

FOR SALE / LEASE

3216 116th St

Lubbock, TX 79423

WestMark
COMMERCIAL

TCN
WORLDWIDE
REAL ESTATE SERVICES



OFFERING SUMMARY



Lease Price

\$14.00 SF/yr (NNN)



Sale Price

\$995,000



Lot Size

25,168 SF



Total Building Size

6,762 SF

PROPERTY DESCRIPTION

Discover a pristine office/warehouse opportunity in fast-growing South Lubbock. This $\pm 6,762$ SF building features approximately $+2,762$ SF of modern office space and $\pm 4,000$ SF of clean, well-constructed warehouse area. The office layout includes seven private offices, a dedicated break room, and two restrooms — ideal for service, operations, and administrative teams.

The warehouse provides excellent function and flow for storage, distribution, and shop activities. A secured stack yard is located behind the building, offering additional outdoor storage and operational space. Constructed with quality in mind, this brand new office/warehouse is ready for immediate occupancy.

LOCATION DESCRIPTION

Located in South Lubbock one block east of Indiana Ave on 116th Street.



KAREN HIGGINS, CCIM
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Lease Type NNN | Total Space 6,762 SF | Lease Term Negotiable | Lease Rate \$14.00 SF/yr

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
3216 116th Street	Available	6,762 SF	NNN	\$14.00 SF/yr	NNN expenses are estimated at \$2.50/SF/YR

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