

Spec 3



Features

- New Construction with flexible division/expansion of manufacturing shell
- 50,000 to 100,000 s.f. of production space
- Expandable to 200,000 s.f.
- 7,500 to 15,000 s.f. of office space
- 18 acre site (expandable)
- Tilt-up concrete construction
- 32' clear production height
- 50' x 50' production area column spacing
- Multiple dock doors
- Rail spur access
- Can be finished out to your specifications

100,000 Sq Ft Manufacturing Shell For Sale or Lease

Abilene Industrial Foundation

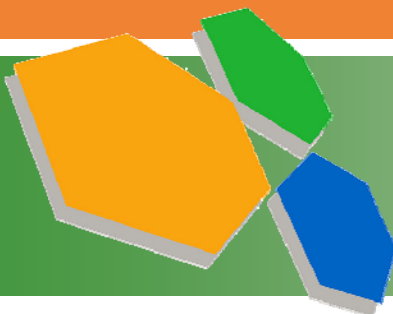
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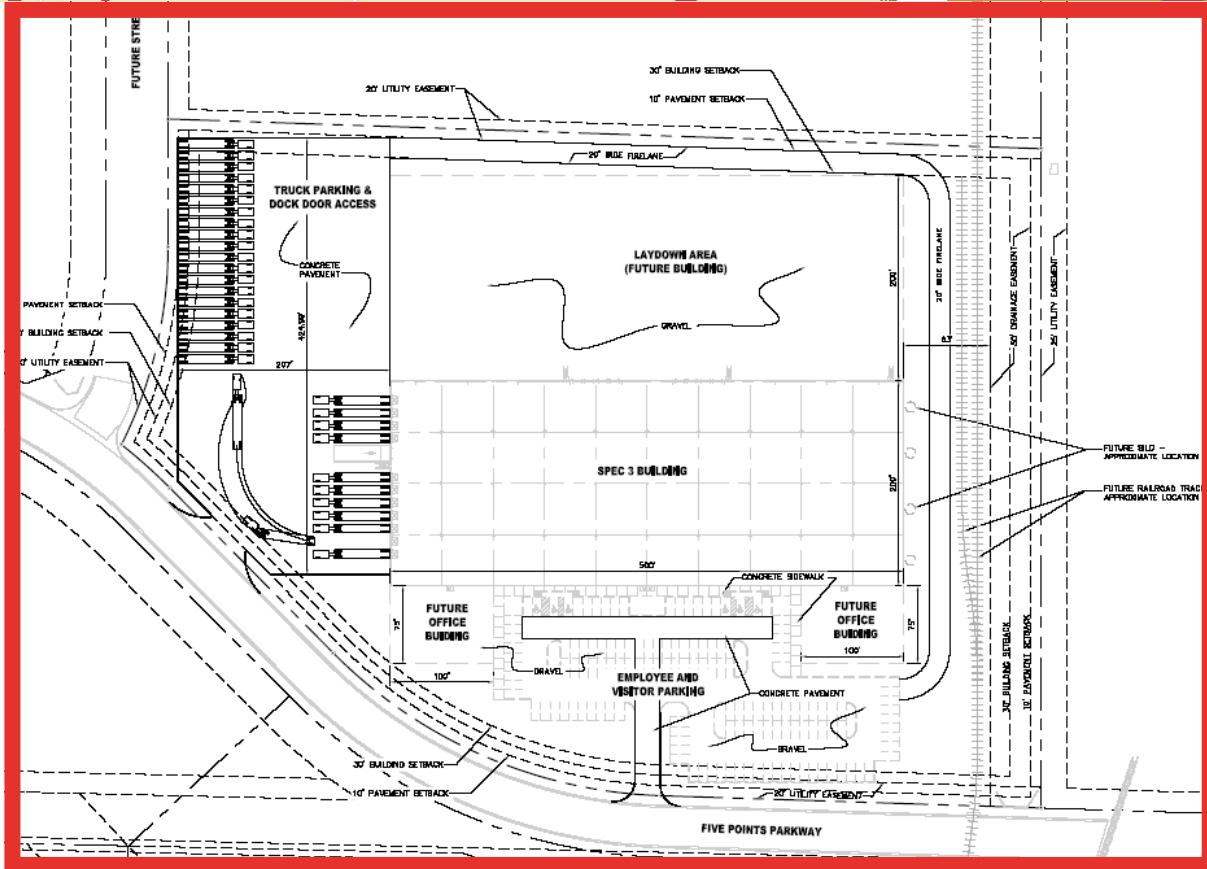
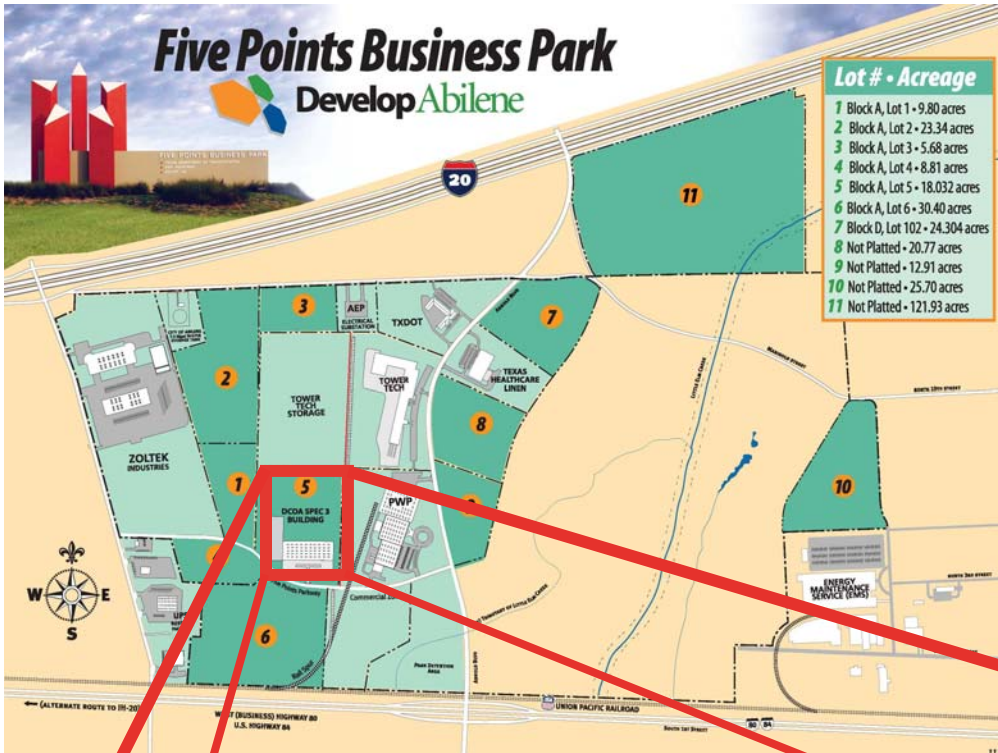
Spec 3 Building Data



