

OFFERING MEMORANDUM

# 3204 118th Street

Lubbock, Texas 79423

**5,200 SF**

AVAILABLE

**\$11.00/SF/YR**

LEASE RATE

**Triple Net (NNN) 2026**

LEASE TYPE

YEAR BUILT

**Now**

AVAILABLE

# EXECUTIVE SUMMARY

Triple C Business Park · 3204 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 **3204 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.

<b>5,200 SF</b>	<b>1,560 SF</b>	<b>3,640 SF</b>	<b>\$11.00/SF/Yr</b>	<b>Triple Net</b>	<b>0.56 Acres</b>	<b>2026</b>	<b>Now</b>
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' x 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)	
<b>Address</b>	3204 118th St, Lubbock, TX 79423	<b>Base Rent (NNN)</b>	\$11.00 / SF / YR
<b>Park</b>	Triple C Business Park	<b>Monthly Base Rent</b>	\$4,767 / Month
<b>Property Type</b>	Flex Office / Warehouse	<b>Annual Base Rent</b>	\$57,200 / Year
<b>Year Built</b>	2026		
<b>Total Building SF</b>	5,200 SF	<b>NNN — Property Taxes</b>	\$2.17 / SF (\$11,302/YR)
<b>Office SF</b>	1,560 SF (30%)	<b>NNN — Insurance</b>	\$0.96 / SF (\$5,000/YR)
<b>Warehouse SF</b>	3,640 SF (70%)	<b>NNN — CAM</b>	\$0.14 / SF (\$750/YR)
<b>Lot Size</b>	0.56 Acres (Fully Fenced)		
<b>Construction</b>	Steel Frame / 6" Concrete Slab	<b>Total NNN Charges</b>	\$3.27 / SF / YR
<b>Clear Height</b>	16'	<b>TOTAL ESTIMATED RENT</b>	<b>\$14.27 / SF / YR</b>
<b>Overhead Doors</b>	Two (2) 14' x 14' Grade-Level	<b>Total Monthly (Est.)</b>	\$6,167 / Month
<b>Office Finish</b>	Luxury Vinyl Tile, Recessed Lig	<b>Total Annual (Est.)</b>	\$74,004 / Year
<b>Restroom</b>	ADA-Compliant		
<b>Parking</b>	Ample Surface + Truck Access	<b>Lease Type</b>	Triple Net (NNN)
<b>Zoning</b>	Commercial / Industrial	<b>Lease Term</b>	3 – 5 Years
		<b>Available</b>	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

**3204 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.

<p><b>Loop 88</b> <b>1 Mile South</b> New loop providing direct access to all quadrants of Lubbock</p>	<p><b>Interstate 27</b> <b>2.5 Miles East</b> Major N/S corridor connecting Lubbock to Amarillo &amp; beyond</p>	<p><b>Lubbock Airport</b> <b>~5 Miles North</b> Lubbock Preston Smith International Airport</p>	<p><b>Downtown Lubbock</b> <b>~8 Miles North</b> City center, courts, government offices</p>
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### 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



3204 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



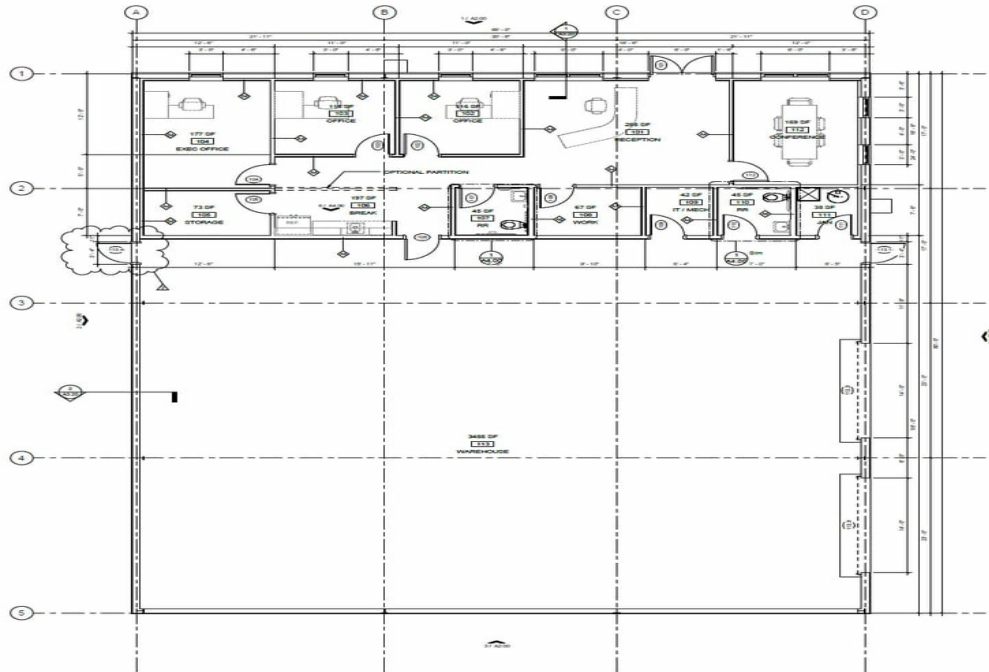
Warehouse interior — open span with LED lighting



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
<b>TOTAL</b>	<b>5,200 SF</b>	<b>100%</b>	

## FOR LEASING INFORMATION

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Lubbock, Texas 79413

## AVAILABLE NOW

5,200 SF | NNN | 3–5 Year Term

## \$11.00 / SF / YR

Base Rent — Triple Net

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



Triple C Business Park · South Lubbock, Texas

*This Offering Memorandum has been prepared by Day & Company Real Estate for informational purposes only. The information contained herein has been obtained from sources believed to be reliable but has not been independently verified. All financial projections are estimates only and actual results may differ. Prospective tenants should conduct their own due diligence. Day & Company Real Estate makes no representations or warranties, express or implied, as to the accuracy or completeness of this information. This document is confidential and intended solely for the party to whom it is addressed.*