

# Westar Commercial Realty

Listing Agent(s):

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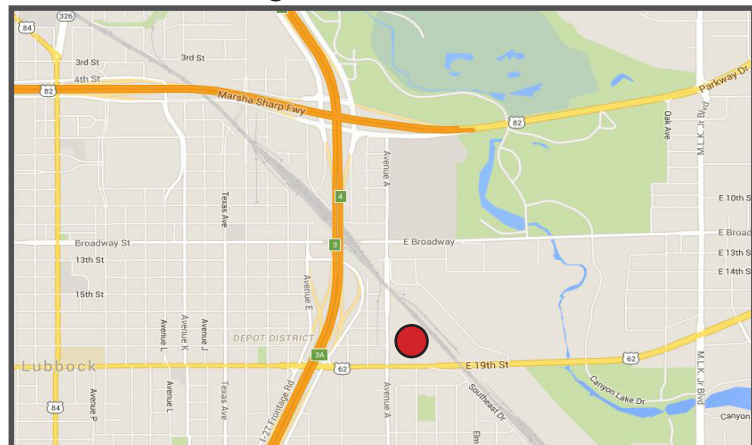
**1601 AVE A, LUBBOCK, TX 79401**

Sales Price: ..... Entire Package \$1.95M (\$9.52/SF)  
 Lease Rate: ..... Entire Package \$19,500/Mo.  
 Partial Lease Rates: .. Contact Listing Agent

Sidewalls: ..... 12' - 25'  
 Dock: ..... Building 11 is small terminal, various ramps on property, grade level access to warehouses

Deposit:..... Equal to first months rent  
 Size:..... 204,745 +/- usable SF available  
 Tract Size:..... 15.62 Acres + 1.6 Additional Acres  
 Zoning:..... M2

- \* Heavy Manufacturing Zoning
- \* Warehouses 1 and 2 have been rehabbed
- \* Borders Railroad, features railroad weight scale
- \* Building 12 is two-story office with basement
- \* Access gates on both Ave A and 19th Street
- \* Fire hydrants on property
- \* Has City of Lubbock Utilities



