

## PREMIER OFFICE AND INDUSTRIAL SPACE FOR LEASE



### SPACE HIGHLIGHTS

- **3,126 SF Available**
- **Free, Convenient On-Site Parking**
- Positioned in a **well-maintained** and **secured** business park setting
- Accommodates large and small businesses
- Appropriate for light manufacturing, showroom and warehouse/flex applications
- **Google Fiber Available**
- **Clear visibility** and **instant accessibility** to I-35
- **Great location** central to the city's major thoroughfares; moments from the Plaza, Crown Center, Westport and Downtown

### LEASING CONTACT

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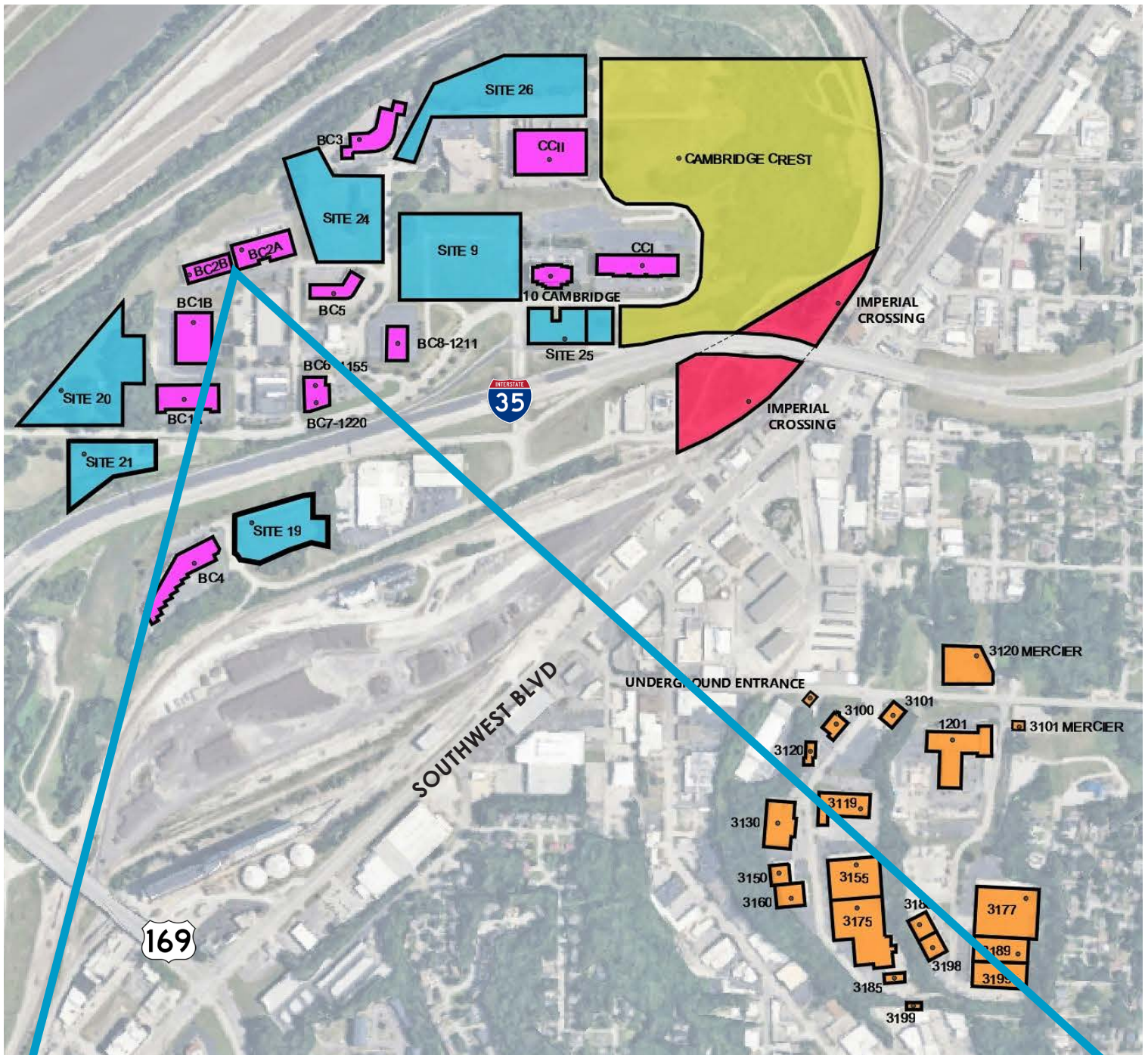
**MOLLY CRAWFORD MUNNINGHOFF**

