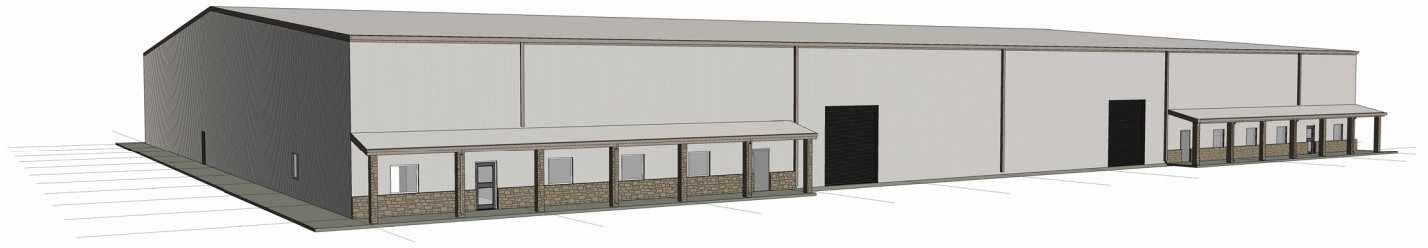


HWY 36 & ELMDALE RD

Abilene, TX 79602



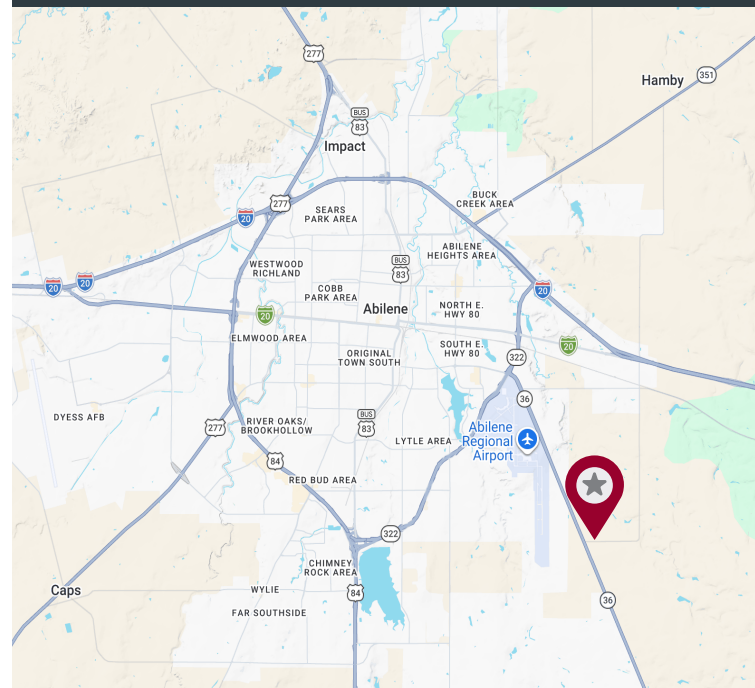
NOW PRE LEASING



AVAILABILITY HIGHLIGHTS

- 50,000 SF Available (Divisible to 25,000 SF)
- Build to Suit Office
- 24' Clear Height
- 6 Dock High Doors
- 2 Semi Dock Doors
- 2 Oversized Grade Level Doors
- Ability to accommodate contractor yard / IOS
- Divisible for multi-tenant flexibility (25k / 50k)
- 5 min to I-20
- 10 min downtown Abilene
- Immediate proximity to Abilene Regional Airport
- Fast track delivery options available

