

# AVAILABLE BUILDING

2810 North Expressway 77  
Harlingen, Texas 78550



SIZE	62,000 TOTAL SQUARE FEET 10,000 SQUARE FOOT SUITE AND 16,237 SQUARE FOOT SUITE AVAILABLE			
	10,000 SF AND 17,000 SF SUITES AVAILABLE	PARKING:	220 SPACES	
SITE SIZE	6.39 ACRES	ZONING:	LIGHT INDUSTRIAL	
LOCATION:	THE BUILDING CAN BE DIVIDED AND FINISHED TO SUIT TENANTS NEEDS.			
PRIOR USE:	FORMER USE - WAREHOUSE	CITY LIMITS:	YES	
UTILITIES:	WATER:	HARLINGEN WATER WORKS 12" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 12"
	GAS:	TEXAS GAS SERVICE 2"/44PSI	ELECTRIC:	AEP – 768 kVA/480 VOLT
	TELECOM:			
CONSTRUCTION:	AGE:	1983 – 25YRS.	SPRINKLER:	YES
	ENTRANCES:		FLOORS:	CONCRETE
	CEILING HEIGHT:	31' PEAK 19' EAVES	DOCK DOORS:	5 TRUCK WELLS
	HEAT / AC:	YES	WALLS:	PRE-ENGINEERED STEEL
			LIGHTING:	
TRANSPORTATIO:	HIGHWAYS:	HIGHWAY 77 / 83: .9 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 5 MILES		
SPECIAL FEATURES:	EXCELLENT LOCATION. HIGHLY VISIBLE AND ACCESSIBLE LOCATION.			
TERMS:	SALE:	N/A	LEASE:	\$0.18-.20 PSF NNN
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: ERIC ZIEHE 956-425-9400</p> <p>INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			