

Wilkerson

PROPERTIES INC.

8308 Upland Ave.

Class A Warehouse- 88,000 sq. ft.
Lubbock, TX

Will Wilkerson
office 806.474.2210
cell 214.843.8221
Gordon Wilkerson
office 806.474.2207
cell 806.441.4307



Property Summary

Freestanding warehouse on 6+ acres. Approximately 8,000 ft. of office space in building with large conference/training rooms and several large offices. 6 dock high doors and 2 grade level doors. Canopy over all dock high doors. 17' clear height and 55 'X 25' column spacing.

Location

Northwest corner of 85th and Upland. Great access to Marsha Sharp Freeway via 82nd and Upland Ave.

Lease Rates

\$4.50/sq. ft. NNN

Would consider subdividing with a long term lease and credit tenant



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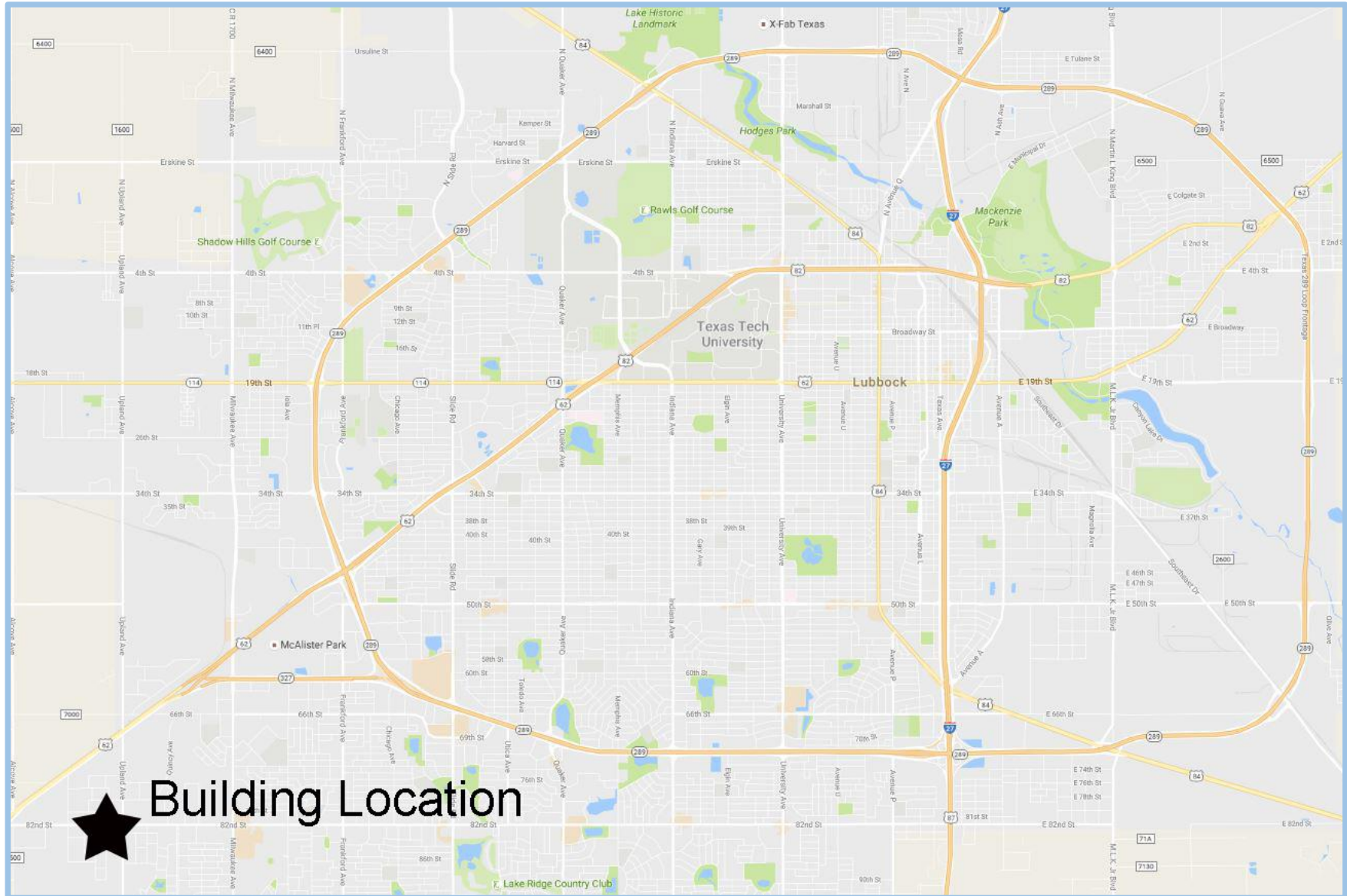
Wilkerson

