

FOR SALE OR LEASE 123,700 SF

→ OVERVIEW

3501 Maple Street is an excellent industrial facility for distribution storage or manufacturing companies:

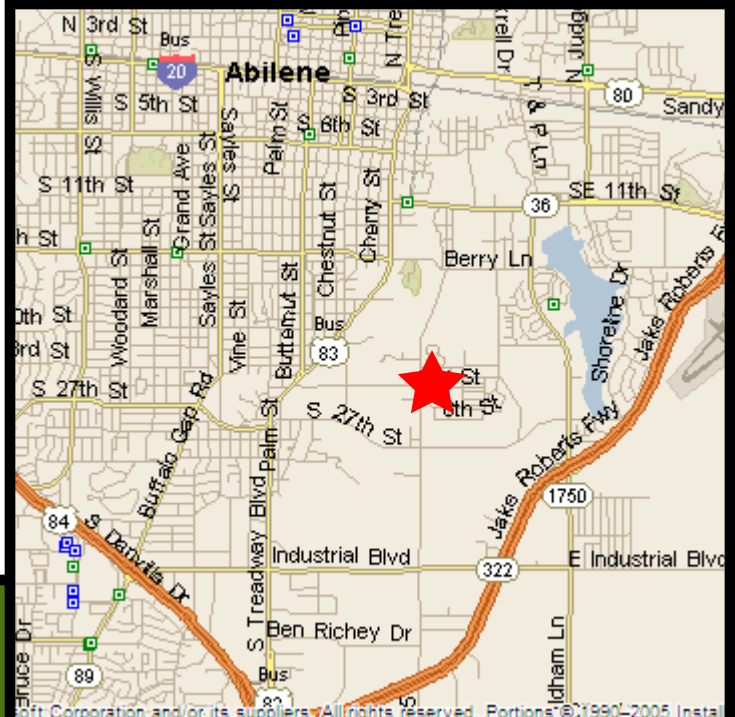
- Rate: \$2.50 per square foot net
Sale Price: \$3.7 million
- Closed-loop drainage system
- Dock-high loading on 3 sides of building
- Above standard power



→ PROPERTY STATISTICS

Available SF 123,700 square feet	Electrical Service 3 phase, 277/480 volt
Office Build-out 12,400 square feet	Floor Thickness 6" concrete reinforced
Ceiling Height 18' to 20' feet	Building Depth 240 feet x 480 feet
Number of Docks A total of 7	Land Available Situated on 32+ acres
Column Spacing 40 feet x 40 feet	Location Convenient to State Spur 322 and Interstate 20
Sprinkler System 100% sprinklered	

3501 Maple Street Abilene, TX



<http://property.loopnet.com/14370978>

FIRST INDUSTRIAL REALTY TRUST

4505 Excel Parkway, Suite 600, Addison, TX 75001

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Abilene, TX

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→ CONTACT

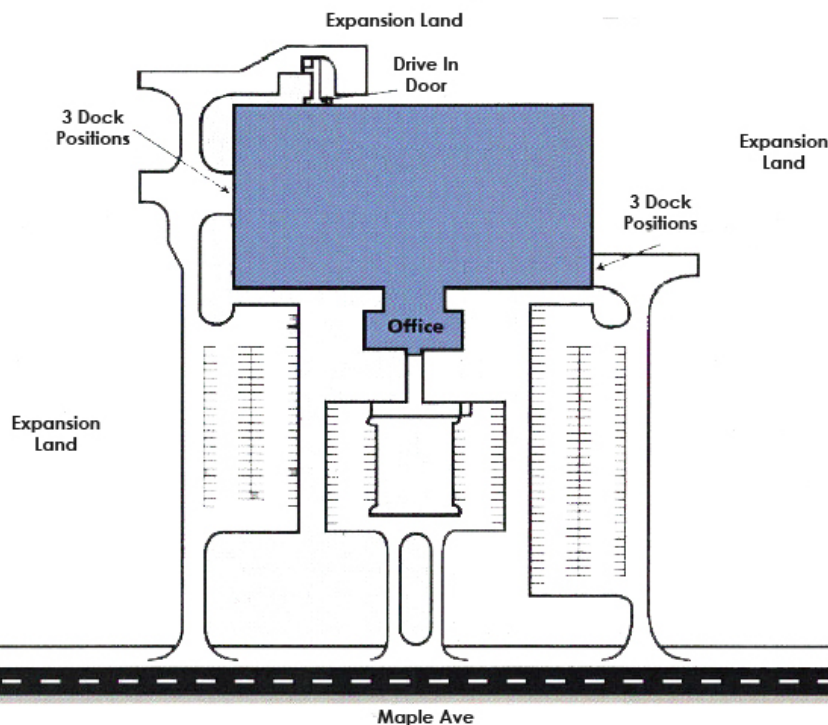
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+/- 32.42 Acres



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