

AVAILABLE BUILDING

102 East Jackson
Harlingen, Texas 78550



SIZE	10,500 SQUARE FEET			
	CAN BE DIVIDED INTO INDIVIDUAL OFFICES OR OFFICE SUITES		PARKING:	120 SPACES
SITE SIZE	.88 ACRES		ZONING:	COMMERCIAL
PRIOR USE:	GOVERNMENT OFFICES		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 6" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 10"
	GAS:	TEXAS GAS SERVICE – 2"/44PSI	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	AGE: 71	1937 - RENOVATED IN 1990	SPRINKLER:	YES
	ENTRANCES:	2 FRONT AND REAR	FLOORS:	CONCRETE
	CEILING HEIGHT:	12'	DOCK DOORS:	N/A
	HEAT / AC:	YES	WALLS:	EXTERIOR - CONCRETE BLOCK
			LIGHTING:	LAY IN FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	US HIGHWAY 77/83 – 5 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT - 7 MILES		
SPECIAL FEATURES:	ADDITIONAL SPACE AVAILABLE IN THE BACK.			
TERMS:	SALE:	\$335,000	LEASE:	\$4,500 PER MONTH 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: PAULINE ZUROVEC / 956-793-9993</p> <p>INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			