



FOR LEASE

3208 118th Street

Lubbock, Texas 79423

5,200 SF

AVAILABLE

\$12.25/SF/YR

LEASE RATE

Triple Net (NNN) 100% HVAC

LEASE TYPE

100% HVAC

OFFICE + WAREHOUSE

Now

AVAILABLE

Triple C Business Park · 100% HVAC-Conditioned Office & Warehouse

EXECUTIVE SUMMARY

Triple C Business Park • 3208 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 **3208 118th Street** within **Triple C Business Park** in South Lubbock, Texas. What sets this building apart is that it is **100% HVAC-conditioned** — climate control runs across the entire footprint, office suite and warehouse bay alike.

Full-building conditioning is rare in this product type and it changes what the space can do: temperature-sensitive inventory, assembly and light manufacturing, e-commerce fulfillment, lab or medical supply storage, and any operation where year-round crew comfort affects productivity. Positioned **1 mile north of the new Loop 88** and **2.5 miles west of Interstate 27**, the property pairs that comfort with genuine regional logistics access.

5,200 SF	1,560 SF	3,640 SF	\$12.25/SF/Yr	Triple Net	100% HVAC	2026	Now
Total SF	Office SF	Warehouse SF	Lease Rate	Lease Type	Conditioned	Year Built	Available

Investment Highlights

- **100% HVAC-conditioned building** — climate control in the office suite AND the full warehouse bay
- **3,640 SF conditioned warehouse** — open-span, two 14' × 14' grade-level doors, LED lighting throughout
- **1,560 SF of finished office space** — LVT flooring, recessed lighting, ADA-compliant restroom
- **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
- **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	3208 118th St, Lubbock, TX 79423	Base Rent (NNN)	\$12.25 / SF / YR
Park	Triple C Business Park	Monthly Base Rent	\$5,308 / Month
Property Type	Flex Office / Warehouse	Annual Base Rent	\$63,700 / 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
HVAC — Office	Yes — Fully Conditioned	TOTAL ESTIMATED RENT	\$15.14 / SF / YR
HVAC — Warehouse	Yes — 100% Conditioned	Total Monthly (Est.)	\$6,563 / Month
Clear Height	16'	Total Annual (Est.)	\$78,752 / Year
Overhead Doors	Two (2) 14' x 14' Grade-Level		
Office Finish	Luxury Vinyl Tile, Recessed Lighting	Lease Type	Triple Net (NNN)
Restroom	ADA-Compliant	Lease Term	3 – 5 Years
Parking	Ample Surface + Truck Access	Available	Now
Zoning	Commercial / Industrial		

* 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.

100% HVAC-CONDITIONED — OFFICE AND WAREHOUSE

Every square foot of 3208 118th Street is climate-controlled. The finished office suite and the full 3,640 SF warehouse bay are both served by HVAC, so the building holds a working temperature year-round rather than only in the front offices. For tenants, that means product and materials stay in-spec through Lubbock summers and winters, crews stay productive in the warehouse, and uses that normally require a specialty building — temperature-sensitive storage, assembly, fulfillment, lab and medical supply — fit here without modification.

LOCATION & MARKET OVERVIEW

3208 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
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Site Context



3208 118th Street — building, fenced yard, and parking within Triple C Business Park