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# LOCATION





# 118 ABBIE AVENUE

## BUSINESS CENTER 2B

Total SF Available 3,126 SF

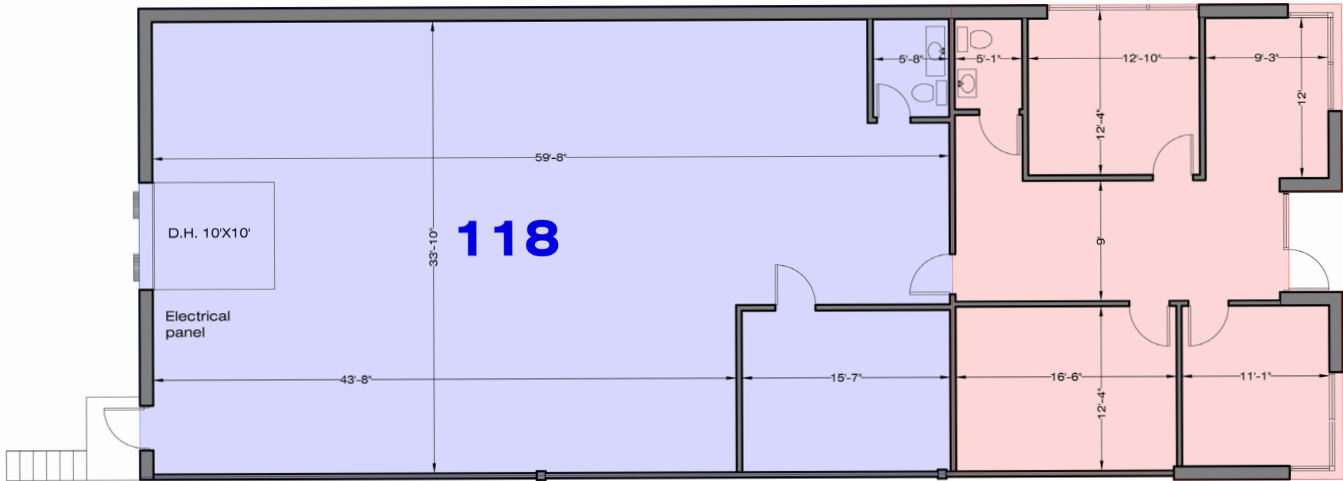
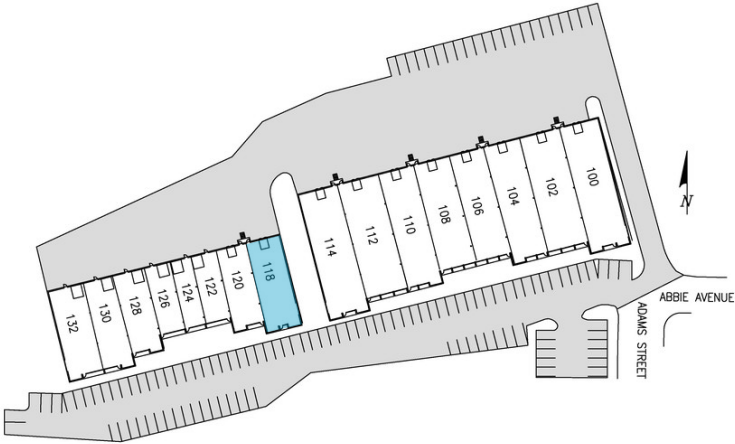
Office SF 997 SF

Warehouse SF 2,129 SF

Dock High Doors 1 (10' x 10')

Clear Height 16'

Notes Highway Visibility  
Google Fiber Available





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