



FOR SALE

5517 - 5520 N 1st STREET

Abilene, Texas



Property Highlights

- Total lot size: ±11.46 AC
- Total building size: 101,292 SF (Office: 15,372 SF)
- Dock positions: (7) Trailer positions
(3) 10' X 20' Grade level doors
- Zoning: LI (Light industrial)
- Heavy industrial power with significant distribution
- Adjacent to the established Five Points Business Park, Abilene's premier industrial park
- NNN fully-leased with fee simple ownership and limited landlord responsibilities
- ±0.6 miles to Loop 277/US Highway 83
- ±1.6 miles to Interstate 20
- ±9.1 miles to Abilene Regional Airport
- Sale price: \$3,800,000 (2021 NOI: ±\$240,000)

Brett C. Preston, SIOR, CCIM
Managing Partner
(915) 843 8888 ext. 801
bpreston@piresintl.com

Erik J. Anderson
Sales/Leasing Agent
(915) 843 8888 ext. 804
eanderson@piresintl.com

5-B Butterfield Trail Boulevard
El Paso, Texas 79906-4920
Main (915) 843 8888
www.piresintl.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Photos 1



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

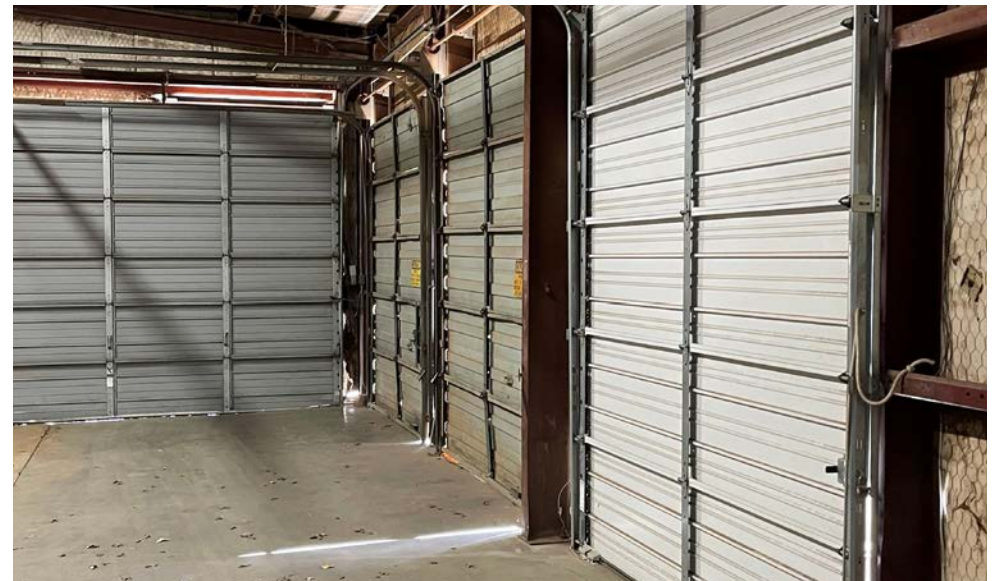
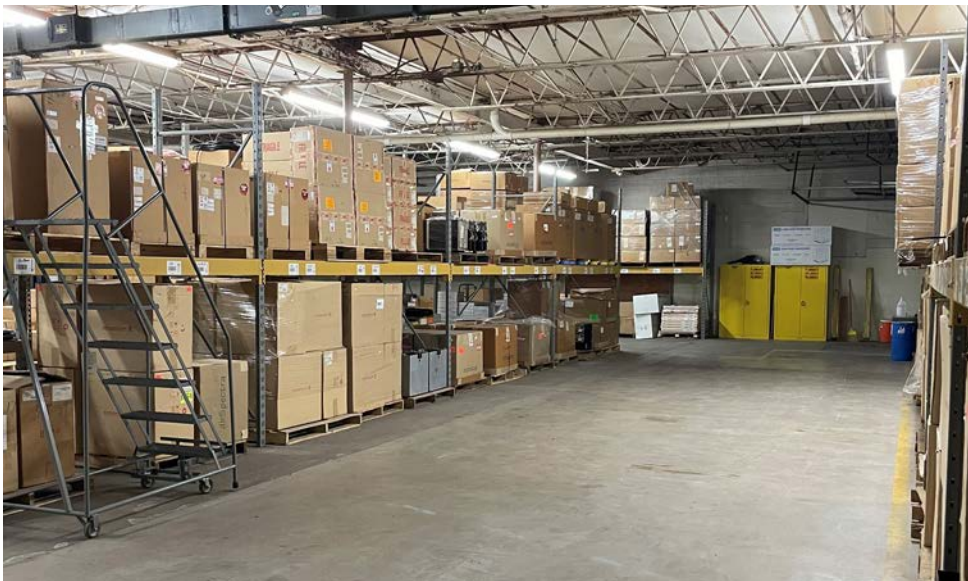
Photos 2



