



FOR LEASE

3206 118th Street

Lubbock, Texas 79423

5,200 SF

AVAILABLE

\$10.50/SF/YR

LEASE RATE

Triple Net (NNN) 2026

LEASE TYPE

YEAR BUILT

Now

AVAILABLE

Triple C Business Park · South Lubbock's Premier Office/Warehouse Development

EXECUTIVE SUMMARY

Triple C Business Park • 3206 118th St, Lubbock, TX 79423



Day & Company Real Estate is pleased to present this opportunity to lease a brand-new, Class-A flex office/warehouse facility at **3206 118th Street** within **Triple C Business Park** in South Lubbock, Texas. This purpose-built facility delivers an exceptional blend of professional office space and high-clearance warehouse capacity in one of the fastest-growing commercial corridors in the region.

Strategically positioned **1 mile north of the new Loop 88** and **2.5 miles west of Interstate 27**, the property offers outstanding regional connectivity for logistics-driven businesses, professional services firms, and contractors alike. The 2026 construction reflects modern design standards — from the steel-frame structure and 6-inch reinforced slab to the polished office interiors featuring luxury vinyl tile flooring and contemporary finishes throughout.

5,200 SF	1,560 SF	3,640 SF	\$10.50/SF/Yr	Triple Net	0.56 Acres	2026	Now
Total SF	Office SF	Warehouse SF	Lease Rate	Lease Type	Lot Size	Year Built	Available

Investment Highlights

- **Brand-new 2026 construction** — steel frame with 6-inch reinforced concrete slab
- **1 mile north of new Loop 88** — premier South Lubbock highway access
- **2.5 miles west of Interstate 27** — seamless regional logistics connectivity
- **1,560 SF of finished office space** — LVT flooring, recessed lighting, ADA-compliant restroom
- **3,640 SF warehouse** — two 14' × 14' grade-level overhead doors, LED lighting throughout
- **0.56-acre fully fenced lot** — ample parking, truck maneuverability, and outdoor storage yard
- **Triple Net (NNN) lease structure** — tenant responsible for taxes, insurance & CAM
- **3–5 year lease terms preferred** — flexibility for growing businesses
- **Part of Triple C Business Park** — four-building campus with institutional quality finish

PROPERTY DETAILS & LEASE ECONOMICS

PROPERTY DETAILS		LEASE ECONOMICS (YEAR 1 ESTIMATE)	
Address	3206 118th St, Lubbock, TX 79423	Base Rent (NNN)	\$10.50 / SF / YR
Park	Triple C Business Park	Monthly Base Rent	\$4,550 / Month
Property Type	Flex Office / Warehouse	Annual Base Rent	\$54,600 / Year
Year Built	2026		
Total Building SF	5,200 SF	NNN — Property Taxes	\$2.17 / SF (\$11,302/YR)
Office SF	1,560 SF (30%)	NNN — Insurance	\$0.58 / SF (\$3,000/YR)
Warehouse SF	3,640 SF (70%)	NNN — CAM	\$0.14 / SF (\$750/YR)
Lot Size	0.56 Acres (Fully Fenced)		
Construction	Steel Frame / 6" Concrete Slab	Total NNN Charges	\$2.89 / SF / YR
Clear Height	16'	TOTAL ESTIMATED RENT	\$13.39 / SF / YR
Overhead Doors	Two (2) 14' x 14' Grade-Level	Total Monthly (Est.)	\$5,804 / Month
Office Finish	Luxury Vinyl Tile, Recessed Lighting	Total Annual (Est.)	\$69,652 / Year
Restroom	ADA-Compliant		
Parking	Ample Surface + Truck Access	Lease Type	Triple Net (NNN)
Zoning	Commercial / Industrial	Lease Term	3 – 5 Years
		Available	Now

* NNN charges are estimated and subject to annual reconciliation. Tenant is responsible for their proportionate share of property taxes, building insurance, and common area maintenance.

