

# Westar Commercial Realty

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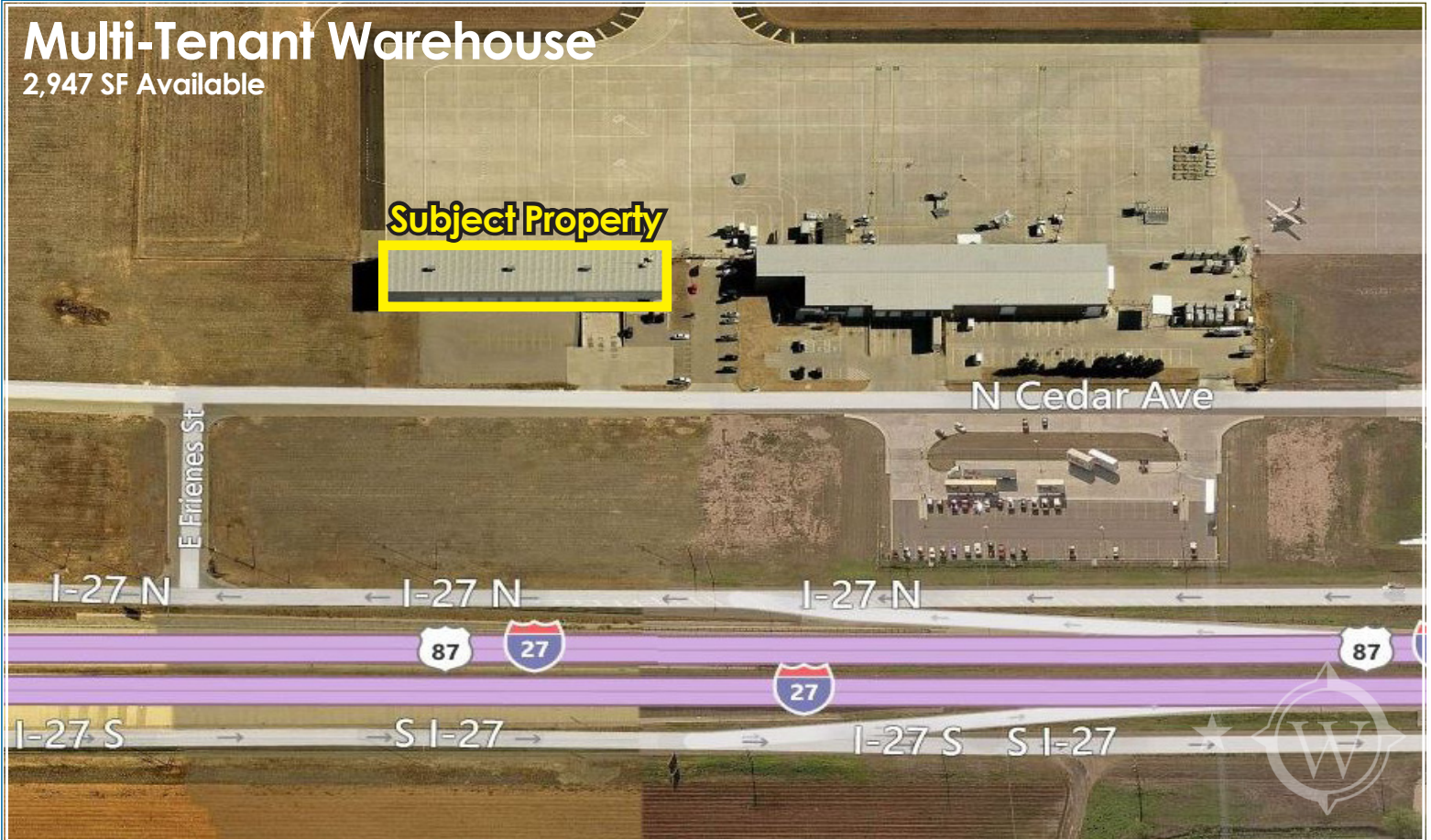
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## Multi-Tenant Warehouse

2,947 SF Available

**Subject Property**

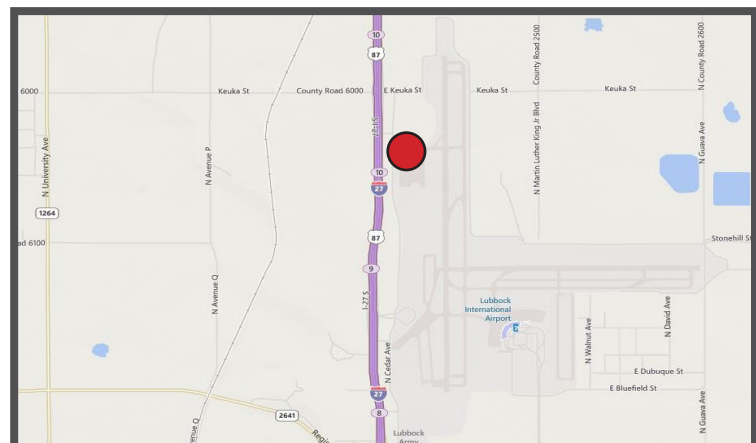


### 8002 N.Birch, Lubbock, TX

List Price: .....\$5/SF NNN (\$1.29 NNN)  
Building Size:.....24,180 SF +/-  
Zoning:.....Outside City Limits  
Year Built: .....1994  
OHD:.....Dock High  
Sizes Available:.....88 SF Office Space  
785 SF Warehouse Space  
2,947 SF Warehouse Space

