

PRICE: \$15.48 SF/YR

## 301 S PIONEER

Abilene , TX 79605

**Jack Oduro**

Agent  
512.977.8596  
jack@moriahgroup.net



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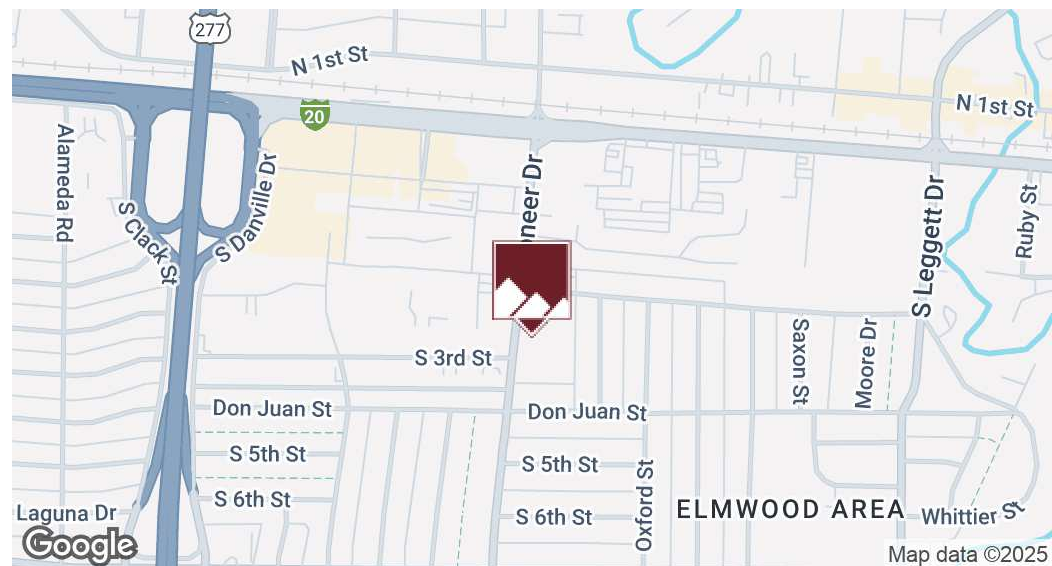


## Property Description

The property offers twelve updated suites with six available for lease ranging from 506 SF to 1122 SF. The property was built in 1977 and recently significantly upgraded by new and current ownership. The property boasts manicured landscaping and an ample parking space for occupants and their visiting customers, half of which are covered car ports while the others are lined surface spots. Book your showing with us today, these spaces are sure to go quickly.

## Property Highlights

- 10,000 SF Suite Available | \*Can be Divided
- Freshly Updated Spaces | Newly Remodeled Bathrooms
- Ample Tenant Parking
- Great Location | Easy Access to S. Pioneer



## Location Description

Located at 301 S. Pioneer in west Abilene, sits among industrial and office buildings near the Abilene Police Department headquarters. Positioned just off South Pioneer and a few blocks from South 1st Street—one of the city's busiest thoroughfares—it offers high visibility and accessibility. The property is directly across from the Alon gas station and the Abilene Police Department headquarters, adjacent to the former Borden Milk Company.

## Offering Summary

Lease Rate:	\$15.48 SF/yr (NNN)
1 Suite   Available SF:	10,000 SF

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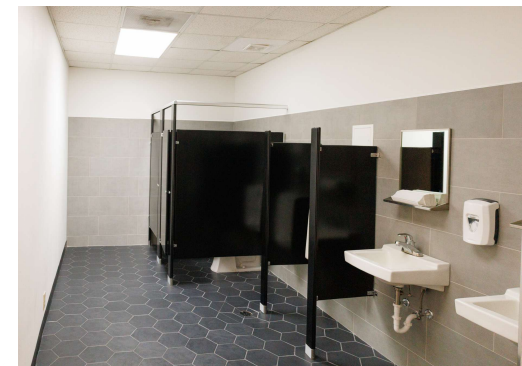
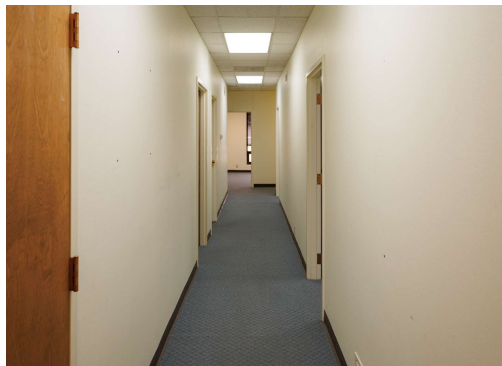
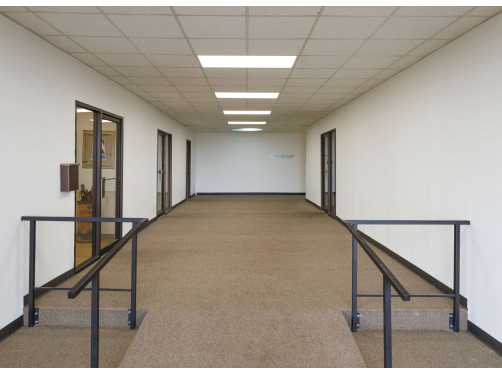
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Contact Broker:

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