

Westar Commercial Realty

Listing Agents:

Bill Young
(806) 776-1270
byoung9478@lubbockwestar.com

Bobby McQueen
McQueen Company Realtors
(806) 748-7100



Former Bozeman Machinery

Parkway Dr

B

A

HWY 62



3409 Idalou Road, Lubbock, TX

List Price:..... \$375,000.00 Tract A
\$475,000.00 Tract A&B
Tract A:..... 2.2 Acres +/-
10,720 SF Warehouse
3,800 SF Warehouse
Tract B:..... 18 Acres +/-
2,800 SF Warehouse
Zoning:..... M-1
Property Taxes: \$4,419.94(2016)

Main Retail/Warehouse building is steel frame, metal construction. Constructed in 1987 with four(4) gas heaters in warehouse. Retail area has two 12x14 offices with a breakroom and one bathroom. Warehouse has 18' sidewalls with 22' center height and has two overhead doors 16x16. Also, another warehouse is annexed to the larger building with two 10x10 overhead doors. The second free standing warehouse is 3,800 SF steel frame, metal construction, built in 1969 and the smaller warehouse built in 1995.

Entire property is fenced. Good access from the Idalou Highway (Highway 62) and to I-27 via 19th Street. Water and sewer are to the site, however have not conferred that the building are connected to city services. Was used to store tractors and farm implements. Ownership says acreage is environmentally clean.

806.797.3231

4415 71st, Suite 12 • Lubbock, TX 79424 • 806 793-2130 (Fax)

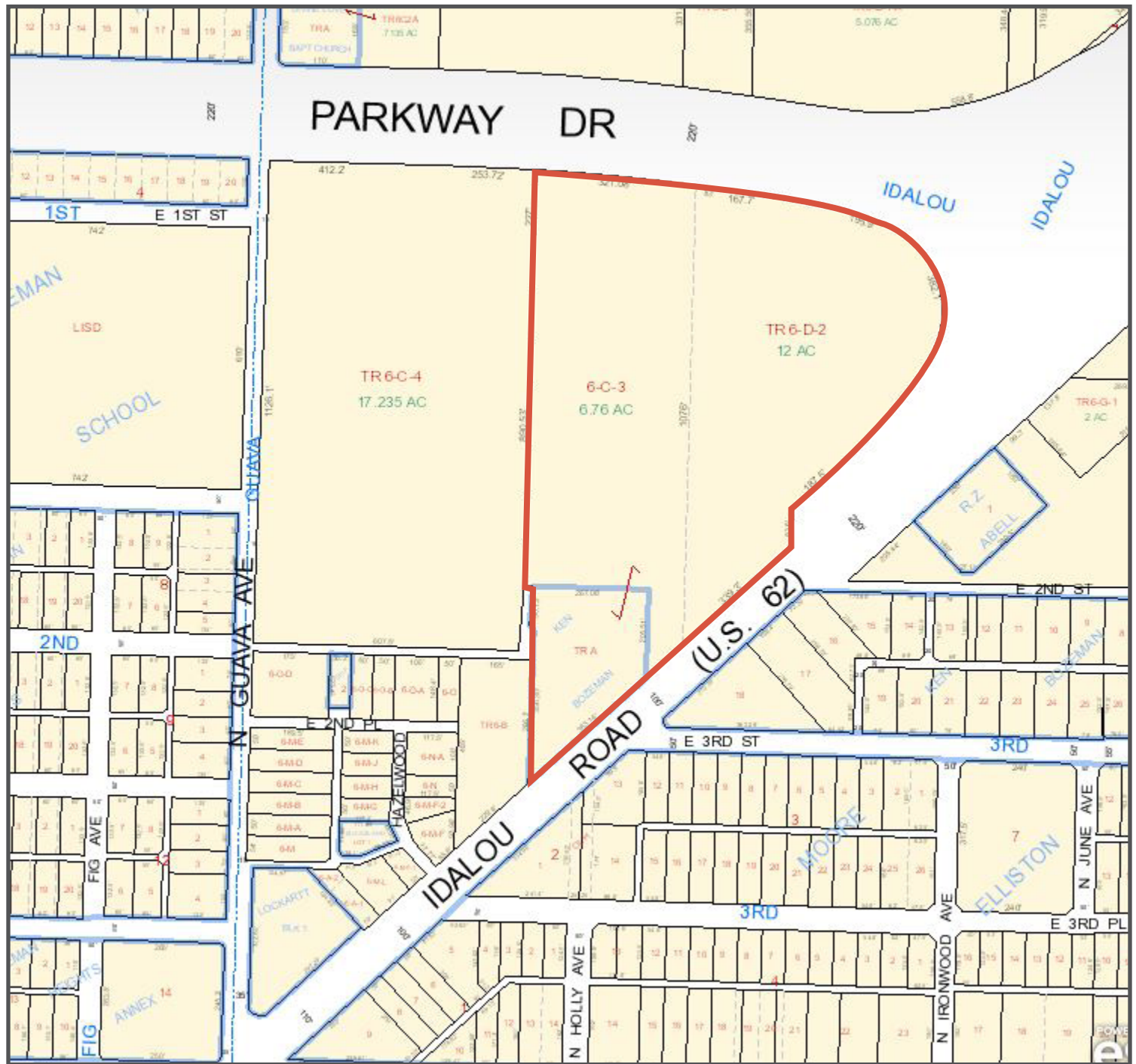
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Property Aerial



Property Layout



Property Images

