

# Wilkerson

PROPERTIES INC.

## 212 23<sup>rd</sup> St.

Class B Warehouse- 37,780 SF  
Lubbock, TX

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



## Property Summary

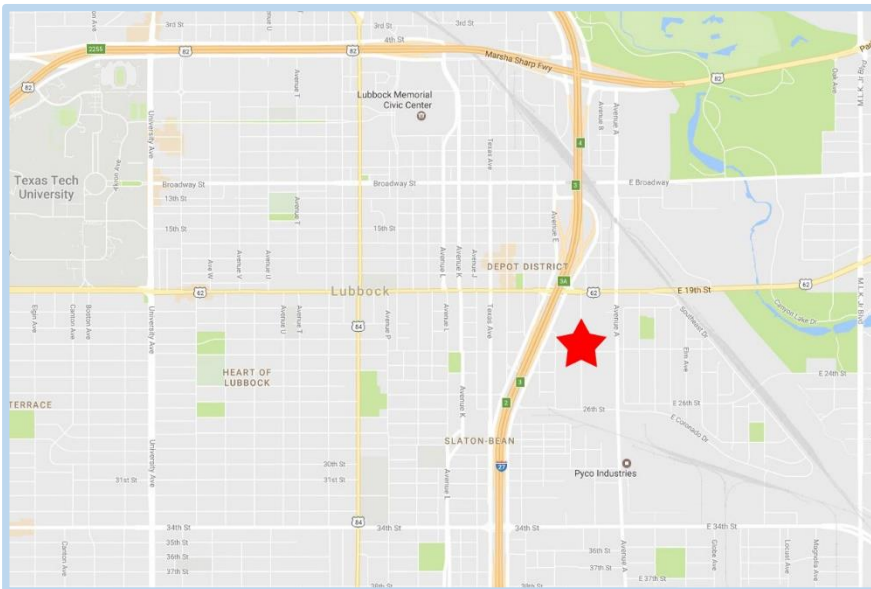
Freestanding warehouse on 1.31 acres. 2 story 3,960 SF office with large break room. 7,130 SF of insulated cold storage. 6 dock high overhead doors. Clear height varies from 14' to over 24'. Building is accessible for 53' truck on south and west sides. See attached plan for more information.

## Location

23<sup>rd</sup> and Ave. C. Good access to I-27 and Marsha Sharp Freeway. 2 blocks from I-27 access road.

## Lease Rates

\$7,500/month NNN. Would consider subdividing with a long term lease and credit tenant.



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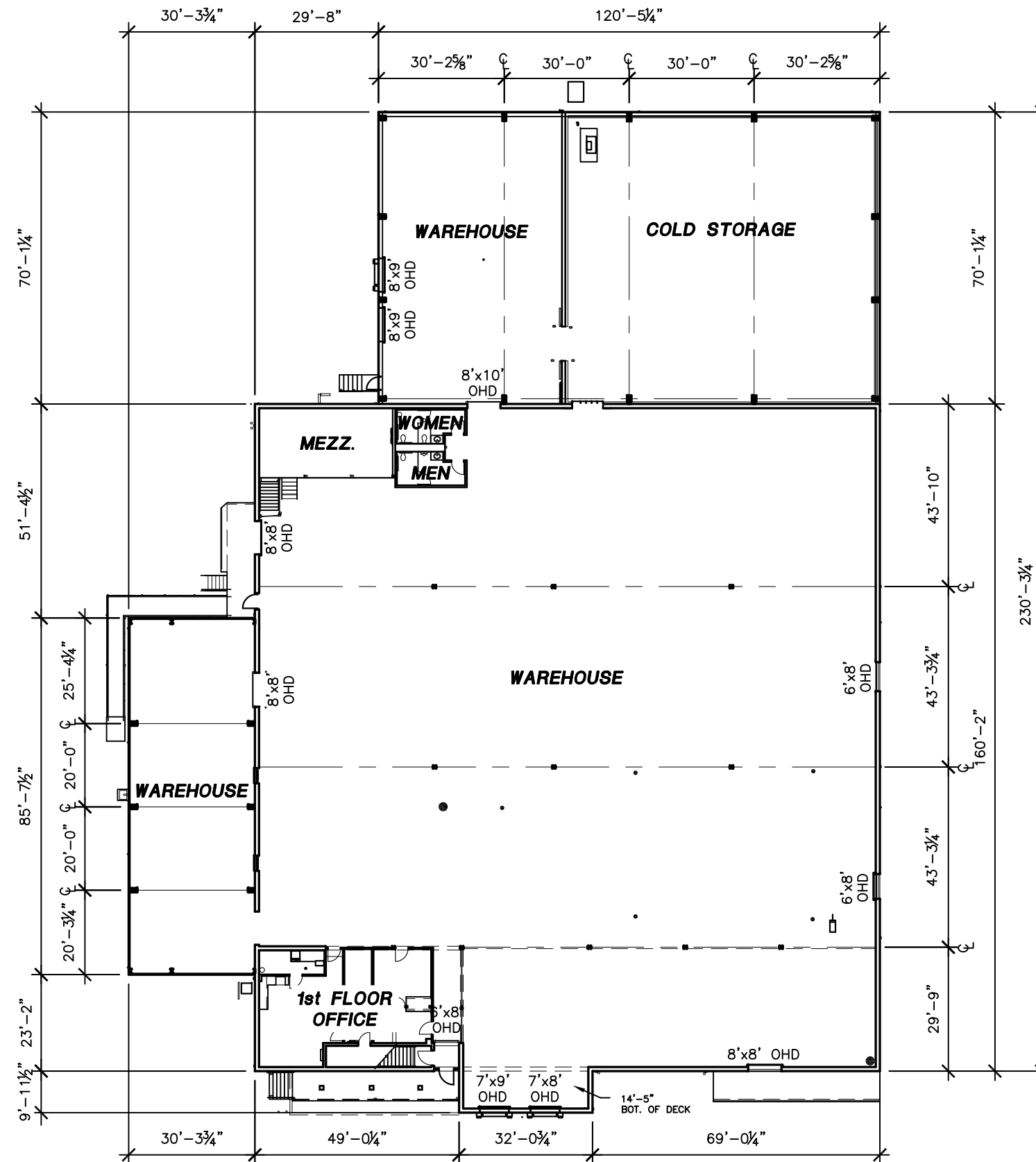
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**FIRST FLOOR PLAN**  
 SCALE: 1/32" = 1'-0"

**LOT DESCRIPTION:**

ADDRESS: 212 23rd STREET  
 LEGAL: KEITH BLK 1 L 1-6  
 TOTAL LOT AREA = 57,000 S.F. (1.31 AC.)  
 NON-SPRINKLERED  
 BUILDING AREA  
 FIRST FLOOR OFFICE = 1,579 S.F.  
 SECOND FLOOR OFFICE = 1,818 S.F.  
 WAREHOUSE = 27,861 S.F.  
 COLD STORAGE = 5,363 S.F.  
 MEZZ. STORAGE = 597 S.F.  
 BASEMENT = 562 S.F.  
 TOTAL AREA = 37,780 S.F.

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. JEFFREY TIPPIT, ARCHITECT #21899.



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

VACANT	Date: 01/15/2018	Rev:	Notes:	Area:
212 23rd Street	Drawn by: JWT,GP			
Lubbock, Texas 79404	Checked by:			
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