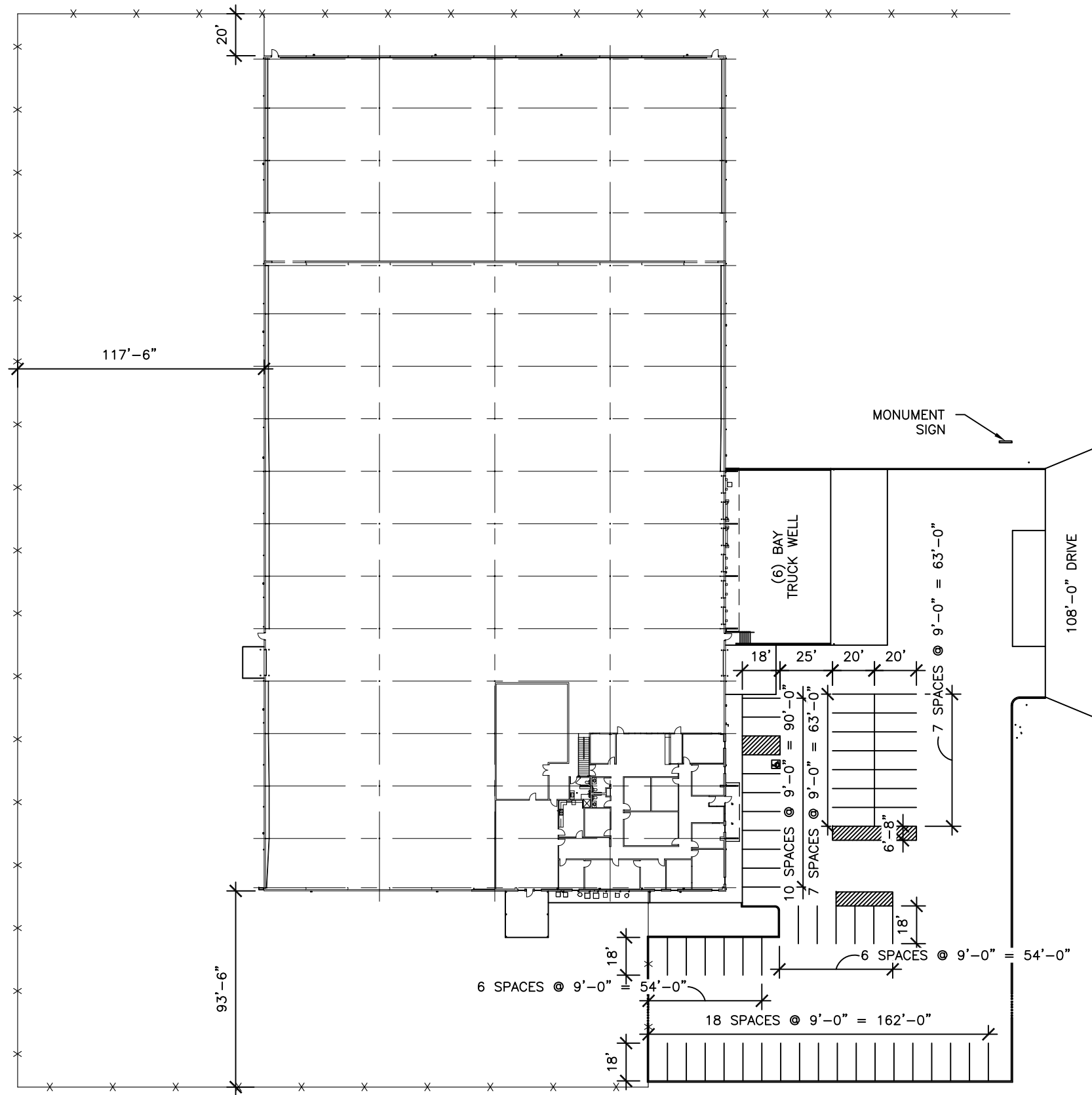
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LOT DESCRIPTION:

ADDRESS: 8308 UPLAND AVENUE
 LEGAL: BLK AK, SEC 26 AB1515 TRACT D

TOTAL LOT AREA = 242,025 S.F. (5.56 AC.)

