



Available Properties

Lockheed Facility A & B



Summary

Listing Status:	Active
Property Address:	300 Wall Street Abilene, TX 79603
Available Space:	Unit A - 263,500 s.f. Unit B - 92,795 s.f. 20,500 s.f. Office space
Year Built:	1968-1989
Ceiling Height:	14'7" to 27'7" clear
Parking:	620 spaces
Dock Doors:	Unit A - 3 Dock/3 Drive-in Unit B - 2 Dock/2 Drive-in
Cranes:	Unit A- 5 Cranes (5 ton) Unit B - 2 Cranes (2½ ton)
Condition:	Excellent

*Additional detailed information and virtual tour of building available at:
<http://www.developabilene.com>

Property Description

Industrial Complex for manufacturing, warehouse and distribution.

Description

Immediate move-in and manufacturing without waiting. The Lockheed building's key for success is the existing transportation infrastructure and expansion capability. Located on a 23.4 acre site with easy access to Interstate 20 for East/West access and Highway 83/84 and 277 for North/South access. Additional 40 acres surrounding the property are available. There is an existing rail spur served by the Union Pacific Railroad. Two 150 HP Sullair compressors; 5 dock-height doors w/ levelers; Heavy Power -3 phase; 100% wet system sprinkler; natural gas heat throughout facility; lighting is fluorescent and high pressure sodium. Complex A - 94% refrigeration, 6% none, Complex B -30% evaporative cooling 70% refrigeration. Vast array of incentives available through the Development Corporation of Abilene.

Lease Rate

Building A ~ Quoting -\$2.50/SF Gross; Building B ~ Quoting - \$3.50/SF Gross

Abilene Industrial Foundation

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300 Wall Street, Abilene, TX 79603

400,000 Sq. Ft.