- \* Dock High Loading Wells
- \* Easy Access to Primary Trucking Routes
- \* Well Maintained
- \* Building is occupied by UPS, Meyer Logistics Inc.
- \* Tenant must qualify for Airport ID Badge
- \* Land behind building is utilized by UPS aircraft
- \* Land is a leasehold interest until 7/22/2033

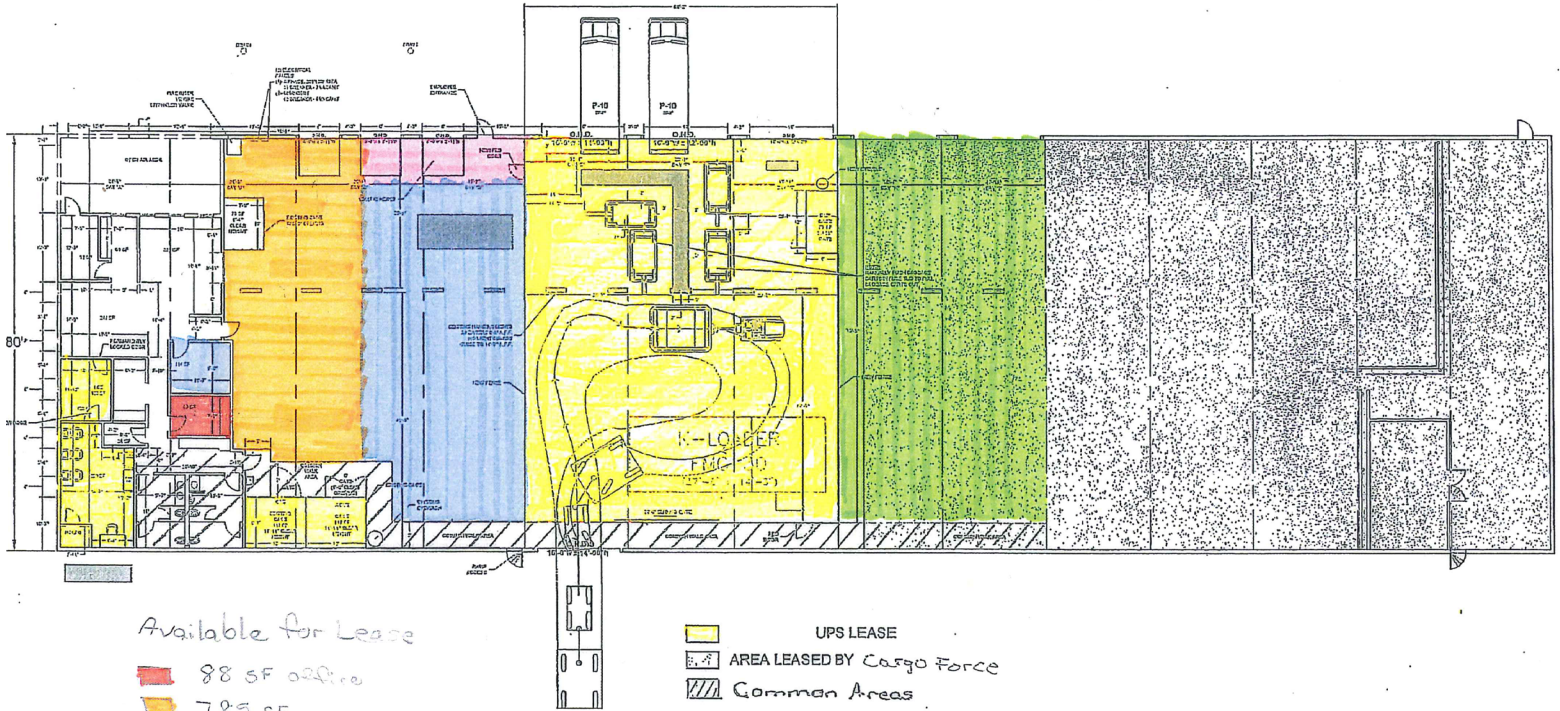
## Secure Warehouse Storage



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www.lubbockwestar.com

# Property Layout



Available for Lease

- 88 SF office
- 785 SF
- 2,947 SF

- UPS LEASE
- AREA LEASED BY Cargo Force
- Common Areas
- Vacant
- ~ Common Area for UPS + Meyer Logistics
- Meyer Logistics, Inc.

APPROVAL	
DISTRICT ENGINEER	_____
P.E. SIGN.	_____
PL. SIGN.	_____
ASST. DISTRICT ENGINEER	_____
ASST. PL. ENGINEER	_____
ADMINISTRATIVE ENGINEER	_____
SECURITY ENGINEER	_____
INSURANCE ENGINEER	_____
PROPERTY ENGINEER	_____