

AVAILABLE BUILDING

2701 S. 77 Sunshine Strip
Harlingen, Texas 78550



SIZE	14,400 SQUARE FEET			
	OFFICES: 4,349 SF AVAILABLE		PARKING:	59 CARS
SITE SIZE	1.38 ACRES		ZONING:	GENERAL RETAIL
LOCATION:	LOCATED ON SOUTH 77 SUNSHINE STRIP IN THE MEDICAL CENTER AREA.			
CURRENT USE:	GOVERNMENT OFFICES		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 8"
	GAS:	TEXAS GAS SERVICE 4" STEEL / 100 PSI	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	AGE:	2000 RENOVATED	SPRINKLER:	N/A
	ENTRANCES:	GLASS DOUBLE DOORS	FLOORS:	REINFORCED CONCRETE
	CEILING HEIGHT:	8'	DOCK DOORS:	0
	HEAT / AC:	HVAC	WALLS:	CONCRETE BLOCK
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: 3 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 5 MILES		
SPECIAL FEATURES:	THIS BUILDING IS ON ITS 3 RD YEAR OF A 10 YEAR LEASE WITH THE INTERNAL REVENUE SERVICE.			
TERMS:	SALE:	\$1,700,000	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: ERIC ZIEHE 956.425.9400</p> <p>INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			