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Photos 3



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

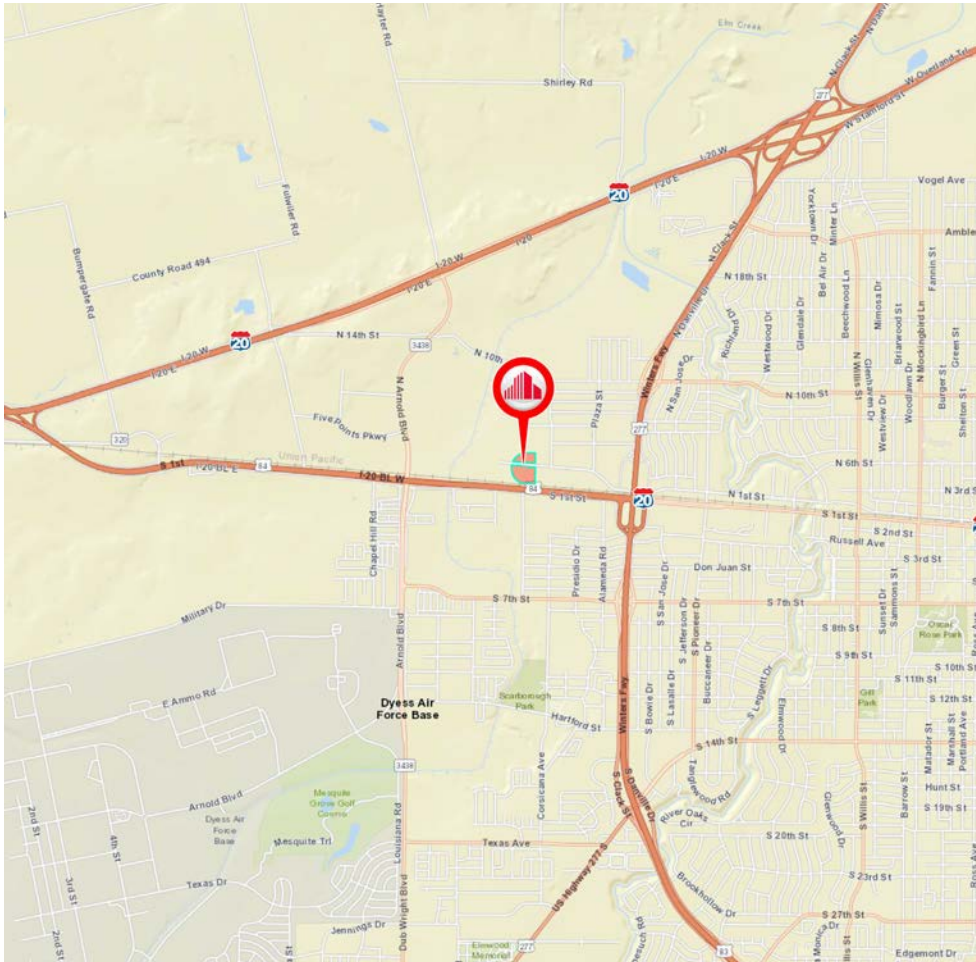
Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



