

AVAILABLE BUILDING

2717 Airport Drive
Harlingen, Texas 78550



SIZE	62,750 SQUARE FEET			
	WAREHOUSE/MANUFACTURING: 62,000 OFFICES: 750		PARKING:	40 CARS 2 TRAILERS
SITE SIZE	10 ACRES		ZONING:	INDUSTRIAL
LOCATION:	LOCATED AT VALLEY INTERNATIONAL AIRPORT.			
PRIOR USE:	WAREHOUSE		CITY LIMITS:	YES
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLIGNEN WATER WORKS 12"
	GAS:	TEXAS GAS SERVICE 4"/44PSI	ELECTRIC:	AEP – 7200KVA 480/277 VOLTS / 400 AMPS
	TELECOM:	AT&T		
CONSTRUCTION:	AGE: 8	2000 GOOD CONDITION	SPRINKLER:	YES
	ENTRANCES:	GLASS DOUBLE DOORS IN FRONT	FLOORS:	6": REINFORCED CONCRETE
	CEILING HEIGHT:	24'	DOCK DOORS:	YES
	HEAT / AC:	IN OFFICES.	WALLS:	METAL
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 77 / 83: 5 MILES		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: ON SITE		
SPECIAL FEATURES:	EXCELLENT LOCATION ADJACENT TO THE HARLINGEN INDUSTRIAL PARK. THIS BUILDING IS EXPANDABLE BY 60,000 SF.			
TERMS:	SALE:	N/A	LEASE:	\$0.28 SF/MONTH, NNN – 3 YEAR
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: DAVID ALLEX 956.425.6199</p> <p>INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			