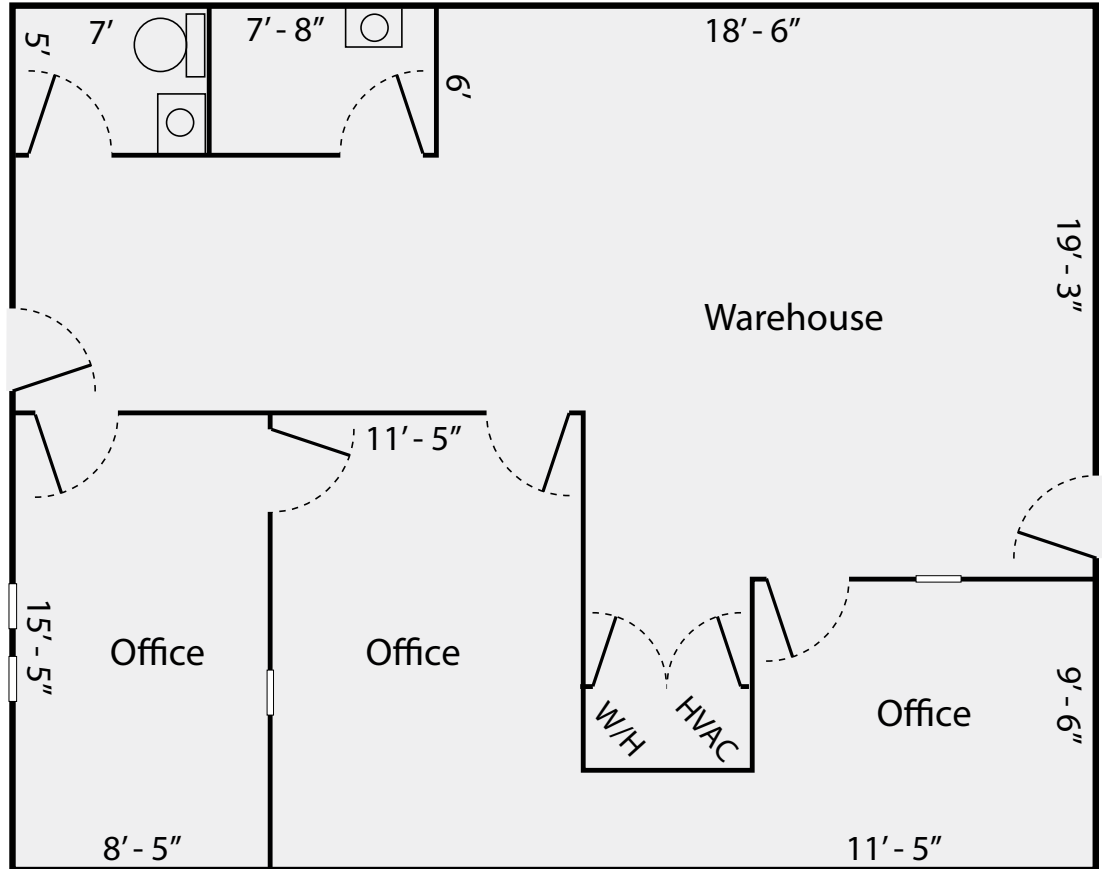
City water & septic system

LIGHTING:

Fluorescent

DOORS:

One grade-level overhead door in attached self-storage unit.



Coldwell Banker Commercial Rick Canup, Realtors®

806.793.0888

4924 S. Loop 289 Lubbock, TX 79414

CBCLubbock.com
CBCWorldwide.com

© 2015 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.