

## Listing Agents:

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## 41,763 SF Manufacturing Facility



Ideal for manufacturing, sheet metal shop, welding , pump company

**714 E 34th Street, Lubbock, TX**

**Lease Rate:** ..... \$2.30/SF (\$7,983/Mo. + NNN)  
**Lease Term:**..... 5 year  
**Taxes:**..... \$13,437.37 (2016)  
**Tract Size:**..... 3.8 Acres  
**Deposit:**..... Equal to 1st months rent  
**Zoning:**..... M-1  
**OHD:**..... 7 Total - Grade level  
Four 14'x16'  
One 18'x20'  
One 10'x10'  
One 10'x8'

**Fenced Stack Lot:** ..... Yes  
**Sidewall:** ..... 20', 17'5" Clear.  
**Center Point:** ..... 22', 19'8" Clear

Built in 1977, steel frame/metal construction, alarmed throughout. Located approximately one mile east of I-27 on 34th street. The property features cranes ranging in size from half-ton to three(3) ton, paint booth, two story breakroom inside shop area, pneumatic and 440 Three Phase access available throughout the warehouse area. Electric overhead doors on the east side of the property (3 doors) and one 14'x16' door on the south side of the building. Column spacing is two rows of 12 spaced 25x40.

The office area is 2,763 SF with three(3) restrooms one with shower, reception, seven(7) offices, breakroom, and a conference/large file room.

# 806.797.3231

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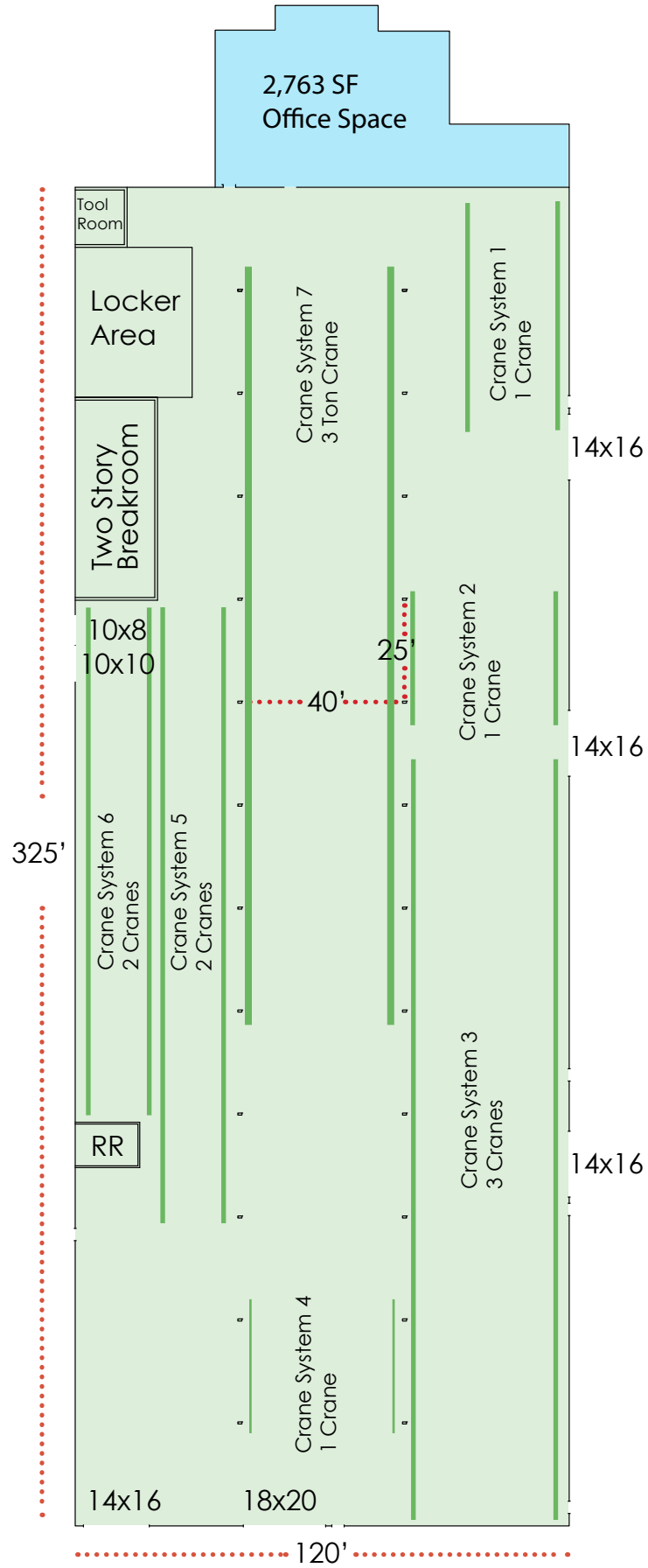
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# Property Aerial



# Property Layout





# Property Images



# Property Images





# Property Images

