

Westar Commercial Realty

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The Westar Team:

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Nice Office/Warehouse For Lease



6104 45th Street, Lubbock, TX

Lease Rate: **\$7.50/SF**
Lease Type: Modified Gross
Lease Term: 3-5 Years
Available Size: 11,000 SF +/-
Total Land Area: 36,560 SF +/-
Zoning: C-4
OHD: 1 - 10'x10' - Grade
Parking: Ample

Foundation: Concrete Slab
Parking: Paved Asphalt
HVAC: Throughout Space
Lighting: Throughout Space
Year Built: 1989
Condition: Good

- Property is currently being used as a church.
- Floors in the warehouse area have been stained.
- Nice offices, high ceilings.

806.797.3231

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Warehouse Space



Warehouse Space



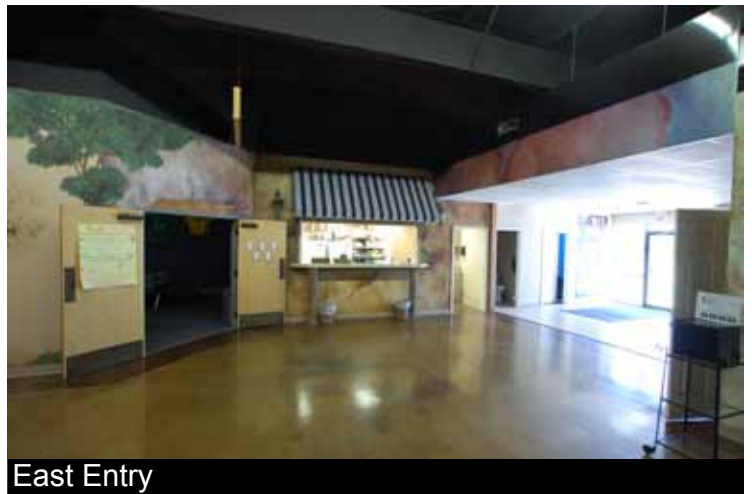
North Side Warehouse Space



North Side Warehouse Space



Stained Concrete Floors



East Entry



Kitchen Area



West Side Office Space