

Leasing Specials!
22,500-303,612 SF
only \$2.25/SF



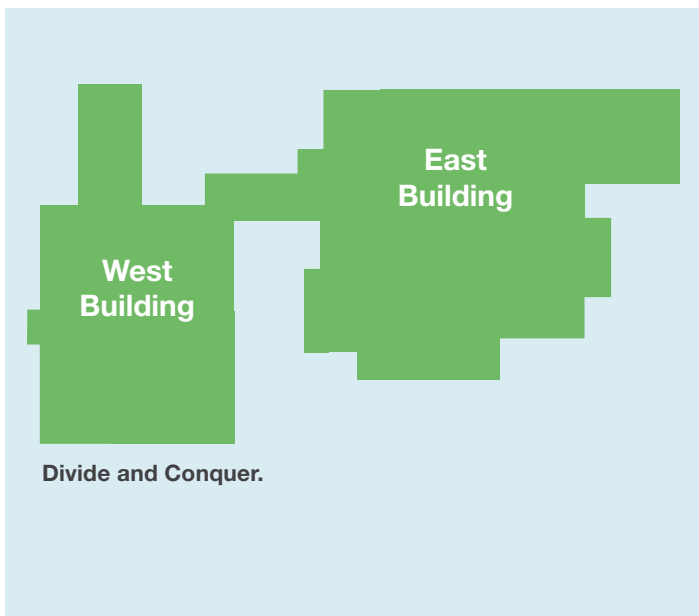
Right Where You Belong.

WindStar Industrial Center
1000 East Interstate 20
Abilene, Texas 79601

In the heart of big country, in the center of all the action, WindStar Industrial Center is the ideal industrial facility for manufacturing, warehousing and distribution businesses, like yours, in Abilene, Texas.

Features include:

- 728,112 SF, configurable, multi-tenant space
- Suites from 22,500 SF to 135,616 SF
- Build-to-suit opportunities
- Great central Texas location—right on I-20
- Parking for 1,000 Cars
- Heavy Power in select areas
- Ample Loading Capacity
- Competitive terms and rates
- City and State Incentives Available*



WindStar

Industrial Center

*qualifications apply

Flexible terms. Competitive rates.

22,500-303,612 SF available...only \$2.25/SF

Building Size	728,112 Total SF
West Building	327,416 SF
East Building	400,696 SF
Office Facilities	
West Building	13,626 SF on Two Levels
East Building	7,400 SF
Lot Size	102 Acres
Paved Parking	
West Building	600 Cars
East Building	400 Cars
Construction	Steel Column & Beam
Average Clear Heights	
West Building	18'6"
East Building	22"
Column Spacing	
West Building	25' x 50'
East Building	25' x 50', 25' x 75', 35' x 32'
Ample Loading	
West Building	29 Docks, 3 with Levelers
East Building	32 Docks, 21 with Levelers
Sprinkler	100% Wet System Throughout
Lighting	Fluorescent and Metal Halide
HVAC	Gas Unit Heaters
Heavy Power*	AEP
Primary Service	12.47 KV
Secondary Service	277/480
Transformers	2500 KVA
Utilities	
Water	City of Abilene
Sewer	City of Abilene
Natural Gas	ATMOS Energy



AREA MAP

Central Location

Located in Abilene, Texas, WindStar Industrial Center is 180 miles west of Dallas and 230 miles northwest of Austin.

Interstate 20 and the Union Pacific rail line provide easy access from Abilene to both east and west coasts, the industrial midwest, northeast and large emerging markets in Mexico.

Economic Incentives

Local and state incentives include Abilene's half-cent sales tax, freeport inventory tax exemptions, capital investment programs, renewable energy tax exemptions, manufacturing grants, job creation and training programs and more.

For more information on WindStar, contact

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 **WindStar**
Industrial Center
www.WindStarIndustrialCenter.com

 **Paul Johnson**
& Associates
Commercial Real Estate

* Available in select areas.

WindStar Industrial Center is owned by a joint-venture among entities formed by Hackman Capital Partners, Calare Properties and KBS Real Estate Investment Trust. For more information, visit www.hackmancapital.com