TOTAL SQ FT:	100,000- expandable to 200,000
Manufacturing:	100, 000
Office:	Can build out 7,500 to 30,000 (outer offices)
DIMENSIONS:	500'W by 200" D
TOTAL LOT SIZE:	18.032 acres- expandable
PAVED PARKING AREA:	Ample
CONDITION:	Excellent- New Construction
CONSTRUCTION:	Preliminary construction complete in 2009
Floors:	Finished to clients specifications
Walls:	Tilt-up concrete; metal wall in rear to facilitate expansion
Column Spacing:	50'x50'
Roof:	Metal roof panels
Ceiling Height:	32' Clear production ceiling height
POWER:	110, 220, 440 electrical power
HEAT:	Propeller unit heaters
VENTILATION:	Upblast propeller roof exhaust fans
SPRINKLER:	Wet-pipe fire suppression sprinklers
CRANES:	Finished to clients specifications
TRUCK LOADING:	11 Dock-high doors, 1 large overhead drive-in door; 8 overhead doors
LIGHTING:	Interior—Overhead Fluorescent and Natural Exterior—High pressure sodium, metal halide
ZONING:	Heavy Industrial

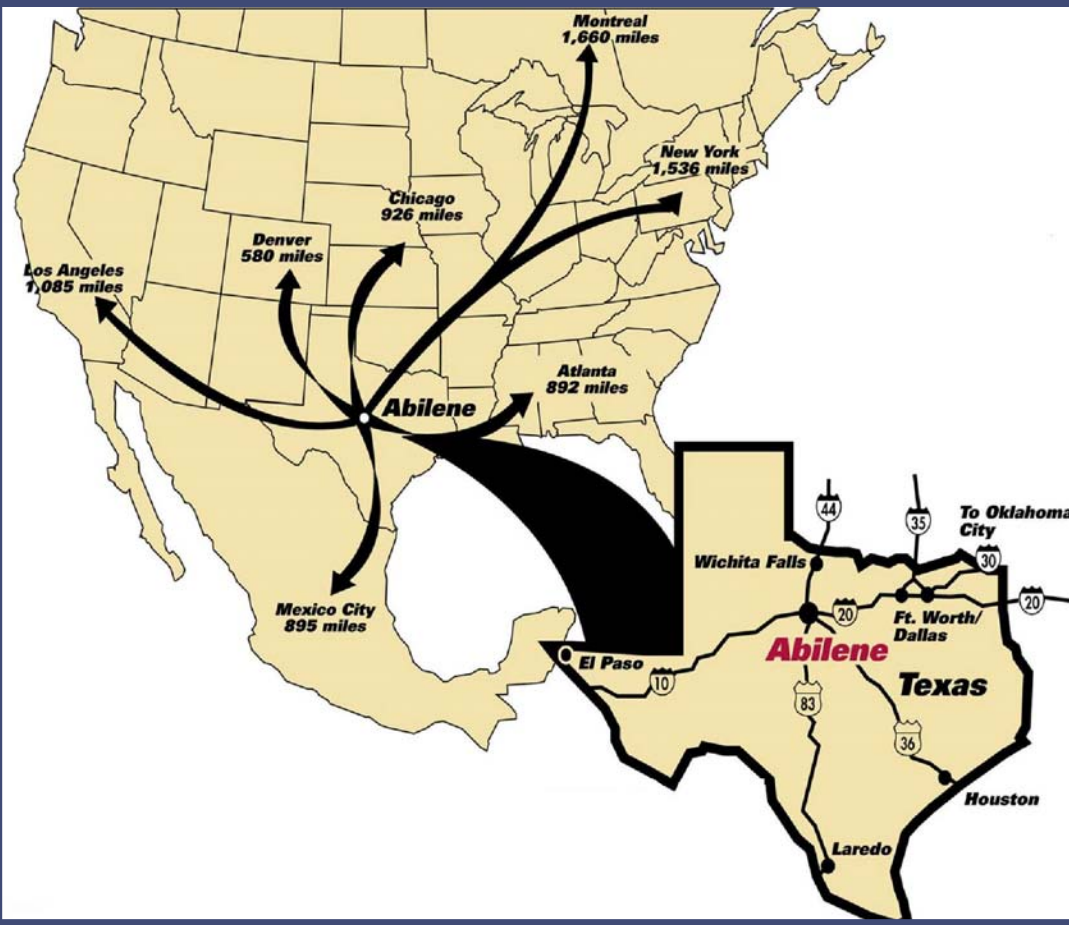


Site Layout



The Five Points Business Park is a 720 acre park with infrastructure already in place (water, gas, sewer, electric, and telecommunications/fiber). It's located on Interstate 20 with direct access to the Union Pacific Railroad, and less than 10 miles from Abilene Regional Airport. The property is owned by the Development Corporation of Abilene and price/options/control of the property can be further discussed during the negotiation phase.

Abilene: Location and Incentives



- Strategically located**
 Abilene is the geographic center of the world's largest free trade zone, which includes 360 million consumers and a six trillion dollar economy.
- Integrated networks**
 Abilene's integrated transportation and telecommunication networks provide convenient access to all US and Canadian markets as well as the consumer markets in Mexico and all points south.
- Easy access**
 Abilene is centrally located in the state of Texas providing easy access to both east and west coasts, the industrial Midwest and northeast, and the large emerging markets in Mexico.

Texas Highway Mileage:
 The following indicates highway mileage from Abilene to various cities throughout the state of Texas and Mexico.

Amarillo	224	Laredo	339
Austin	189	Lubbock	146
Brownsville	470	Mexico City	895
Corpus Christi	392	Monterrey	288
Dallas	186	Odessa	58
Del Rio	223	San Angelo	81
El Paso	395	San Antonio	219
Ft. Worth	153	Waco	162
Guadalajara	995	Wichita Falls	122
Houston	351		

A company may qualify for assistance in one or more of the categories below:

JOB CREATION INCENTIVES	GRANTS FOR A&E FOR CODE COMPLIANCE
Can range from \$1,000 to more than \$17,000 per full-time job dependant on salary and non-mandatory employee benefits.	25% or more of architectural and engineering services which could also include the cost of alterations to existing buildings for code compliance.
CAPITAL INVESTMENT	JOB TRAINING GRANTS
10% or more of capital investment costs (in lieu of tax abatement)	\$500 or more per job upon completion of training and employer probation period.
ASSISTANCE WITH LAND PURCHASES	RELOCATION GRANTS
25% or more participation in land costs.	15% or more of relocation costs for equipment, key personnel, ect.