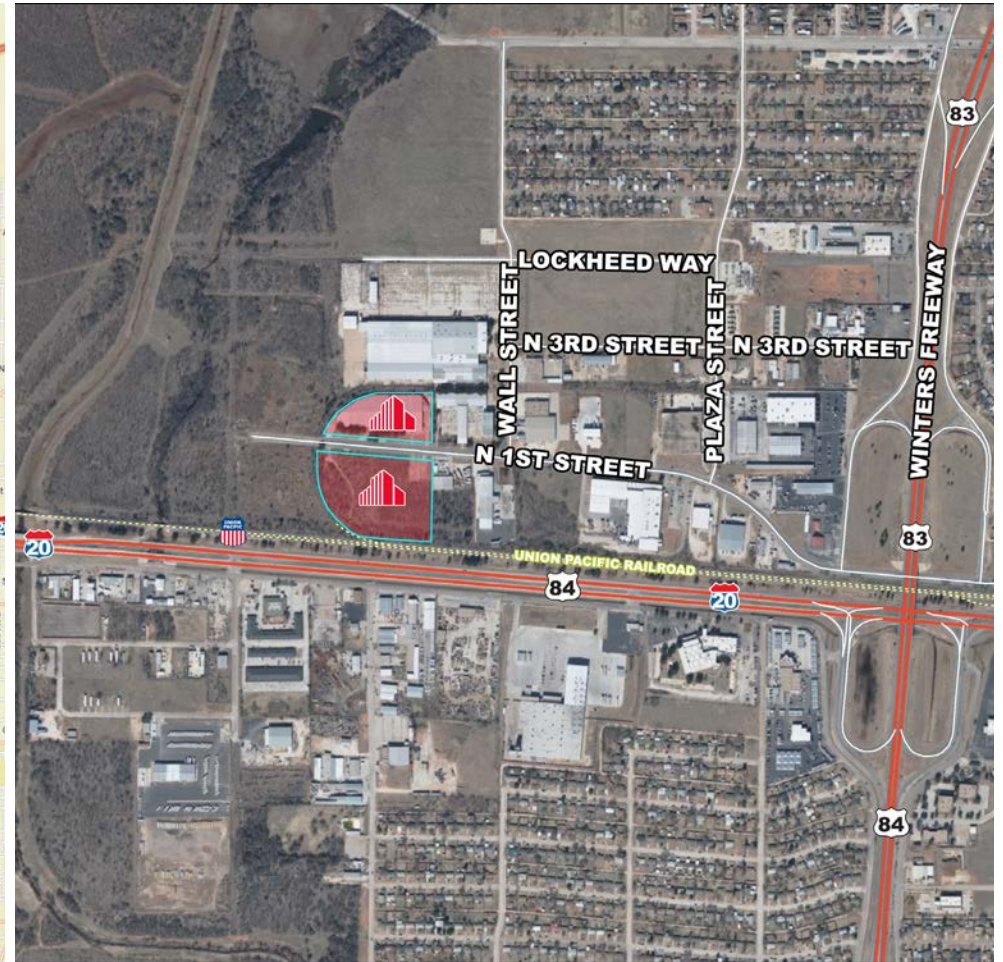
FOR SALE

5517 - 5520 N 1st STREET

Abilene, Texas



MAP



AERIAL

Brett C. Preston, SIOR, CCIM
Managing Partner
(915) 843 8888 ext. 801
bpreston@piresintl.com

Erik J. Anderson
Sales/Leasing Agent
(915) 843 8888 ext. 804
eanderson@piresintl.com

5-B Butterfield Trail Boulevard
El Paso, Texas 79906-4920
Main (915) 843 8888
www.piresintl.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.