

WAREHOUSE / DISTRIBUTION CENTER

Former Fleming Foods Distribution Center For Sale



**408 East 50th Street
Lubbock, Texas**

LOCATION	Located in the southeastern part of the city. Approx. one mile east of Interstate 27.
BUILDING SIZE	369,684 sq. ft. Total <hr/> 346,070 sq. ft. Warehouse Area 23,614 sq. ft. Two-story Office 13,318 sq. ft. Truck/Maintenance Shop 3,452 sq. ft. Warehouse Maintenance 64 sq. ft. Guardhouse
OFFICE AREA	Two-story office facility with several private offices and conference rooms.
WAREHOUSE AREA	228,070 sq. ft. Dry storage 118,000 sq. ft. Perishable storage including: 43,000 sq. ft. ... Freezer space 75,000 sq. ft. ... Cooler space
DOCK HIGH DOORS	39 dock-high loading doors (approx. 8'x10')
SPECIAL FEATURES	10 High pressure banana ripening rooms
LAND	Approx. 26.88 acres
SALES PRICE	\$3,000,000 (approximately \$8.12 per sq. ft.)

Offered by: Dwight Thomason
E-mail: dthomason@coldwellbanker.com

4924 S. Loop 289 • Lubbock, Texas 79414 • (806) 793-0888



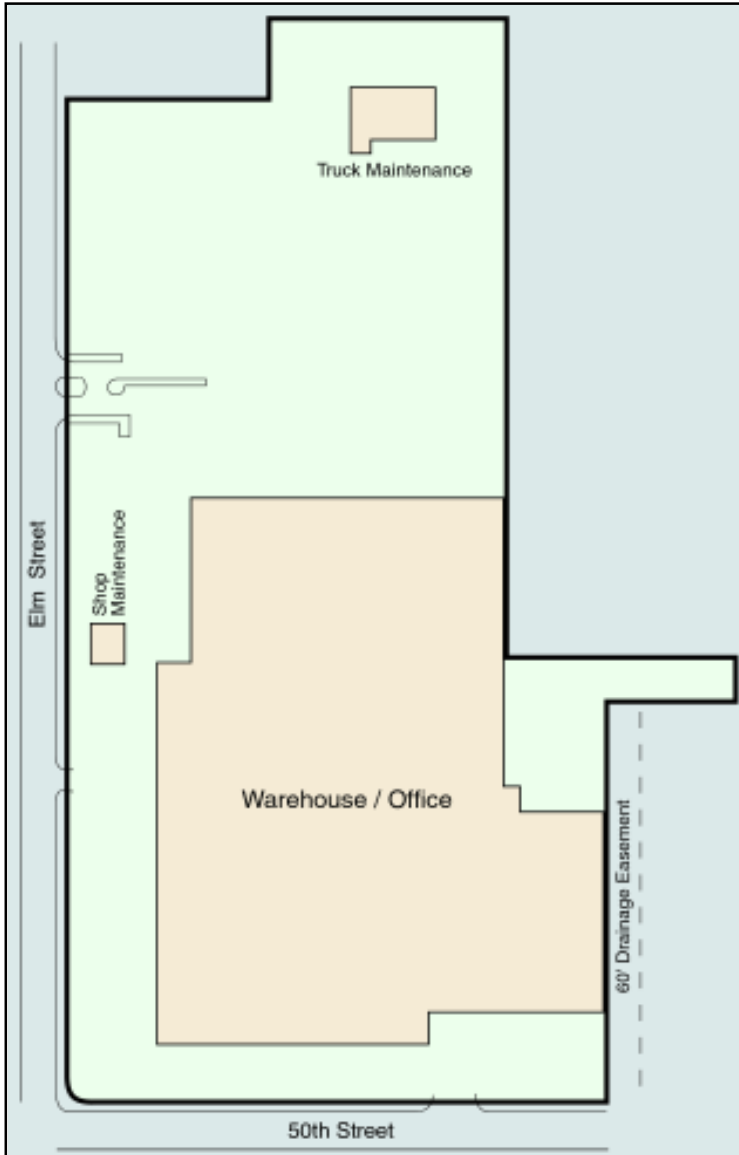
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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.

Warehouse/Distribution Center For Sale

408 East 50th Street, Lubbock, Texas



CONSTRUCTION

Walls Concrete block and tilt-up pre-cast concrete with some metal
Foundation 6" Concrete slab
Columns Steel
Roof Built-up on original section with seamless roof on additions
Paving Asphalt

HVAC

Central heat and refrigerated air conditioning in office area

LIGHTING

Office: Fluorescent
 Warehouse: High-pressure sodium

COLUMN SPACING

Approx. 50' east-west
 25' north-south

CEILING HEIGHTS

Original Space: 18 feet
 Additions: 24 feet
 Freezer: 30 feet

SPRINKLER

100% of the facility is covered via a wet system except the freezer/cooler which is a dry system.

SECURITY

Fire security system linked to ADT Security Systems

PARKING

Off street paved and lighted parking for over 350 vehicles

ZONING

M-1 (Light Industrial)

YEAR BUILT

1960 Original facility
 1973 Middle warehouse addition
 1976 South addition and Truck Maintenance Shop
 1984 Freezer unit

LANDAREA

Approx. 26.88 acres

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