

AVAILABLE BUILDING

710 N. Commerce Street
Harlingen, Texas 78550



SIZE	31,411 SQUARE FEET			
	WAREHOUSE/MANUFACTURING: 27,299 OFFICES: 4,112		PARKING:	31 CARS 5 TRAILERS
SITE SIZE	1.82 ACRES		ZONING:	LIGHT INDUSTRIAL
LOCATION:	EXCELLENT LIGHT INDUSTRIAL SITE FRONTING N. COMMERCE AND LELA AVE. WITH RAIL ACCESS ALONG THE EAST EDGE OF THE PROPERTY.			
PRIOR USE:	WAREHOUSE		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 12" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 10"
	GAS:	N/A	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	AGE: 21	1987	SPRINKLER:	N/A
	ENTRANCES:	GLASS SINGLE DOOR	FLOORS:	DOCK HEIGHT REINFORCED CONCRETE
	CEILING HEIGHT:	24'	DOCK DOORS:	2
	HEAT / AC:	IN OFFICES	WALLS:	METAL
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: 3 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 7 MILES		
SPECIAL FEATURES:	PROPERTY HAS TWO STORAGE BUILDINGS IN THE BACK.			
TERMS:	SALE:	\$545,000	LEASE:	N/A
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: MARIA CONLEY 361.883.6541</p> <p>INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			