



# Develop Abilene

## Available Properties

### Hancock Industries Building



#### Leasing Summary

Property Address:	2001 South 41 <sup>st</sup> Street Abilene, TX 79605
Available Space:	90,034 Sq. Ft.
Ceiling Height:	14' clear
Lot Size:	4.94 acres
Dock Doors:	5
Year Built:	1970
Price:	\$1,080,000

#### Property Description

Warehouse and Light Industrial Building for Manufacturing, Shipping and Receiving.

#### Description

##### Property Description:

Five dock high doors, five grade level doors; 5" concrete slab with 6x6 wire mesh reinforcing. 5 1/2 feet deep concrete bell piers for column support and additional slab support for machinery. Fluorescent lighting throughout the plant and office; suspended gas space heaters; exposed aggregate finish on outside of office area. Located on southwest side of Abilene, Hwy 83/84 access, lease income, lease space available.

#### Sale Price/Lease Rate

\$1,080,000 / \$1.65 per sq. ft annually; NNN charge 51 cents per sq. ft

#### Abilene Industrial Foundation

Bill Ehrie, CEcD, President

Gary Robinett, Director of Marketing and Industrial Recruitment

174 Cypress Street, Suite 300 ~ Abilene, Texas 79601

(325) 673-7349 ~ (325) 673-9193-fax ~ (800) 299-0005

[www.developabilene.com](http://www.developabilene.com)

[wehrie@abileneind.com](mailto:wehrie@abileneind.com) ~ [gary@abileneind.com](mailto:gary@abileneind.com)