PARKING = 54 SPACES STRIPED
 1 HC PROVIDED

NON-SPRINKLERED

CLEAR HEIGHTS:
 BOTTOM OF BEAM = 17'-2"
 BOTTOM OF DECK = 19'-10"

MAIN BUILDING AREA (1996)
 OFFICE = 8,694 S.F.
 WAREHOUSE = 57,306 S.F.
 DECKED STORAGE = 5,624 S.F.

ADDITION AREA (2002)
 WAREHOUSE = 21,560 S.F.

TOTAL AREA = 93,184 S.F.

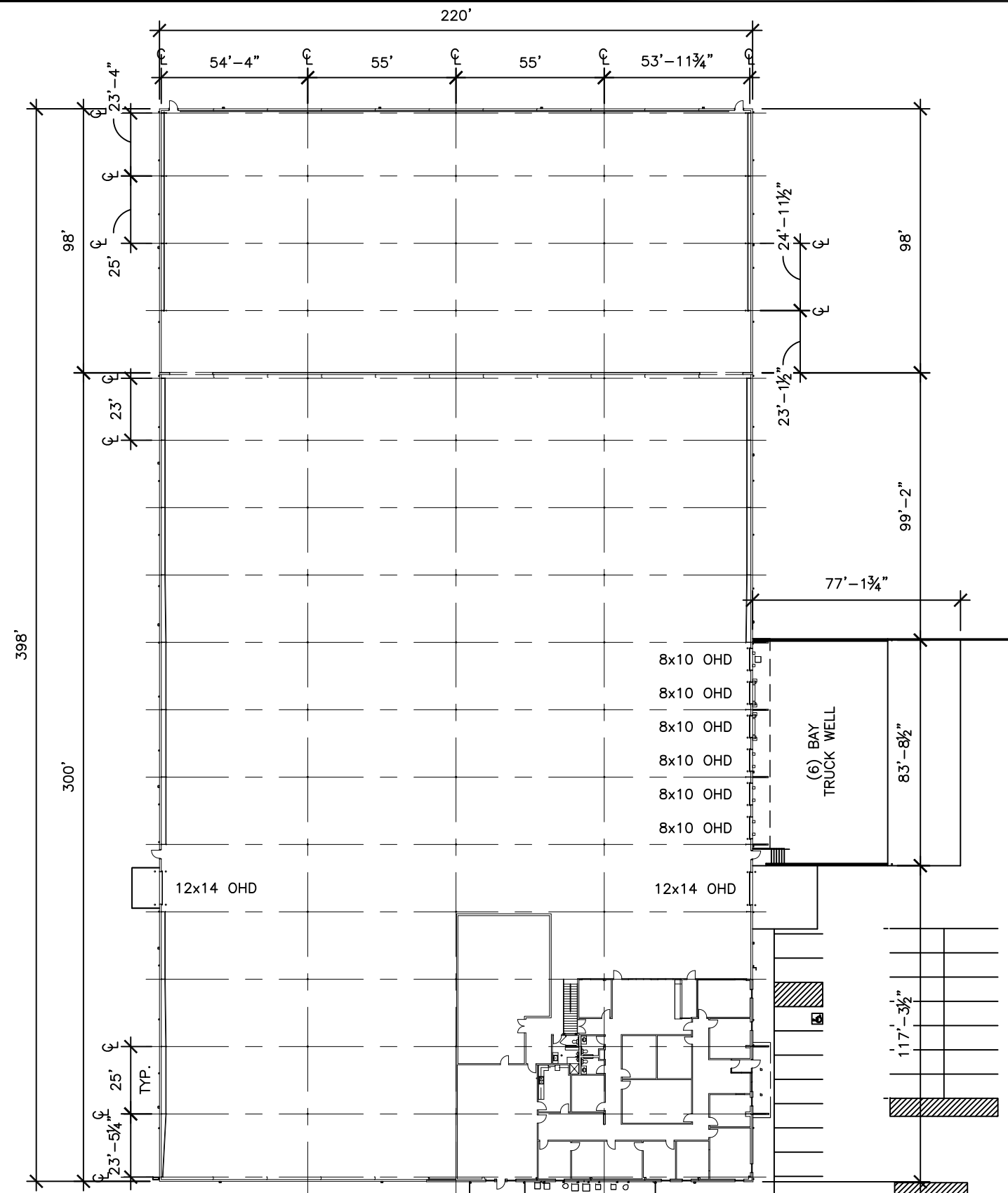
SITE PLAN
 SCALE: 1" = 60'



Commercial & Industrial
 Development, Management & Brokerage
 Phone: (806) 474-2223
 Fax: (806) 474-2216
 501 E. 66th Street
 Lubbock, Texas 79404