50,000 SF FOR LEASE or BUILD TO SUIT



COLTON RHODES

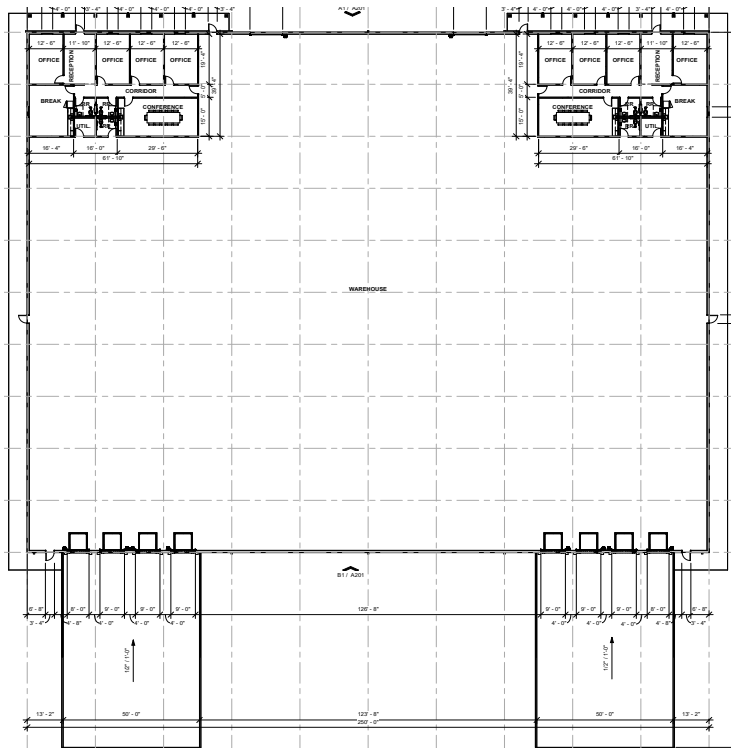
325.660.2636

crhodes@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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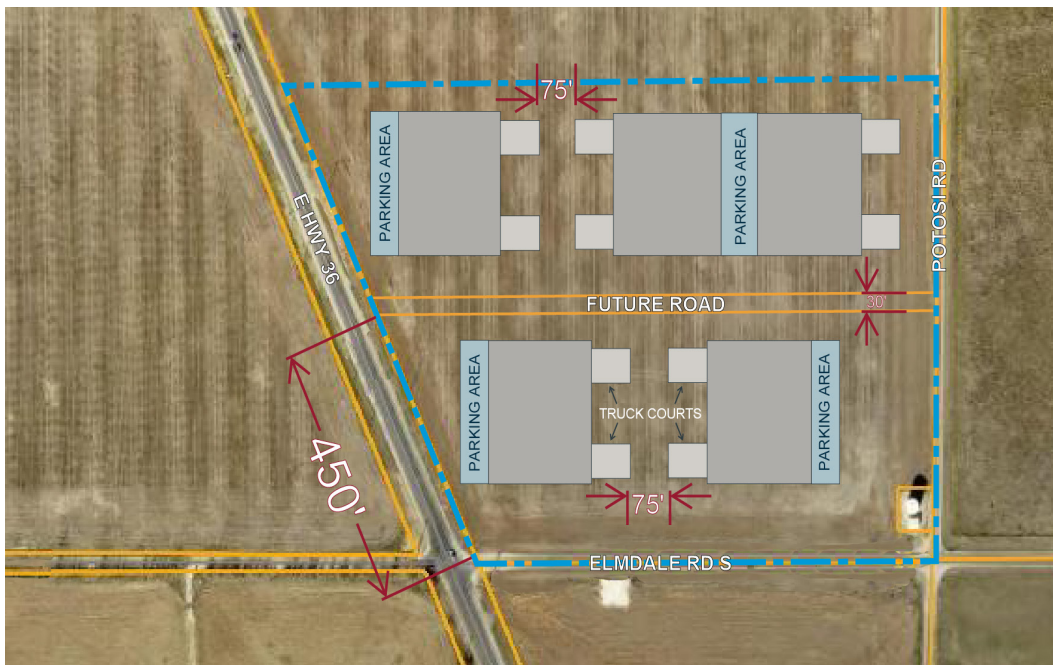
Siteplan



This new industrial development offers high-quality warehouse and distribution space designed to serve the growing needs of businesses in the Abilene market. Strategically located with convenient access to major transportation routes, the park is designed to accommodate a wide range of industrial users including logistics, distribution, service, and manufacturing operations.

Buildings will feature modern clear heights, dock and grade-level loading, and flexible configurations to support efficient operations. In addition to speculative space, build-to-suit opportunities are available, allowing tenants to design facilities tailored to their specific operational needs.

Position your business for growth in one of Abilene's newest and most thoughtfully planned industrial developments.



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