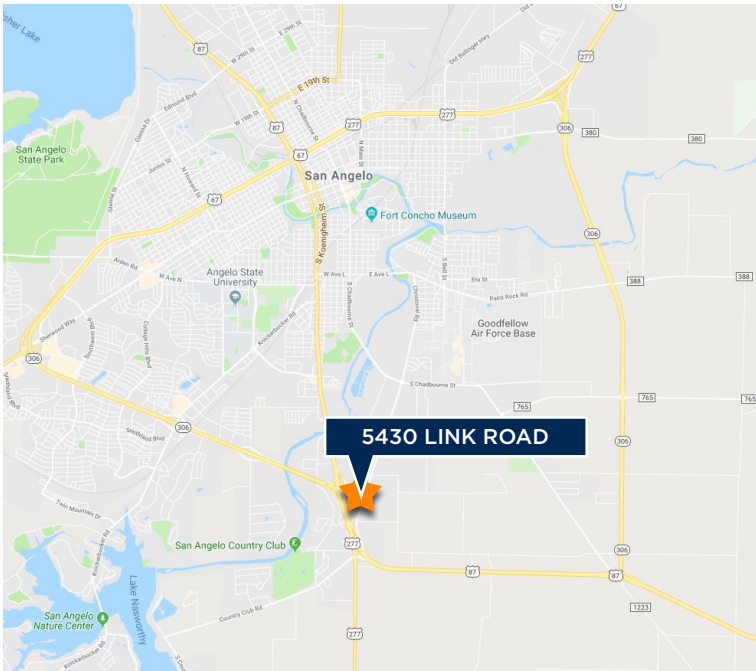


PROPERTY FOR SALE

5430 LINK RD / SAN ANGELO, TEXAS



FRITSCHÉ ANDERSON
REALTY PARTNERS



Building SF:	Building #1: 41,800 SF (100% Office) Building #2: 2,400 SF (30% Office)
Land Area:	Tract #1: 5 AC (217,800 SF) Tract #2: 12 AC (525,464 SF)
Year Built:	2014
Fenced/Gated:	Yes
Flood Plain:	None (Zone X)
Parking:	226 Spaces (5.5/1,000 SF)
Construction:	Steel Frame

Divisible By Tract

Features include:

- 17 AC total (2 Tracts)
- Building #1 Fully Sprinklered
- Automatic Gates
- 75,000 SF of asphalt and concrete pads
- Over 12 AC of fenced, stabilized outside storage
- Direct access to Hwy 87, Hwy 277 and S Loop 301

FOR MORE INFORMATION, PLEASE CONTACT:



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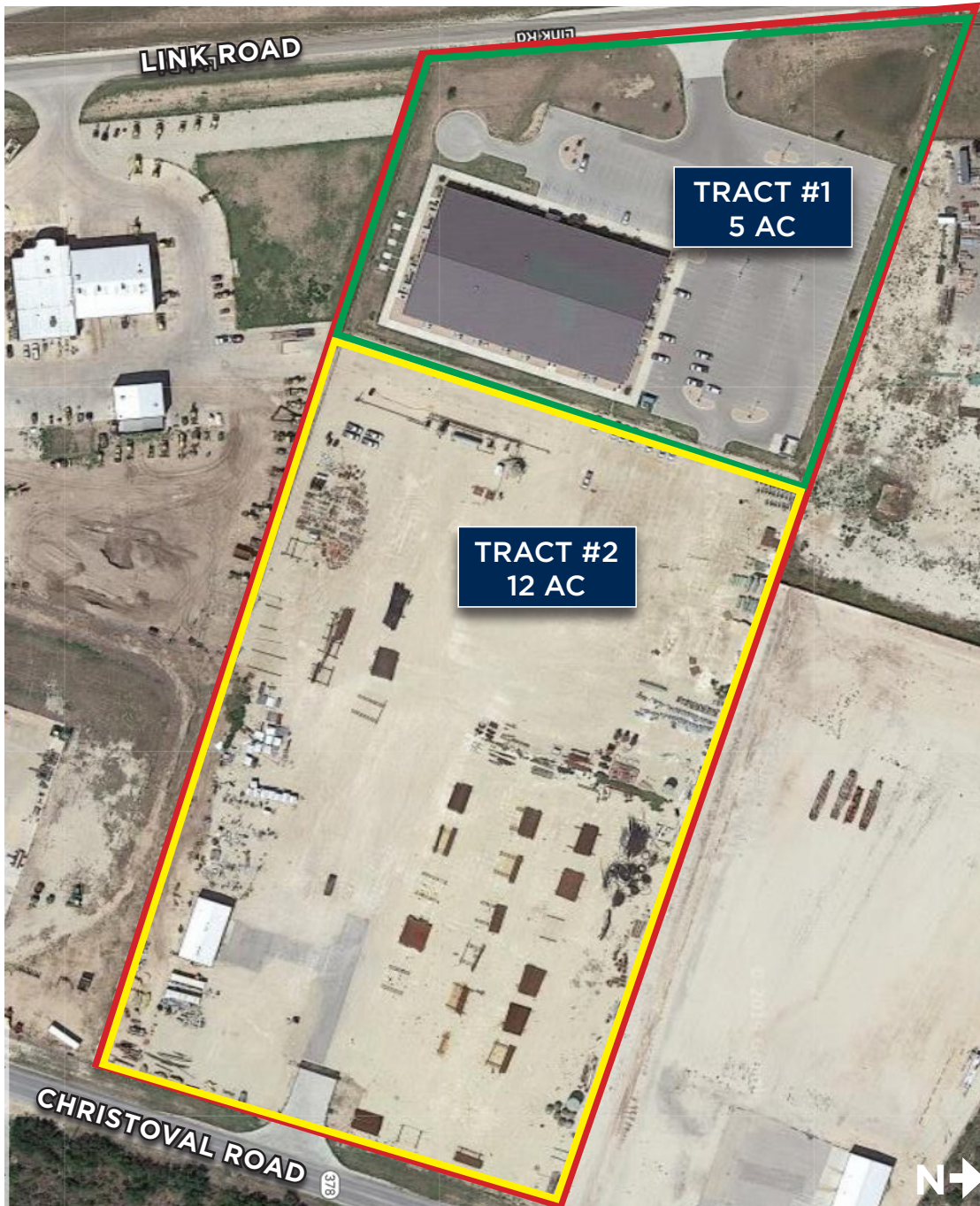
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