VACANT	Date: 01/23/2017	Rev:	Notes:	Area:
8308 Upland Avenue	Drawn by: JWT, GP			
Lubbock, Texas 79424	Checked by:			
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A1



OVERALL FLOOR PLAN

SCALE: 1" = 50'



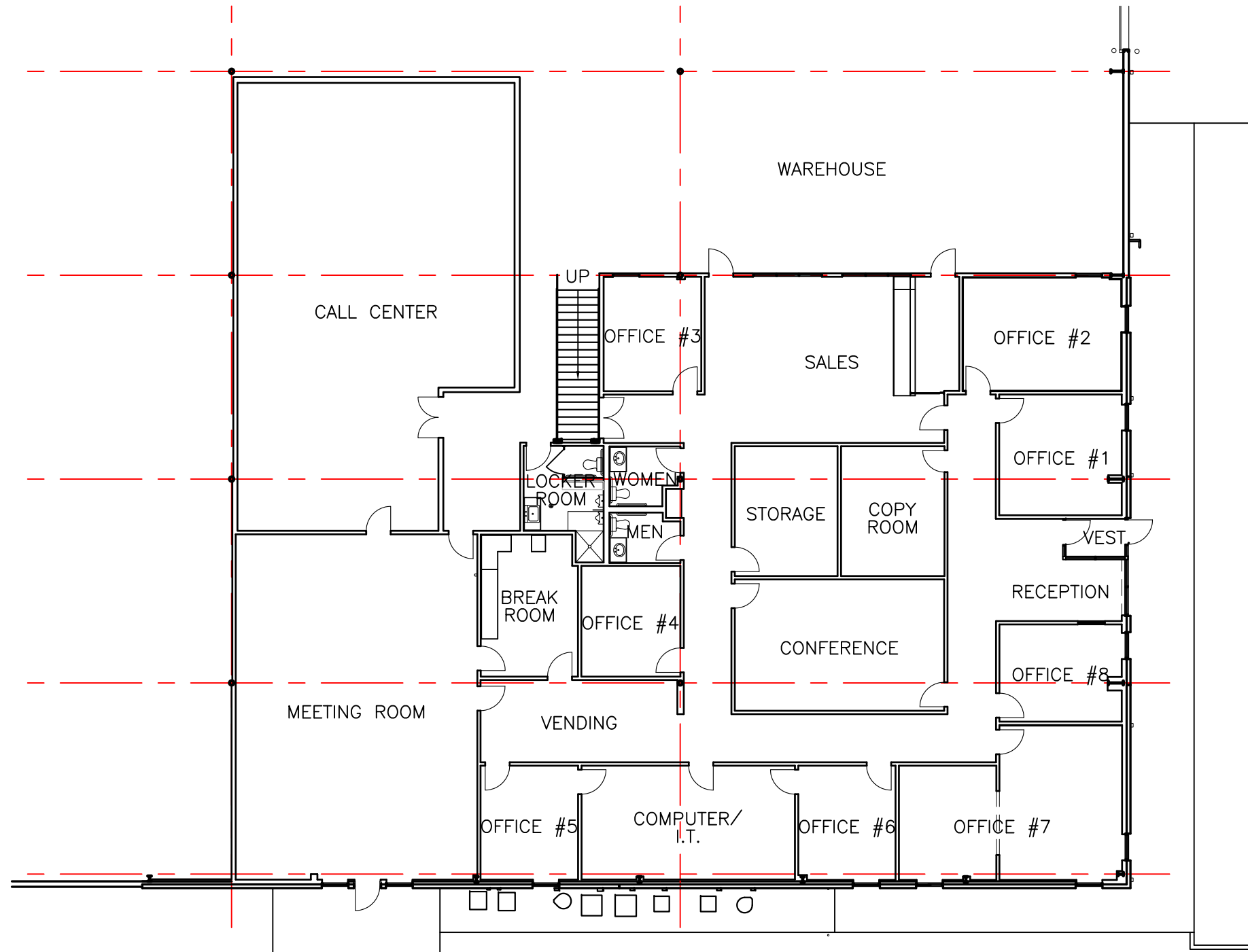
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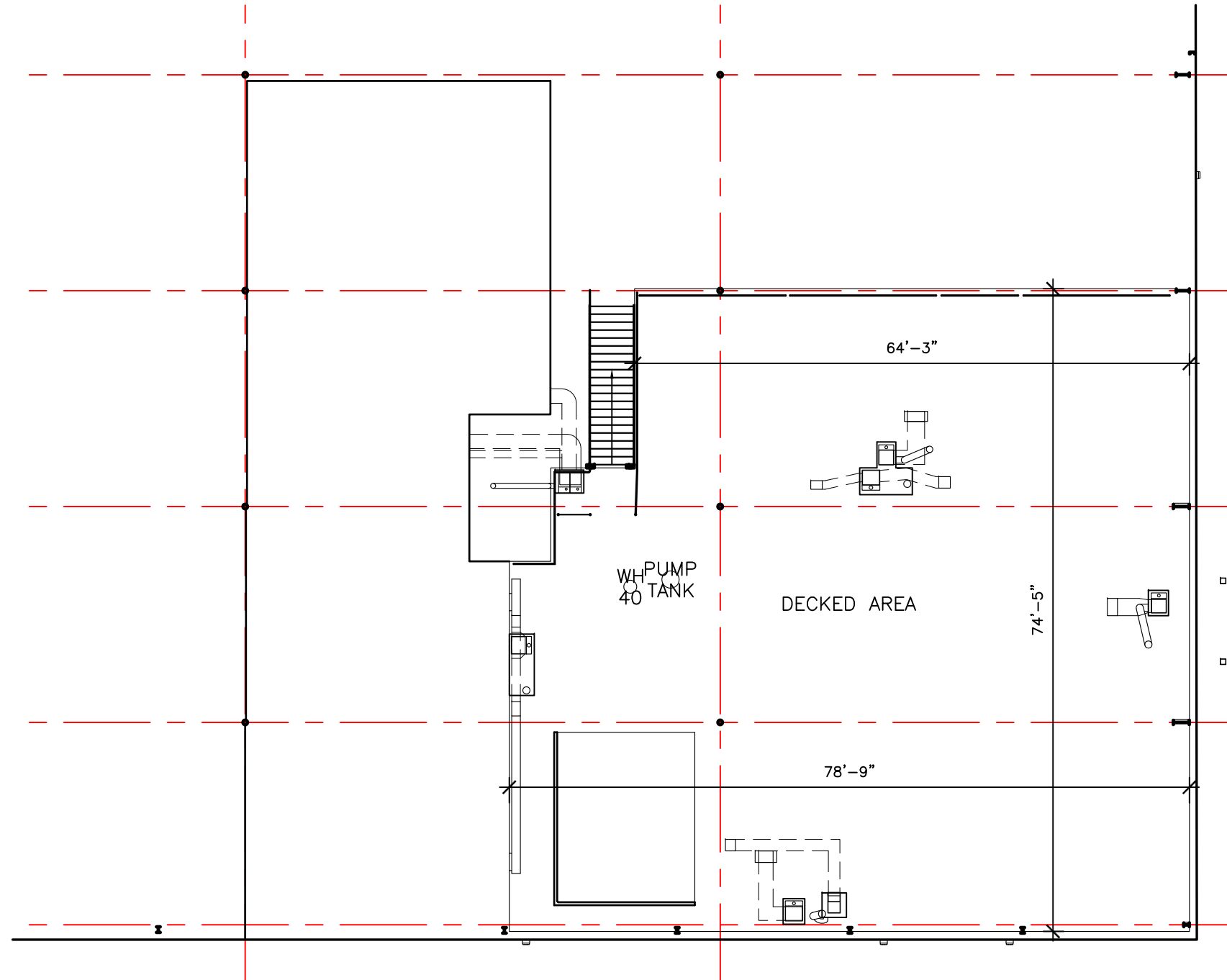
Area:



FIRST FLOOR PLAN


SCALE: 1/16" = 1'-0"

	Commercial & Industrial Development, Management & Brokerage	VACANT	Date: 01/23/2017	Rev:	Notes:	Area:	A3
	Phone: (806) 474-2223	8303 Upland Avenue	Drawn by: JWT, GP				
	Fax: (806) 474-2216	Lubbock, Texas 79424	Checked by:				
	501 E. 66th Street Lubbock, Texas 79404	G:\8308 Upland\8308 Upland-FLOR.dwg, FLOOR, 1/25/2017 11:01:13 AM					



SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

	Commercial & Industrial Development, Management & Brokerage	VACANT	Date: 01/23/2017	Rev:	Notes:	Area:	A4
	Phone: (806) 474-2223	8308 Upland Avenue	Drawn by: JWT, GP				
	Fax: (806) 474-2216	Lubbock, Texas 79424	Checked by:				
	501 E. 66th Street Lubbock, Texas 79404	G:\8308 Upland\8308 Upland-FLOR2.dwg, FLOOR, 1/25/2017 8:23:14 AM					