



PRIME INDUSTRIAL PROPERTY FOR LEASE  
3 BUILDINGS | 1-10 TON CRANES  
3601 S TREADWAY BLVD, ABILENE, TEXAS 79602

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# SUMMARY



## LEASING OPTIONS

Option #1 Bldg A,B, & C	\$28,000/Mo
Option #2 Bldg A Only	\$24,000/Mo
Option #3 Bldg B Only	\$ 3,500/Mo
Option #4 Bldg C Only	\$ 4,500/Mo
Option #5 Bldg B & C	\$ 7,000/Mo

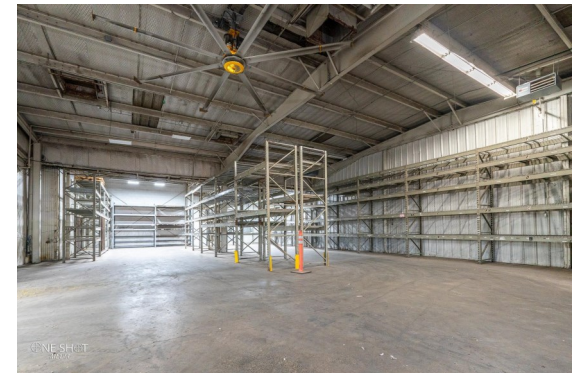
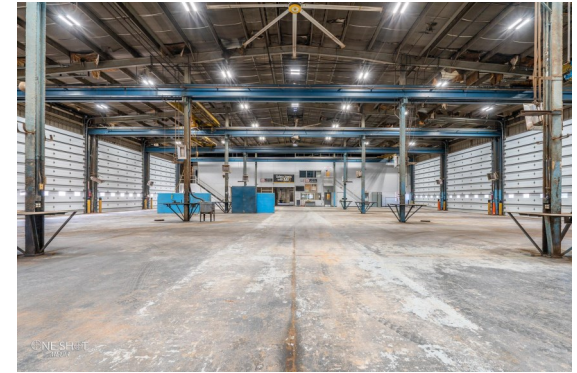
This extensive commercial property presents a flexible opportunity for enterprises looking for prominent visibility on Treadaway in Abilene, providing outstanding exposure and easy access to Loop 322. It is an ideal location for businesses involved in machinery sales, rentals, repairs, or any operation that demands substantial space and facilities.

The primary building encompasses around 40,000 sq. ft. of area, featuring five spacious service bay doors and numerous offices to support your workforce. The property also boasts generous yard space, consisting of a mix of concrete, caliche, and dirt surfaces, perfect for heavy machinery and large operations. Additional amenities include eight overhead cranes with lifting capacities between 1 and 10 tons, a dock-high loading area, and much more.

Two smaller structures on the premises offer approximately 3,500-5,500 sq. ft. each, each equipped with four bay doors, further enhancing the adaptability for your business requirements. A wealth of business possibilities is available at this unique commercial location.



# BUILDING "A"



One of three buildings available for lease, either individually or as a group. The office comes fully furnished. The property features a 10-ton overhead crane, a loading dock, and five overhead doors.

Square Footage: 40,945

Lease Term: Negotiable

Lease Type: NNN

Lease Price: \$24,000



# BUILDING "B"



One of three buildings available for lease, either individually or as a group. The property features four overhead doors.

Square Footage: 3,095

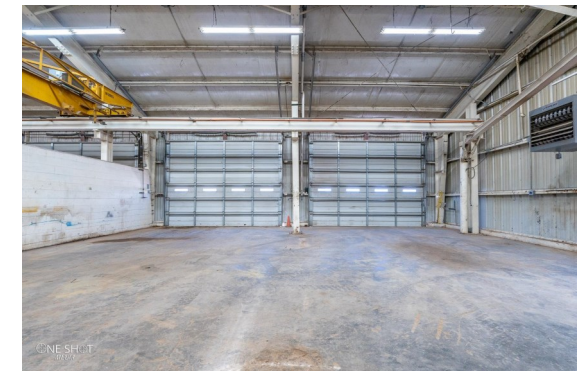
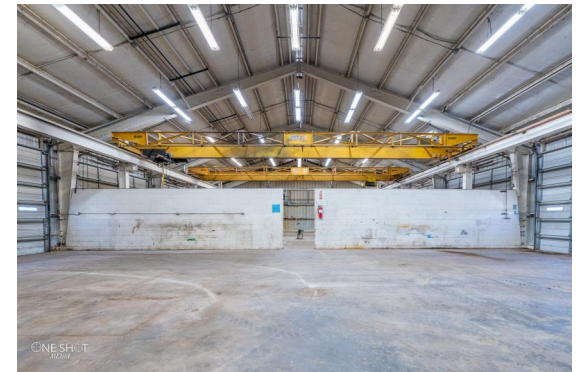
Lease Term: Negotiable