LOCATION & MARKET OVERVIEW

3206 118th Street sits within **Triple C Business Park**, a newly developed commercial campus in South Lubbock's rapidly expanding industrial corridor. The property's location at the intersection of Indiana Avenue and 118th Street offers unmatched access to the regional highway network, with direct proximity to two of Lubbock's most critical arteries.

Loop 88

1 Mile South

New loop providing direct access to all quadrants of Lubbock

Interstate 27

2.5 Miles East

Major N/S corridor connecting Lubbock to Amarillo & beyond

Lubbock Airport

~5 Miles North

Lubbock Preston Smith International Airport

Downtown Lubbock

~8 Miles North

City center, courts, government offices

Site Context



Triple C Business Park — aerial view showing campus layout and surrounding South Lubbock corridor

South Lubbock Growth Corridor

South Lubbock has emerged as the city's primary growth frontier for industrial and flex commercial uses. The completion of **Loop 88** has fundamentally altered the accessibility equation for businesses in this corridor, creating a logistics-friendly environment previously unavailable outside the city's northern and eastern quadrants. Traffic counts along 118th Street and the surrounding arterials continue to increase year-over-year as residential development pushes southward, creating a built-in customer base for service-oriented tenants.

Lubbock's commercial real estate fundamentals remain strong: the metropolitan statistical area has demonstrated consistent population growth driven by Texas Tech University, a diversified energy sector, and healthcare expansion. Vacancy rates for quality flex/industrial product remain tight, making Triple C Business Park's new inventory particularly timely for businesses seeking modern, purpose-built facilities.

PROPERTY PHOTOS — EXTERIOR & AERIAL



3206 118th Street — street-level front elevation



Triple C Business Park — campus street view



Overhead aerial — all four buildings and parking



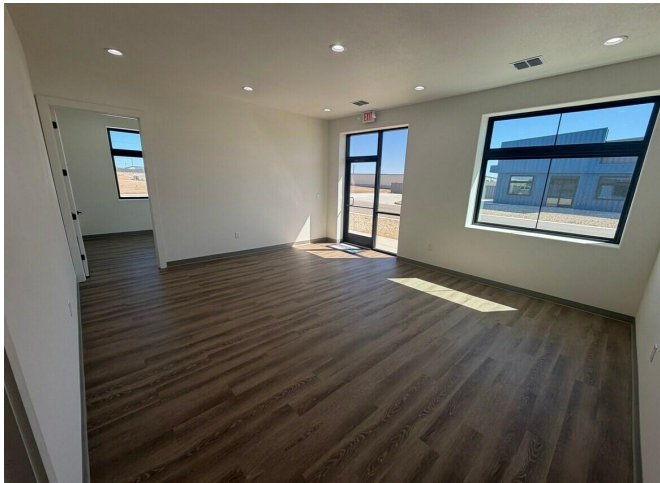
Building yard and fenced storage area



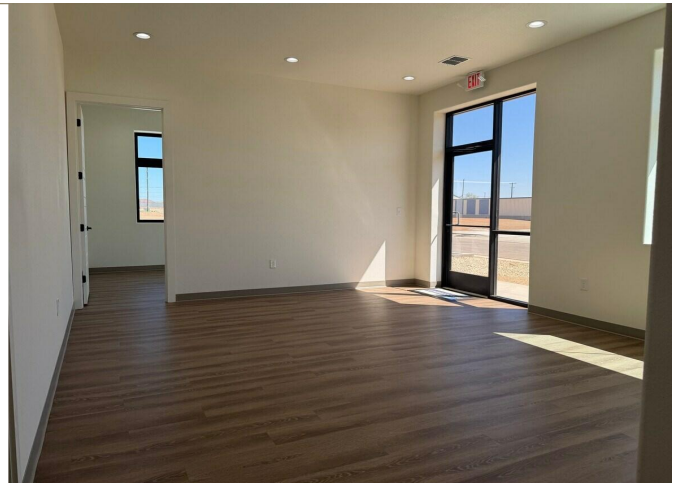
Campus corridor — buildings and approach road

PROPERTY PHOTOS — INTERIOR

The 1,560 SF finished office suite features an open floor plan with natural light, luxury vinyl tile throughout, recessed LED lighting, and an ADA-compliant restroom. The 3,640 SF warehouse bay offers high-clearance open-span space with LED bay lighting, two 14' x 14' grade-level overhead doors, and direct yard access for truck loading.