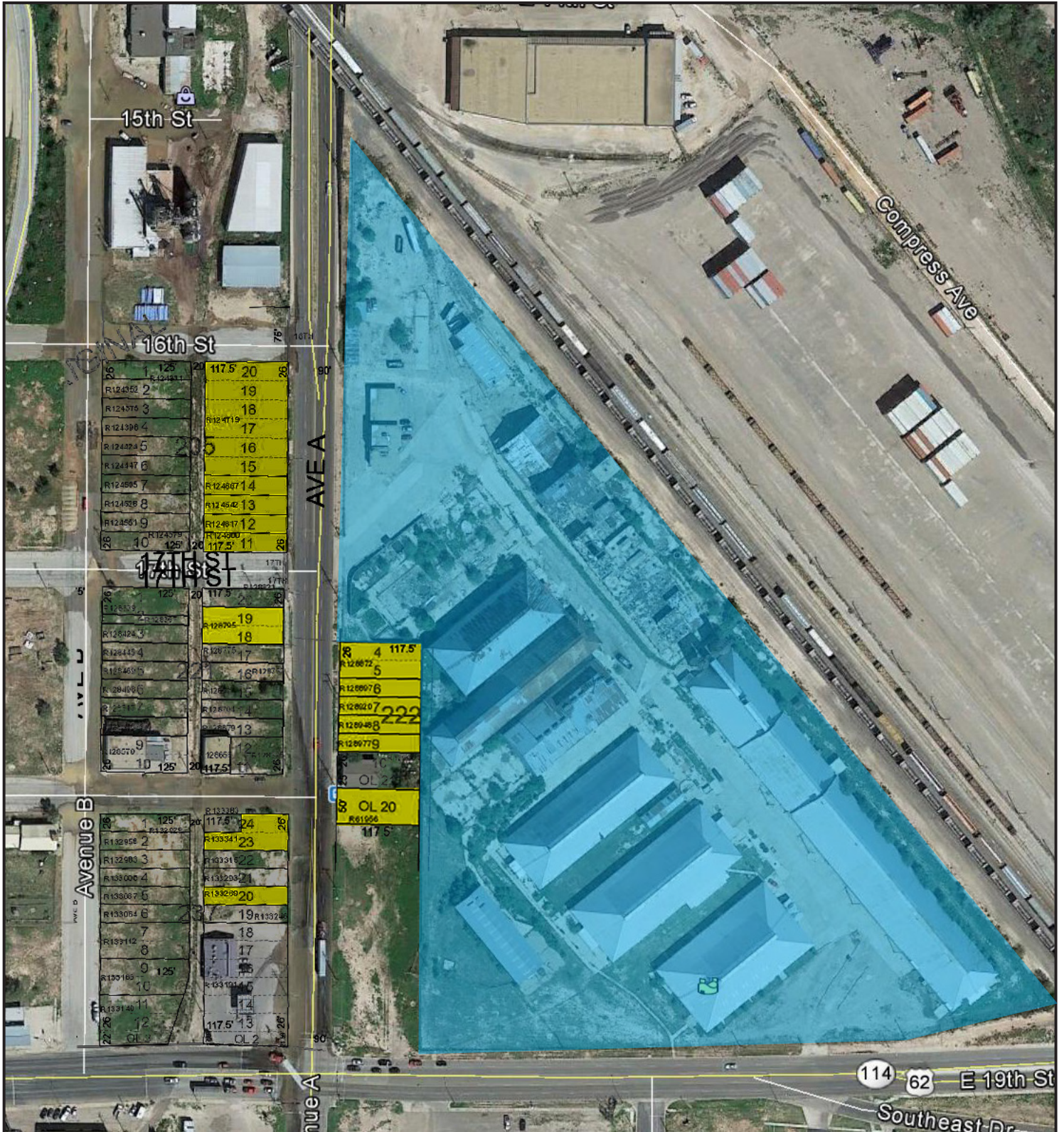
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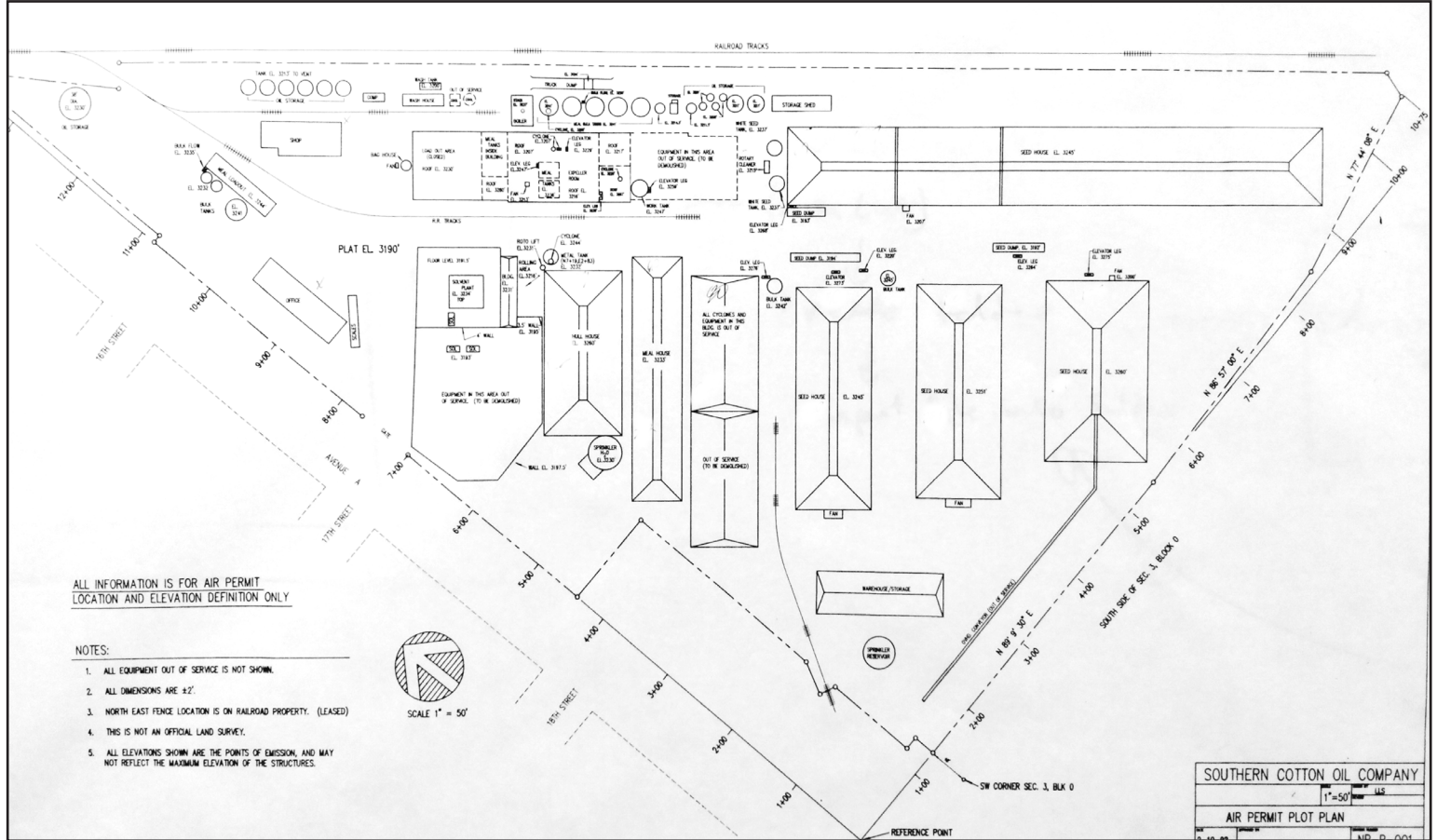
# Additional Land Available

