

# AVAILABLE BUILDING

711 W. Jackson  
Harlingen, Texas 78550



SIZE	9,688 SQUARE FEET			
	WAREHOUSE/MANUFACTURING: 7500 OFFICES: 2,188		PARKING:	
SITE SIZE	ACRES		ZONING:	LIGHT INDUSTRIAL
LOCATION:				
PRIOR USE:	WAREHOUSE/DISTRIBUTION		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 12"
	GAS:	TEXAS GAS SERVICE	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	AGE:		SPRINKLER:	N/A
	ENTRANCES:		FLOORS:	REINFORCED CONCRETE
	CEILING HEIGHT:		DOCK DOORS:	
	HEAT / AC:		WALLS:	METAL
			LIGHTING:	
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: 2 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 7 MILES		
SPECIAL FEATURES:	WAREHOUSE DUCTED FOR CENTRAL AIR AND HEAT			
TERMS:	SALE:		LEASE:	
CONTACT:	<p>HARLINGEN ECONOMIC DEVELOPMENT CORPORATION RAMIRO ALEMAN – MANAGER BUSINESS DEVELOPMENT 311 E. TYLER, HARLINGEN, TX 78550 PHONE: 956-216-5084 / FAX: 956-216-2580 EMAIL: RALEMAN@HARLINGENEDC.COM</p> <p>INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			