Lease Type: NNN

Lease Price: \$3,500



# BUILDING "C"



One of three buildings available for lease, either individually or as a group. The property features four overhead doors and 2– 5 ton cranes..

Square Footage: 5,824

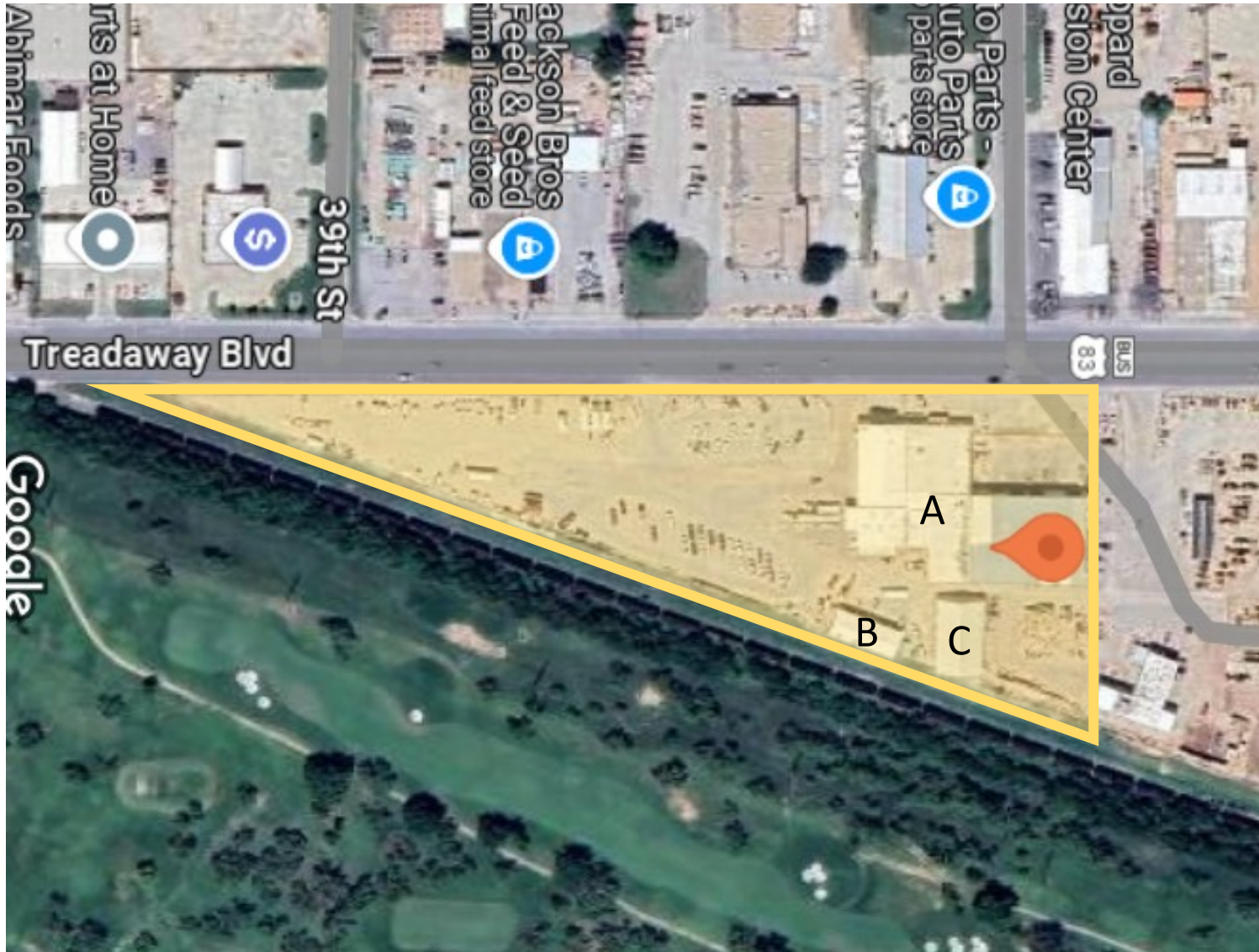
Lease Term: Negotiable

Lease Type: NNN

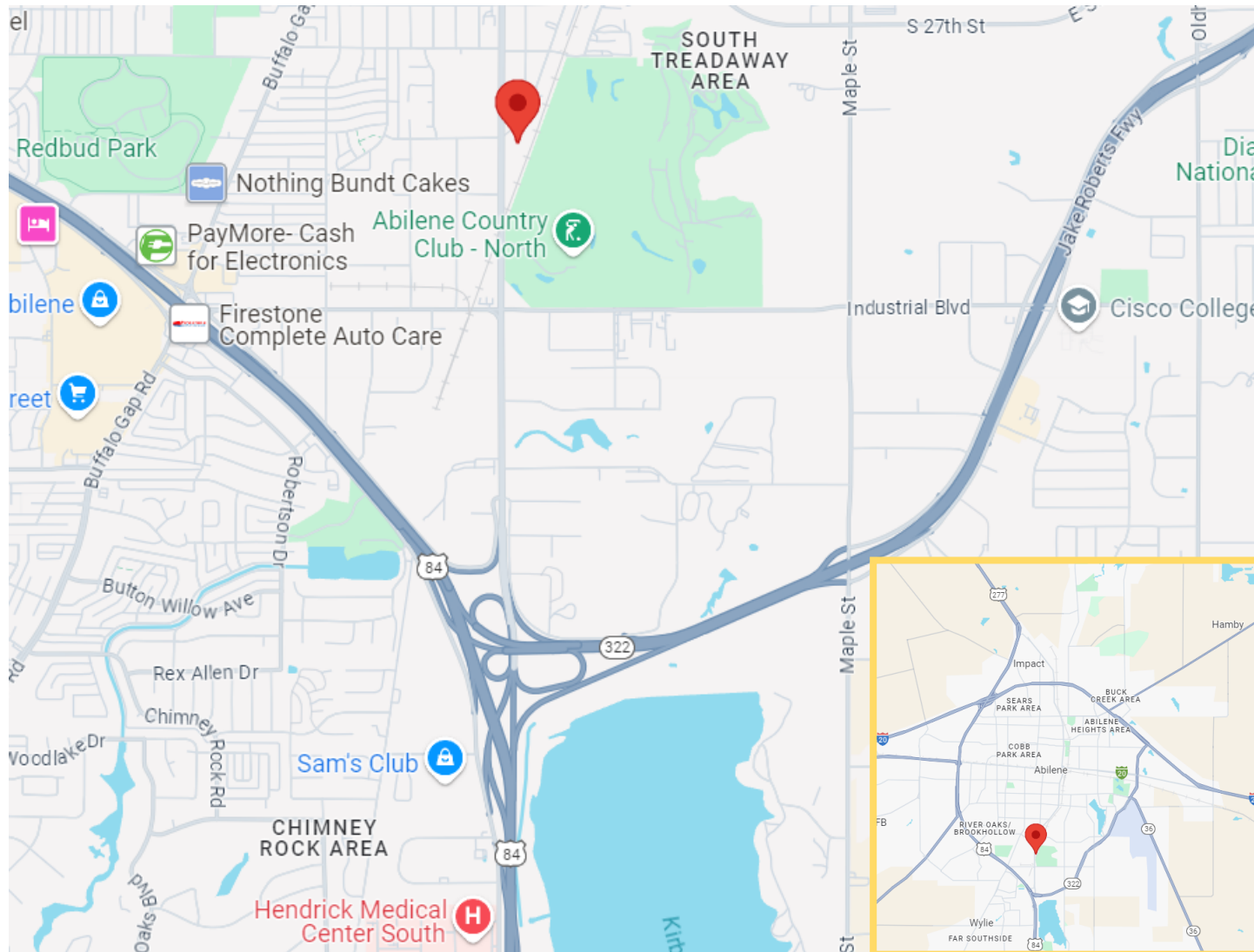
Lease Price: \$4,500



# ARIEL VIEW



# DIRECTIONAL MAP



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