

LEASE

2227 EAST 50TH STREET

Lubbock, TX 79404



OFFERING SUMMARY

Lease Rate:	\$4,000 per month (NNN)
Building Size:	13,320 SF
Available SF:	13,320 SF
Number of Buildings	3
Land Area	4.65 Acres
Zoning:	Light Industrial LI

PROPERTY OVERVIEW

This property features 3 buildings, an office building and two warehouses. The entire property sits on a fenced 3.59 acre tract of land with an additional 0.86 acres also available on the east end of the property for a total of approx 4.45 acres of land. The office building features a reception area, 5 offices and a work room. The back warehouse is 3,750 sq ft and features four overhead doors and a covered awning on the back area. The west building is 7,650 sq ft and has a large electrical supply running to the building. Contact broker to discuss additional details on the property. There is new electrical and water service to the building as of April 2026. Additional upgrades and tenant improvement packages available.

LOCATION OVERVIEW

Located on East 50th between MLK Blvd and SE Drive, the property has quick access to all parts of Lubbock.

Jef Conn, CCIM, SIOR
(806) 787-4779
TX #572358



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