Primary Subject Property: 15.6 Acres (blue)

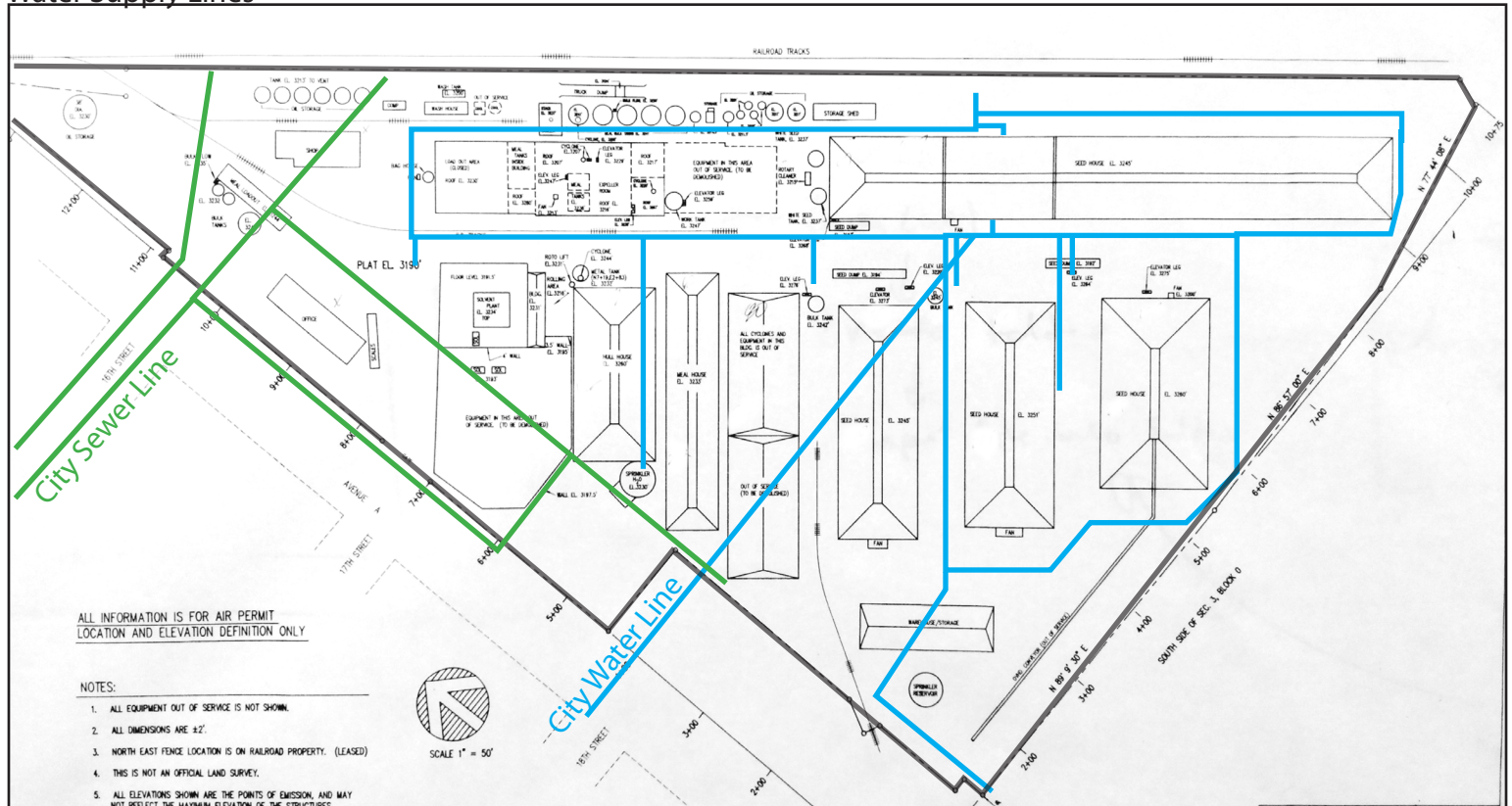
Additional Land: 1.6 Acres (yellow)



## Air Permit Plot Plan



## Water Supply Lines



# Images



# Images



# Images