Main office area — LVT flooring & natural light



Open office — flexible layout



Secondary office / conference room



Office suite corridor



ADA-compliant restroom



Private office / storage room



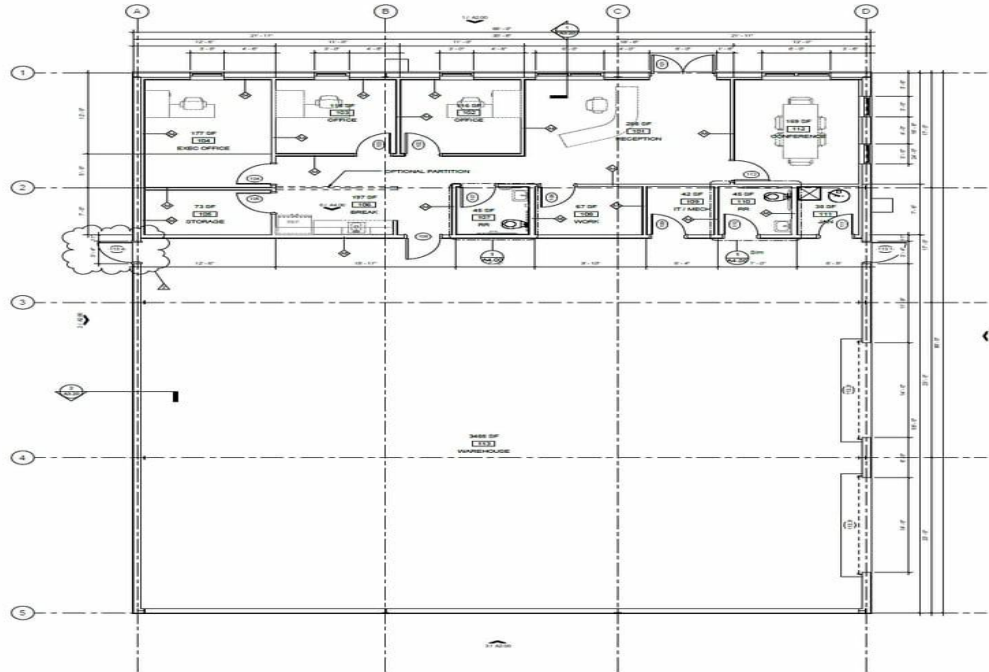
Warehouse interior — open span with LED lighting



Warehouse — view toward overhead doors

FLOOR PLAN

The layout features a front-loaded office suite spanning the full building width, with direct interior access to the warehouse bay. The office section includes multiple private offices, an open work area, reception, and ADA restroom. The warehouse occupies the rear 70% with overhead door access on the back wall.



Building floor plan — 5,200 SF total (1,560 SF office / 3,640 SF warehouse)

Space Breakdown

Space	Size	% of Building	Description
Office Suite	1,560 SF	30%	Private offices, open work area, reception, ADA restroom, LVT flooring
Warehouse Bay	3,640 SF	70%	Open-span, LED lighting, (2) 14'x14' OH doors, concrete floor
TOTAL	5,200 SF	100%	

FOR LEASING INFORMATION

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AVAILABLE NOW

5,200 SF | NNN | 3–5 Year Term

\$10.50 / SF / YR

Base Rent — Triple Net

Contact us today to schedule a tour or request lease documents.



Triple C Business Park • South Lubbock, Texas

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