

AVAILABLE BUILDING

8002 W. Expressway 83
Harlingen, Texas 78552



SIZE	10,492 TOTAL SQUARE FEET			
	OFFICES DIVISIBLE TO: 1,130; 1,076; 1,076; 2730 WAREHOUSE: 1,750	PARKING:	25	
SITE SIZE	1 ACRE	ZONING:	GENERAL RETAIL	
LOCATION:	EXCELLENT SITE LOCATED ALONG THE EXPRESSWAY.			
PRIOR USE:	OFFICE SPACE	CITY LIMITS:	YES	
UTILITIES:	WATER:	HARLINGEN WATER WORKS 8" / 53 PSI	SEWER:	HARLINGEN WATER WORKS 10"
	GAS:	N/A	ELECTRIC:	AEP
	TELECOM:	AT&T		
CONSTRUCTION:	AGE: 5	2003	SPRINKLER:	N/A
	ENTRANCES:	ALL OFFICES	FLOORS:	REINFORCED CONCRETE COVERED WITH TILE AND CARPET
	CEILING HEIGHT:	11'	DOCK DOORS:	2
	HEAT / AC:	IN OFFICES	WALLS:	BRICK
			LIGHTING:	FLUORESCENT
TRANSPORTATION:	HIGHWAYS:	HIGHWAY 83: ON FRONTAGE		
	AIRPORT:	VALLEY INTERNATIONAL AIRPORT: 7 MILES		
SPECIAL FEATURES:	PROPERTY HAS 1,750 SF WAREHOUSE IN THE BACK.			
TERMS:	SALE:	N/A	LEASE:	1.25 SF NNN (NEGOTIABLE)
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 WEBSITE: HARLINGENEDC.COM BROKER: JOYCE BENSON 956-425-7098 INFORMATION IS PROVIDED BY THE OWNER/BROKER</p>			