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



3208 118th Street — street-level front elevation



Triple C Business Park — campus street view



Overhead aerial — all four buildings and parking



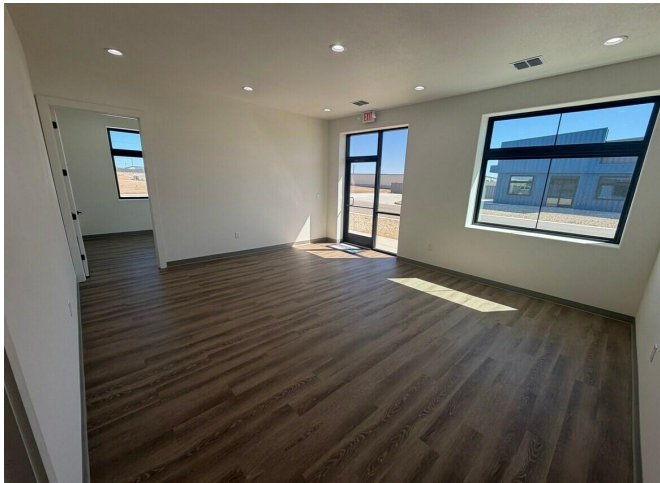
Building yard and fenced storage area



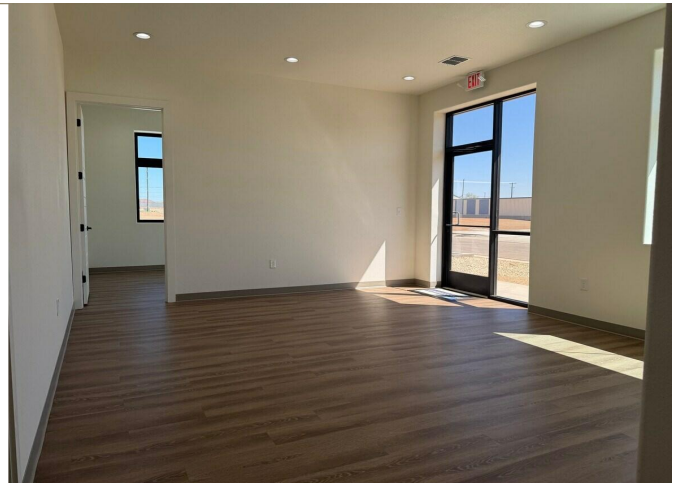
Campus corridor — buildings and approach road

PROPERTY PHOTOS — INTERIOR

The 1,560 SF finished office suite features an open floor plan with natural light, luxury vinyl tile, recessed LED lighting, an ADA-compliant restroom, and full HVAC. The 3,640 SF warehouse bay is likewise 100% HVAC-conditioned — 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, HVAC



Open office — flexible layout



Secondary office / conference room



Office suite corridor



ADA-compliant restroom



Private office / storage room



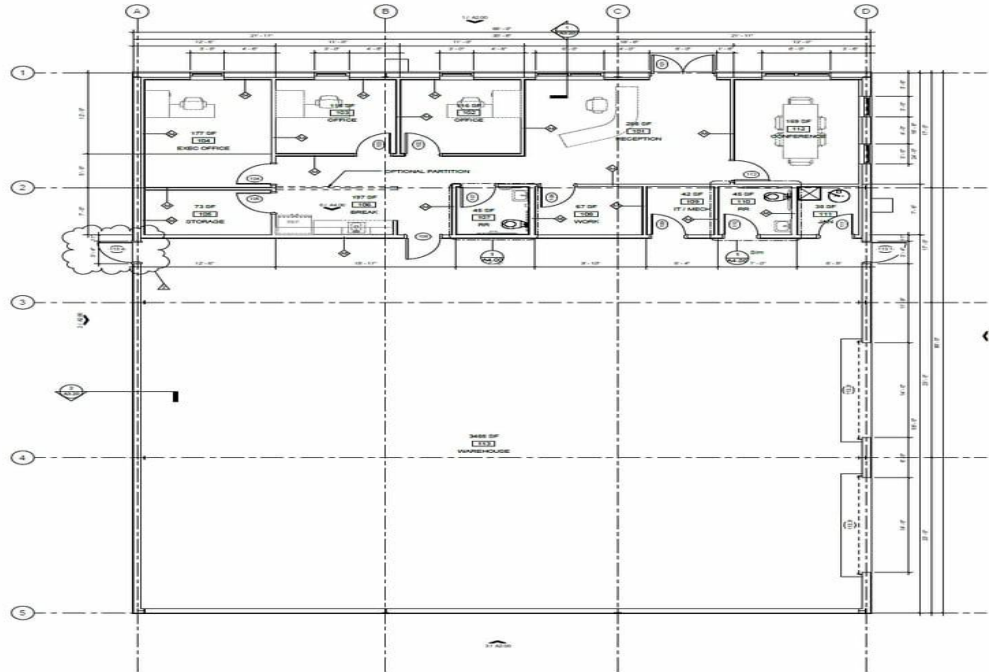
Warehouse — HVAC-conditioned open span with LED lighting



Conditioned 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. Both sections are HVAC-conditioned end to end.



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, HVAC
Warehouse Bay	3,640 SF	70%	100% HVAC-conditioned, open-span, LED lighting, (2) 14'x14' doors
TOTAL	5,200 SF	100%	

FOR LEASING INFORMATION

Day & Company Real Estate

Taylor Carmona

Principal

Phone: (409) 656-5199

Email: taylor.carmona@dayandcompanyre.com

6309 Indiana Ave, Suite B
Lubbock, Texas 79413

AVAILABLE NOW

5,200 SF | 100% HVAC | NNN

\$12.25 / 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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