

# AVAILABLE BUILDING

222 South 77 Sunshine Strip  
Harlingen, Texas 78550



SIZE	55,519 SQUARE FEET			
	CAN BE SUBDIVIDED INTO INDIVIDUAL OFFICES OR OFFICE SUITES	PARKING:	304 SPACES PLUS ROOM FOR 150 IN REAR	
SITE SIZE	6.19 ACRES	ZONING:	COMMERCIAL SHOPPING CENTER DISTRICT	
LOCATION:	LOCATED ON THE SOUTHEAST CORNER OF ED CAREY AND BUSINESS 77. ACROSS FROM VALLEY BAPTIST MEDICAL CENTER. ADJOINS STRIP CENTER WITH JASON'S DELI, CITY FINANCIAL, ALLTEL WIRELESS, MAIL-PAK AND WING STOP.			
PRIOR USE:	FORMER USE - GROCERY STORE	CITY LIMITS:	YES	
UTILITIES:	WATER:	HARLINGEN WATER WORKS 10" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 12"
	GAS:	TEXAS GAS SERVICE 2"/44PSI	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	AGE:	1997 GOOD CONDITION	SPRINKLER:	YES
	ENTRANCES:	GLASS DOUBLE DOORS IN FRONT	FLOORS:	CONCRETE
	CEILING HEIGHT:	24'	DOCK DOORS:	YES – 2 DOCK HIGH
	HEAT / AC:	YES	WALLS:	CONCRETE BLOCK EXTERIOR
	COLUMN SPACING	30 x 50	LIGHTING:	FLUORESCENT
TRANSPORTATIO:	HIGHWAYS:	HIGHWAY 77 / 83: 1.25 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 3.5 MILES		
SPECIAL FEATURES:	EXCELLENT RETAIL LOCATION. HIGHLY VISIBLE AND ACCESSIBLE LOCATION.			
TERMS:	SALE:	\$2,850,000	LEASE:	\$6/SF ANNUALLY NNN (55,519SF)
				\$7/SF ANNUALLY NNN (33,000SF) \$8/SF ANNUALLY NNN (23,000SF)
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 BROKER: JOHNNY CISNEROS 956.534.3670 WWW.HARLINGEN.COM/ECONOMIC INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			