

Wilkerson

PROPERTIES INC.

212 23rd St.

Class B Warehouse- 37,780 SF
Lubbock, TX

Will Wilkerson
office 806.474.2210
cell 214.843.8221
Gordon Wilkerson
office 806.474.2207
cell 806.441.4307



Property Summary

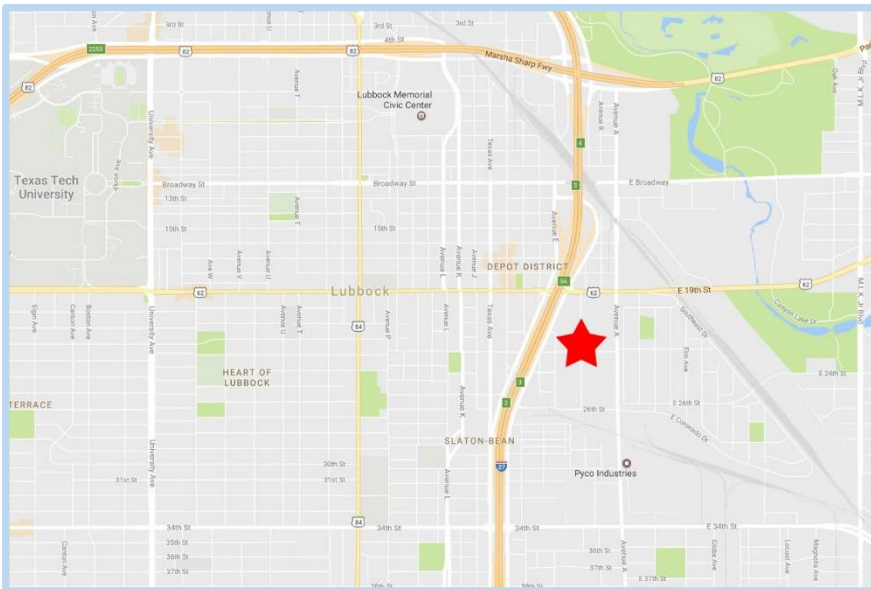
Freestanding warehouse on 1.31 acres. 2 story 3,960 SF office with large break room. 7,130 SF of insulated cold storage. 6 dock high overhead doors. Clear height varies from 14' to over 24'. Building is accessible for 53' truck on south and west sides. See attached plan for more information.

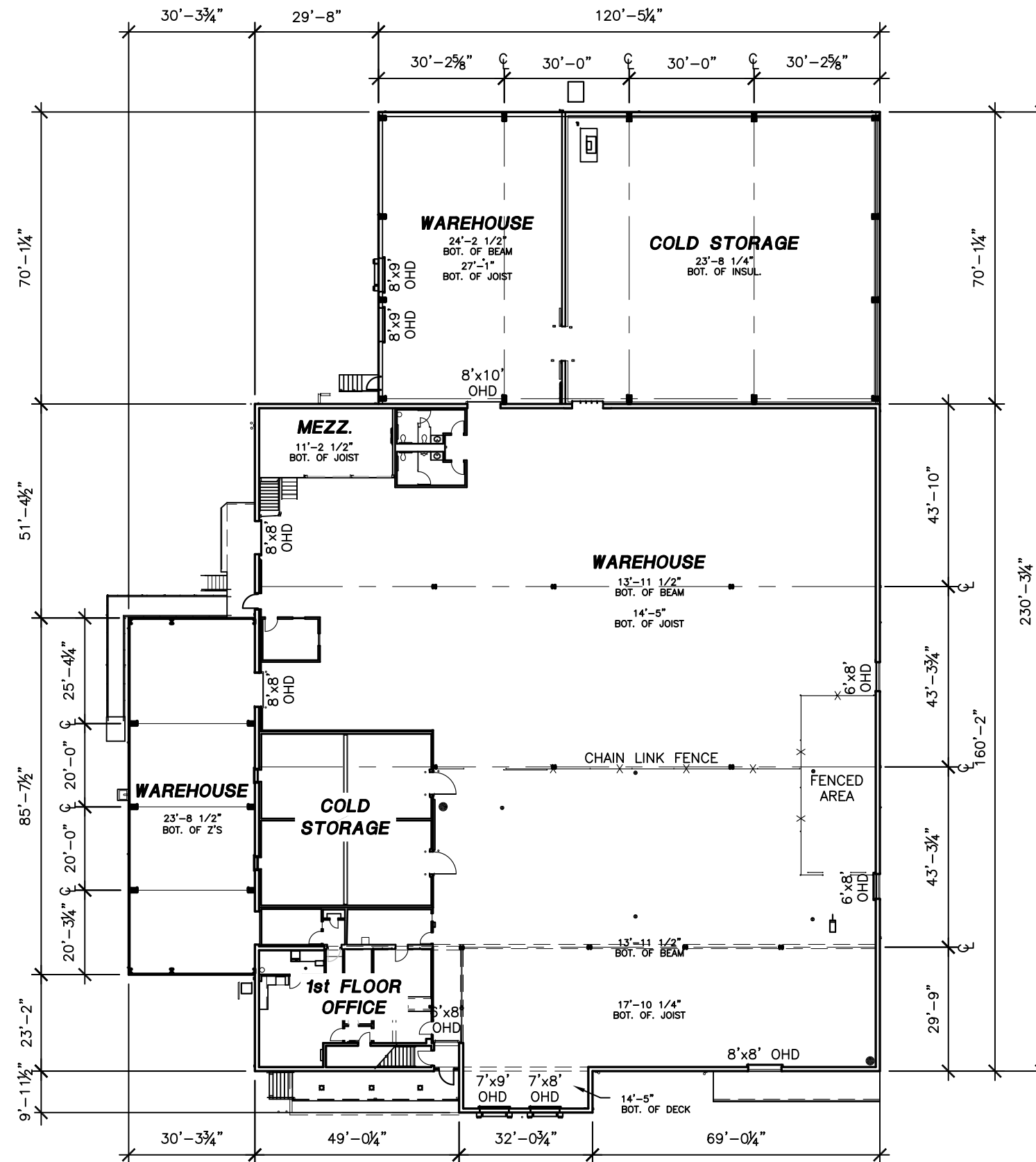
Location

23rd and Ave. C. Good access to I-27 and Marsha Sharp Freeway. 2 blocks from I-27 access road.

Lease Rates

\$7,500/month NNN. Would consider subdividing with a long term lease and credit tenant.





FIRST FLOOR PLAN
 SCALE: 1/32" = 1'-0"

LOT DESCRIPTION:
 ADDRESS: 212 23rd STREET
 LEGAL: KEITH BLK 1 L 1-6
 TOTAL LOT AREA = 57,000 S.F. (1.31 AC.)
 NON-SPRINKLERED
 BUILDING AREA
 FIRST FLOOR OFFICE = 2,142 S.F.
 SECOND FLOOR OFFICE = 1,818 S.F.
 WAREHOUSE = 25,531 S.F.
 COLD STORAGE = 7,130 S.F.
 MEZZ. STORAGE = 597 S.F.
 BASEMENT = 562 S.F.
 TOTAL AREA = 37,780 S.F.



Commercial & Industrial
 Development, Management & Brokerage
 Phone: (806) 474-2223
 Fax: (806) 474-2216
 501 E. 66th Street
 Lubbock, Texas 79404

VACANT	Date: 01/23/2017	Rev:	Notes:	Area:
212 23rd Street	Drawn by: JWT,JCH,GP			
Lubbock, Texas 79404	Checked by:			
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