

HWY 36 & ELMDALE RD

Abilene, TX 79602



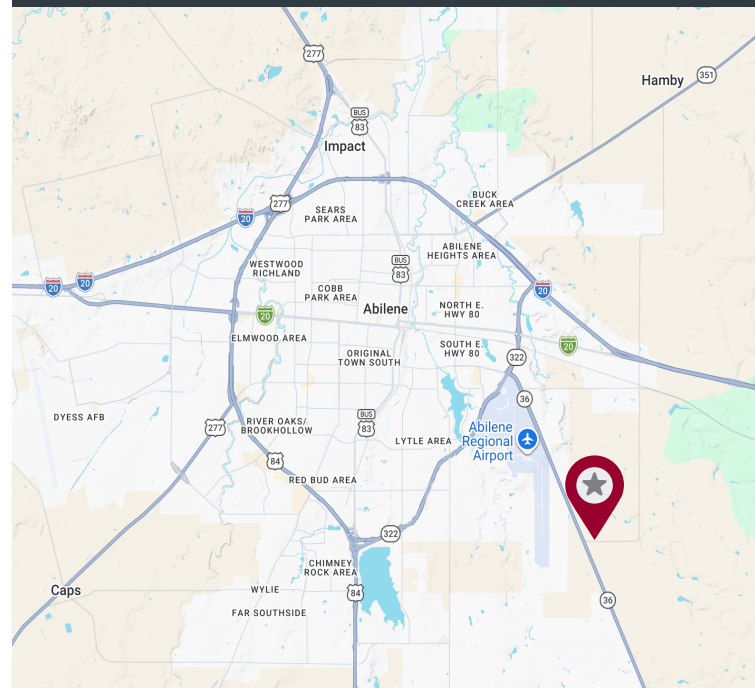
NOW PRE LEASING



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

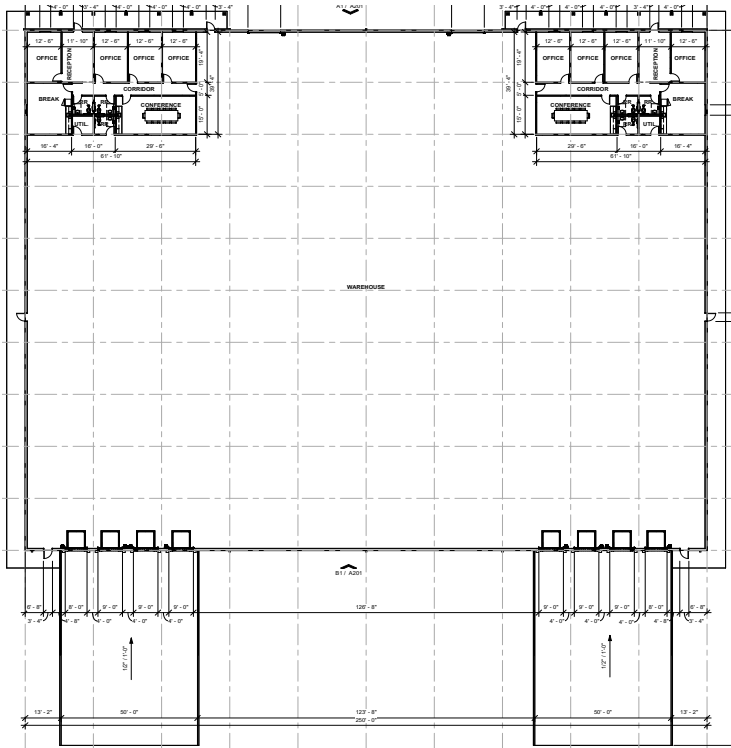
325.660.2636

crhodes@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

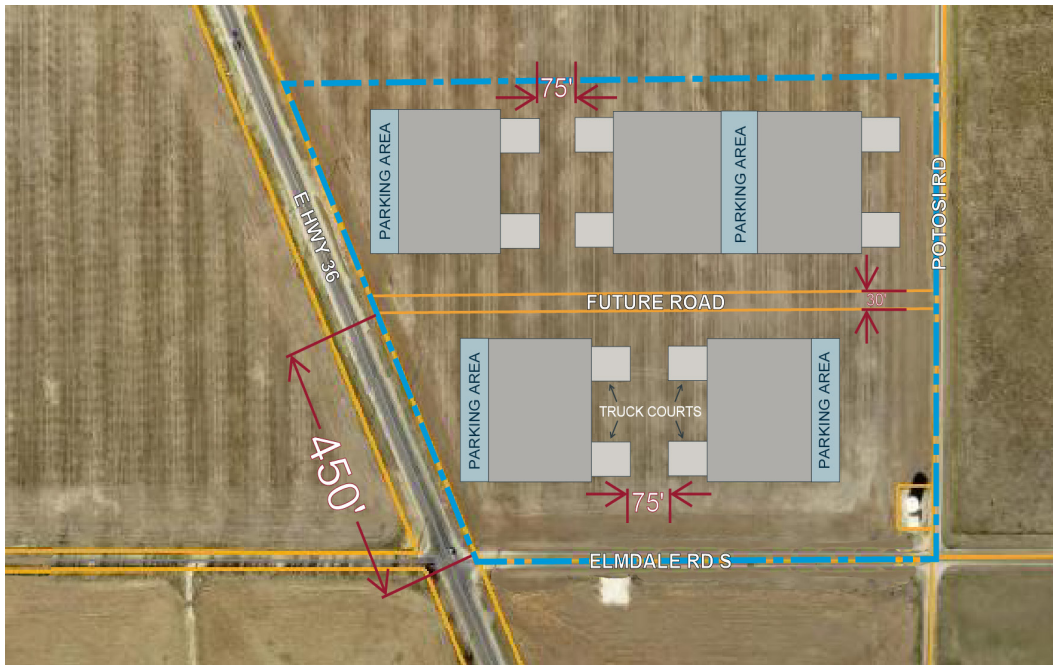
Siteplan



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.



COLTON RHODES
 325.660.2636
 crhodes@lee-associates.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.